



Town of Milton
150 Mary Street
Milton, Ontario
L9T 6Z5

Tel: 905-878-7252
www.milton.ca

Application for Subdivision/Condominium Approval

Page 1 of 11

As prescribed under Section 50 of the Planning Act R.S.O. 1990, C.P.13, as amended and Section 50 of the Condominium Act.

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Type of Application		(Please Check)
☒ Subdivision	☐ Residential	☒ Industrial
☐ Condominium	☐ Standard	☐ Phased Standard
	☐ Nested	☐ Condominium Exemption (must meet Town policies)
		☐ Common Element
		☐ Vacant Land

Office Use Only:

Date Received:	File Name:	File No. :
Date Deemed Complete:		
Date Circulated:		

1. COMPLETE APPLICATION includes both prescribed and required information as follows:

Information **prescribed** by O.Reg. 544/06, as amended, is mandatory, **must** be provided including the declaration. Without it, the application **could** be refused.

Submission Requirements ~ Checklist

One (1) original, of the completed application form.

- **Thirty (30) copies of the draft plan with key maps** (folded to 8½" x 14" size). For mapping information requirements, refer to Development Application Guidelines Package and Section 51(17) of the *Planning Act*.
- **Application Fee(s)**: Refer to the current Development Application Fee Schedule, available at the Planning Department or on-line at www.milton.ca. Please note that the processing of the cheque for Town fees does not constitute your application to be deemed complete.
- **One (1) reduced copy** (11" x 17") of each plan for reproduction purposes (must be legible).
- **Pre-consultation Form** completed and signed by the Town of Milton, Halton Region and Conservation Halton.
- **Two (2) copies of all documents in pdf format on compact discs or USBs** provided to the Town of Milton. Draft Plan of Subdivision to also be provided in CAD version as well as PDF.
- **Ten (10) copies** of all supporting planning, technical and background information reports shown as required by the final Preconsultation Form and this application form. (Town Planning Staff to confirm requirements, as they can vary with the type and circumstances of each application).
- Please indicate the reports and/or studies that accompany this application (and supply **ten (10) copies** of each):

- | | |
|--|--|
| ☒ Planning Justification Report | ☒ Storm Water Management |
| ☐ Agricultural Impact Assessment | ☐ Tree Inventory & Preservation Study |
| ☒ Servicing | ☒ Traffic/Transportation Impact Analysis |
| ☒ Hydrogeology/Soils/Geotechnical | ☒ Noise and Vibration |
| ☐ Market Impact Study | ☐ Financial Impact Study |
| ☐ Top-of-Bank Demarcations | ☒ Archaeological |
| ☐ Environmental Impact/Audit | ☒ Shadow Analysis |
| ☒ OPA Justification Report | ☒ Opportunities & Constraints Mapping |
| ☐ Park Concept Plan | ☒ Draft Zoning By-law and Schedule |
| ☐ Other (Specify below): | ☒ Public Consultation Strategy |
| Concept Plan, ESA Phase One & Two, Urban Design Brief | |
| Photometric Plan, Architectural drawings, land use compatibility study | |
| CESS Addendum | |

2. APPLICANT INFORMATION <i>(Complete the information below and indicate one Prime Contact.)</i>			
Registered Owner(s)			
Last Name PHAGURA	First Name BALJINDER S.	Company Name BCL5 INC.	
Street Address 10 ARBORVIEW CRESCENT		Unit Number	
Municipality ETOBICOKE	Province ON	Postal Code M9W7B4	Email phaguratransport@gmail.com
Telephone Number 416-358-1102	Fax		Cell Number
Applicant/Agent <i>Authorized by Owner(s)</i>			
Last Name Singh	First Name Gursewak	Company Name King Consultants Inc.	
Street Address 177 Zenway Blvd		Unit Number 2	
Municipality Vaughan	Province ON	Postal Code L4H3H9	Email SINGHPLAN@OUTLOOK.COM
Telephone Number 905-965-1610	Fax		Cell Number
Solicitor			
Last Name Brar	First Name Gurjiwan S.	Company Name GS Brar Law Professional Corporation	
Address 9280 Goreway Drive, Brampton ON L6P 0M7			
Telephone Number 905-291-3297	Fax		Email gurjiwan@gsbrar.law
Planning Consultant			
Last Name SINGH	First Name GURSEWAK	Company Name KING CONSULTANTS INC.	
Address UNIT 2, 177 ZENWAY BLVD, VAUGHAN ON. L4H 3H9			
Telephone Number 905-965-1610	Fax		Email SINGHPLAN@OUTLOOK.COM
Ontario Land Surveyor			
Last Name ZHENG	First Name STEVEN	Company Name MANDARIN SURVEYORS LIMITED	
Address UNIT 121, 2400 MIDLAND AVENUE, SCARBOROUGH, ON. M1S 5C1			
Telephone Number 647-430-1366	Fax		Email mandarinsurveyor@gmail.com
Engineer			
Last Name GRECK	First Name ERIC	Company Name GRECK & ASSOCIATES	
Address UNIT 3, 5770 HIGHWAY 7, VAUGHAN, ON. L4L 1T8			
Telephone Number 289-657-9797	Fax		Email egreck@greck.ca
Primary contact for ALL future correspondence: ☒ Owner ☐ Applicant			

3. PROPERTY INFORMATION <i>Applications submitted without completed property information will not be circulated.</i>								
Lot 5		Concession 4			Geographic Township ESQUESING			
Registered Plan 543284		Lot/Block			Reference Plan			
Municipal Address 8995 BOSTON CHURCH ROAD					Assessment Roll 240905000210800			
Describe any easements, rights-of-way or restrictions applicable to the subject land(s) S/T 53610 - Legacy Suburban Gas easement.								
4. PROPOSED LAND USE <i>(Please complete the following table)</i>								
Proposed Uses	No. of Residential Units	No. of Lots/Blocks		Area in Hectares	Density Proposed (Specify Units Per Hectare)	Parking Provided	Condominium Applications Only	
		Lots	Blocks				Bedroom Count	Floor Coverage (metres sq)
RESIDENTIAL								
Detached Dwellings								
Semi-detached Dwellings								
Row, Townhouse Dwellings (Multiple Attached)								
Apartments Residential - less than 2 bedrooms - 2 bedrooms or more								
Other (Specify)								
NON RESIDENTIAL								
Neighbourhood Commercial	Nil				Nil		Nil	
Other Commercial	Nil				Nil		Nil	
Industrial	Nil		1	9.24	Nil		Nil	
Local and Community Park	Nil				Nil		Nil	
Open Space and Hazard Lands	Nil		2	2.44	Nil		Nil	
Institutional (Specify)	Nil				Nil		Nil	
Road Allowances	Nil		3,4	0.31	Nil		Nil	
Other (Specify) 0.3m Reserve	Nil		5,6	0.017	Nil		Nil	
TOTAL			6	11.72				
ADDITIONAL INFORMATION FOR CONDOMINIUM APPLICATIONS ONLY:								
New Building								
Describe Condominium Details <i>(Cover Letter is Acceptable):</i>								
Has site plan been approved? ☐ Yes ☐ No		Has a Site Plan Agreement been entered into? ☐ Yes ☐ No			Has a building permit been issued? ☐ Yes ☐ No			
Site Plan File #: _____		Is the proposed development under construction? ☐ Yes ☐ No			If construction complete, indicate date of completion:			
Existing Building								
Is this a conversion of an existing building containing rental residential units? ☐ Yes ☐ No					If YES, indicate the number of units to be converted. _____ UNITS			
Does this proposal comply with the <i>Rental Housing Protection Act</i> ? If this building does contain rental residential units, this application must be submitted to the local municipality, not to the Region, pursuant to the <i>Rental Housing Protection Act</i> . ☐ Yes ☐ No								

5. STATUS OF OTHER PLANNING APPLICATIONS

What is the land use designation of the site in the approved Regional Official Plan (and/or NEC Plan or Parkway Belt West Plan, if applicable)?
ROPA designates the Subject Lands as Employment Areas, Urban Area, and Regional Natural Heritage System.

Has a separate application for a Regional Official Plan (and/or NEC Plan or Parkway Belt West Plan) Amendment been made?

☐ Yes ☒ No File # _____ Other (explain) _____

Is the area regulated by the flood and fill regulations of the applicable Conservation Authority?

☒ Yes ☐ No

Has this been confirmed by Conservation Authority staff?

☒ Yes ☐ No

What is the land use designation of the site in the approved Town of Milton Official Plan?

Within the Urban Area, Economic Growth Designation, and Industrial Designation.

Has a separate application for a Local Official Plan Amendment been made?

☒ Yes ☐ No File # _____ Other (explain) _____ Secondary Plan amendment made enclosed within the Plan of Subdivision app.

Has the subject land ever been the subject of a previous application for approval of a plan of subdivision or a consent?

☐ Yes ☐ No ☒ Unknown

If YES, and if known, indicate the application file number and the decision made on the application.

Is the subject land presently also the subject of an application for a consent, approval of a site plan, minor variance, zoning by-law or zoning order amendment application?

☐ Yes ☐ No ☒ Unknown

If YES, and if known, indicate the application file number and the status of the application(s).

Does the proposal conform with the existing:

Regional Official Plan? ☒ Yes ☐ No Town of Milton Official Plan? ☒ Yes ☐ No

If NO, separate applications for a local and/or Regional Official Plan Amendment must be completed and submitted with this application.*

NOTE: Section 6 of this application deals with all of the Servicing aspects of the proposal. Does this proposal conform with all servicing policies (i.e. phasing plans) of the approved Town of Milton Official Plan?

☒ Yes ☐ No

***WHERE AN OFFICIAL PLAN AMENDMENT (OPA) IS REQUIRED, A PLANNING JUSTIFICATION REPORT MUST BE SUBMITTED INDICATING HOW THE PROPOSAL CONFORMS AND WHY AN OPA SHOULD BE SUPPORTED.**

What is the existing zoning of the subject lands?

The Subject Lands are zoned Agricultural (A1) Zone under By-law 144-2003.

Does the proposal conform to the existing zoning?

☐ Yes ☒ No

Proposed to be rezoned General Industrial - Special Section M2-YY, Open Space - Special Section (OZ-ZZ) and Natural Heritage System (NHS) Zone enclosed within the Plan of Subdivision application.

If NO, a separate application for a zoning amendment must be completed and submitted, together with a draft by-law and schedule.

6. SERVICING				
	YES	NO	STUDIES REQUIRED NOW	ATTACHED
WATER SUPPLY AND SEWAGE				
Public Services (<i>Halton Region responsibility</i>):				
Municipal sanitary sewers	Yes		None	n/a
Municipal piped water	Yes		None	n/a
Private Services:	n/a			n/a
Wells and/or septic systems for a residential subdivision only, with five or fewer lots (or units)	n	a	A hydrogeological study	n/a
Wells and/or septic systems for a residential subdivision only, with six or more lots (or units)	n	a	A justification study required including information on known water quality problems, depth of overburden, and soil types	n/a
Any development on individual private services not covered in 6.3 and 6.4	n/a		A hydrogeological study	n/a
STORM DRAINAGE (<i>Town of Milton responsibility</i>)				
Sewers			A storm water management study	n/a
Ditches, swales	Yes		Site Servicing Plan & CESS Addendum	
Other (specify)	Yes		Drainage Feature Realignment Plan	
ROADS AND ACCESS				
Public road	Yes		Traffic management study may be required later (see Local clearance letters)	Yes
Private road			Not usually permitted	n/a

7. AFFORDABLE HOUSING INFORMATION

☒ Not Applicable

Applications that include permanent housing (i.e. not seasonal) complete Housing Affordability. For each type of housing and unit size, complete the rest of the row. If lots are to be sold as vacant lots, indicate the lot frontage. Information should be based on the best information available at the time of application. If additional space is needed, attach on a separate page.

HOUSING AFFORDABILITY

Housing Type	# of Units	Unit Size (sq. ft.) and/or Lot Frontage	Estimated Selling Price/Rent
Single Detached			
Link/Semi Detached			
Row or Townhouse			
Apartment Block			
Other Types or Multiples			

For Example: Semi-detached - 10 units at 1,000 sq. ft./5.5 metres + \$119,900

Is there any other information that may relate to the affordability of the proposed housing, or the type of housing needs served by the application?

☐ Yes

☐ No

If YES, explain below or on a separate page

8. REGARD FOR PROVINCIAL POLICY STATEMENT

Information and supporting documentation should be provided to indicate how regard has been had for the Provincial Policy Statement.

NOTE: Effective April 1, 1996, Halton Region is the review agency and is responsible for protecting provincial land use policy interests (per Memorandum of Understanding between the Province and Halton Region).

SIGNIFICANT FEATURES CHECKLIST

Features or Development Circumstances	If a feature, is it on site or within 500m? OR if a development circumstance does it apply?	If a feature, specify distance in metres	Potential Information Needs
	Indicate YES or NO		
Non-farm development near designated urban areas or rural settlement areas	Yes	20m	Demonstrate sufficient need for 20 yr. projections and that proposed development will not hinder efficient expansion of urban areas or rural settlement areas.
Class 1 Industry ¹	No	_____metres	Assess development for residential and other sensitive uses within 70 metres.
Class 2 Industry ²	No	_____metres	Assess development for residential and other sensitive uses within 300 metres.
Class 3 Industry ³ within 1000 metres	Yes	20m _____metres	Assess development for residential and other sensitive uses within 1000 metres.
Land Fill Site	No	_____metres	Address possible leachate, odour, vermin and other impacts.
Sewage Treatment Plant	No	_____metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Waste Stabilization pond	No	_____metres	Assess the need for a feasibility study for residential and other sensitive land uses.
Active Railway line	NO	_____metres	Evaluate impacts within 100 metres.
Controlled access highways or freeways, including designated future ones	No	_____metres	Evaluate impacts within 100 metres.
Airports where noise exposure forecast (NEF) or noise exposure projection (NEP) is 28 or greater	No	_____metres	Demonstrate feasibility of development above 28 NEF for sensitive land uses. Above the 35 NEF/NEP contour, development of sensitive land uses is not permitted.
High voltage electric transmission line	No	_____metres	Consult the appropriate electric power service.
Transportation and infrastructure corridors	Yes	Beyond 500m	Will the corridor be protected?
Prime agricultural land	No		Demonstrate need for use other than agricultural and indicate how impacts are to be mitigated.
Agricultural operations	No	_____metres	Development to comply with the Minimum Distance Separation Formulae.
Mineral aggregate resource	No		Will development hinder access to the resource or the establishment of new resource operations?
Mineral aggregate operations	No	_____metres	Will development hinder continuation of extraction?
	If a feature, is it on site or within 500m? OR if a		Potential Information Needs

8. REGARD FOR PROVINCIAL POLICY STATEMENT

Features or Development Circumstances	development circumstance does it apply?	If a feature, specify distance in metres	
	Indicate YES or NO		
Existing pits and quarries	No	_____metres	Will development hinder continued operation or expansion?
Significant wetlands	Yes	10m _____metres	Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species	No	_____metres	Demonstrate no negative impacts.
Significant fish habitat, valley lands, areas of natural and scientific interest, wildlife habitat	Yes	50 _____metres	Demonstrate no negative impacts.
Sensitive groundwater recharge areas, headwaters and aquifers	Yes	0m	Demonstrate that groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes	No		Development should conserve significant built heritage resources and cultural heritage landscapes
Significant archaeological resources	No		Assess development proposed in areas of medium and high potential for significant archaeological resources. These sources are to be studied and preserved, or where appropriate, removed, catalogued and analyzed prior to development.
Erosion hazards	No		Determine feasibility within the 1:100 year erosion limits of ravines, river valleys and streams.
Floodplains	Yes	50m	Where one-zone flood plain management is in effect, development is not permitted within the flood plain. Where two-zone flood plain management is in effect, development is not permitted within the floodway. (relates to Milton) Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA. (relates to Milton)
Hazardous sites ⁴ and rehabilitated mine sites	No	_____metres	For development on rehabilitated mine sites, an application for approval from the Ministry of Northern Development and Mines should be made concurrently.
Contaminated sites	No		Assess an inventory of previous uses in areas of possible soil contamination.

¹ Class 1 industry - small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

² Class 2 industry - medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

³ Class 3 industry - indicate if within 1000 metres - processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

⁴ Hazardous sites - property or lands that could be unsafe for development or alteration due to naturally occurring hazards. These hazards may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (Karst topography).

8. REGARD FOR PROVINCIAL POLICY STATEMENT

For each feature or development circumstance of potential concern identified in "The Significant Features Checklist", identify how regard was had to the Provincial Policy Statement. Explain below or attach on a separate page.

Please see attached Planning Justification Report.

9. LAND USES FOR THE SITE AND SURROUNDING AREA

Location and area of land adjoining or adjacent to the subdivided in which the owner has an interest.

What is the current use of the subject land?

What were the previous uses of the subject land, if known?

Potential Contaminated Site:

Has there been an industrial or commercial use of the site or adjacent land?

☐ Yes ☐ No Last Year of Use _____

Has there been filling on the site?

☐ Yes ☐ No

Is there any reason to believe that the site may have been contaminated by former uses either on the site or on adjacent sites? (e.g. gas station, petroleum or other fuel stored on site or adjacent to site)?

☐ Yes ☐ No

If YES, an environmental investigation including all former uses of the site and, if appropriate, the adjacent site, to the satisfaction of the Region of Halton, is required. A qualified consultant must prepare this study. Report Attached?

☐ Yes ☐ No

If NO, on what basis did you come to this determination?

Are any of the water, sewage and road works associated with the proposed development subject to the provisions of Schedule C of the MEA Class Environmental Assessment for Municipal Projects?

☐ Yes ☐ No

If YES, will the notice of public meeting for this application be modified to state that the public meeting will address the requirements of both the *Planning Act* and the *Environmental Assessment Act*?

☐ Yes ☐ No

Subsurface Rights: Are the subsurface right and the surface rights to the property held by the same owner?

☐ Yes ☐ No

If NO, who owns the subsurface rights? (*The owner of the subsurface rights must complete the associated declaration on Page 11*)

Is there a woodlot and/or significant trees existing on the subject property?

☐ Yes ☐ No

Is the subject property considered a heritage resource?

☐ Yes ☐ No

PROPERTY OWNER APPOINTMENT AND AUTHORIZATION OF AGENT (if applicable)

I/We, the undersigned, being the registered property owner of:

Part of Lot 5, Concession 4 Esquesing, AS IN 543284 S/T 53610/ ESQUESING description amended 11/09/1999 by J Menard Town of Milton

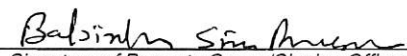
Address/Legal Description

hereby authorize **King Consultants Inc.**

Authorized Agent Name/Company

As my agent for the purpose of submitting this application to the Town of Milton Planning and Development and acting on my/our behalf in relation to this application. The authority granted by this Agent Appointment and Authorization shall continue until I/we shall have revoked such authority in writing, and delivered such written revocation to the Town of Milton's Planning and Development Department. No such revocation shall; however invalidate any action taken by me/our agent prior to the date the Town of Milton Planning and Development Department received such written revocation.

I have authority to bind the Corporation or Partnership, if applicable.


Signature of Property Owner/Signing Officer

Baljinder S. Phagura
Print Name

02/28/2026
Date

PROPERTY OWNER ACKNOWLEDGEMENT OF PUBLIC INFORMATION AND PERMISSION TO ENTER PROPERTY

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended. In accordance with Section 1.0.1 of the Act, the Town of Milton provides public access to all Planning Act applications and supporting documentation submitted to the Town.

I/We, the undersigned, being the registered property owner of:

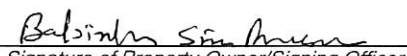
Part of Lot 5, Concession 4 Esquesing, AS IN 543284 S/T 53610/ ESQUESING description amended 11/09/1999 by J Menard Town of Milton

Address/Legal Description

hereby acknowledge and agree that the information contained in the application and any documentation, including reports, studies and drawings, provided in support of the request, by myself, my agents, consultants and solicitors, constitute public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 190, c. M.56, as amended or substituted from time to time. I hereby consent to the Town of Milton making this request and its supporting documentation available to the general public, including copying, posting on the Town's website and/or releasing a copy of the request and any of its supporting documentation to any third party upon their request or otherwise, and as part of a standard distribution of copies of such documentation. I consent to the release of any of the documentation to additional persons, including but not limited to Members of Council and resident associations.

I/We hereby irrevocably authorize and consent to the Town of Milton to enter upon the above-noted property at any reasonable time for the purpose of evaluating merits of the application.

I have authority to bind the Corporation or Partnership, if applicable.


Signature of Property Owner/Signing Officer

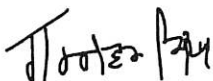
Baljinder S. Phagura
Print Name

02/28/2026
Date

DECLARATION OF AGENT/APPLICANT

I, Gursewak Singh, of the Vaughan in the York
Name City/Town Region

solemnly declare that all of the statements and attached documentation contained within the application are accurate and true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

 Gursewak Singh 02/28/2026
Signature of Agent/Applicant Print Name Date

DECLARED BEFORE ME at Brampton in the Peel
City/Town Region
this 28 day of February, 2026.

 **GURJIWAN SINGH BRAR**
A Commissioner, etc. Name/Stamp of Commissioner etc.
Barrister, Solicitor, & Notary Public
GS Brar Law Professional Corporation
LSO # 74924V

THE COMPLETED APPLICATION PACKAGE MUST BE SUBMITTED TO:

Director, Development Review
The Corporation of the Town of Milton
Development Services Department
150 Mary Street, Milton Ontario L9T 6Z5

