



King Consultants

Land Use Planning and Development Consultants

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Town of Milton
Planning Services
150 Mary Street
Milton, ON L9T 6Z5

Attention: Jessica Tijanic, MCIP, RPP
Development Review Planner

Re: 8995 Boston Church Road, Milton
Re-submission of Materials and Response to Record of Pre-Consultation / Staff Comments
Owner: BC5L Inc.
Agent: King Consultants Inc.

Please accept this letter and the enclosed revised materials in support of the Draft Plan of Subdivision, Official Plan Amendment / Secondary Plan Amendment, and Zoning By-law Amendment applications for the lands municipally known as 8995 Boston Church Road.

This re-submission has been prepared in response to the Record of Pre-Consultation dated February 18, 2025, the accompanying agency comments, and the subsequent notice of incomplete application respecting the need for additional technical materials and submission components.

The revised submission package has been updated to respond to the staff direction respecting environmental review, land use compatibility, servicing, stormwater management, transportation, landscape treatment, and implementation details. The original pre-consultation record identified the requirement for, among other things, a Land Use Compatibility Study, a CESS Addendum, an Environmental Impact Assessment, a Tree Inventory, Analysis and Preservation Study, a Stormwater Management Report, a Functional Servicing Report, and Garbage Enclosure Details, together with draft OPA and ZBA text and schedules.

We note that a notice of incomplete application was issued as certain supporting materials were outstanding at the time of the earlier submission. Those materials have now been prepared and/or updated and are included with this resubmission. The enclosed package includes the revised Planning Justification Report, updated draft Official Plan Amendment text and schedules, updated draft Zoning By-law Amendment text and schedules, Land Use Compatibility analysis, finalized Comprehensive Environmental and Servicing Study Addendum / Environmental Impact Assessment, Hydrogeological Investigation, Functional Servicing and Stormwater Management Report, Tree Inventory, Analysis and Preservation Study, Landscape Plan, Traffic Impact Study and Swept Path Assessment, Noise Study, Site Grading Plan, Site Servicing Plan, Photometric Plan, Sun/Shadow Analysis, Archaeological Assessment, Environmental Site Assessments, and related plans and drawings. The pre-consultation record also confirms that these materials were identified by staff as required submission components for a complete application.

The revised submission has also been updated to reflect the current development concept and the more refined planning rationale now set out in the Planning Justification Report. In particular, the updated materials address the Town's direction that the PJR include a specific analysis of transition and land use compatibility with the adjacent rural residential context and Greenbelt / natural heritage interface, and that the proposal be supported by the required urban design, landscape, transportation,



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environmental, hydrogeological, servicing, and grading documentation.

For ease of review, a comment response matrix is attached below summarizing the principal pre-consultation and agency comments and identifying how each matter has been addressed through the current submission package.

Should you have any questions, or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

Gursewak Singh, MSc (PL) | Director, Planner

Provisional Member, OPPI

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ATTACHMENT

Comment Source / Topic	Staff Comment	Response
Town Planning – Applications	OPA required to bring the lands into the Urban Area / Milton 401 Industrial/Business Park Secondary Plan area and establish appropriate designation / policies.	Addressed. A revised draft Official Plan Amendment / Secondary Plan Amendment has been prepared and accompanies the submission. The updated Planning Justification Report provides the planning rationale for bringing the lands into the Town's urban employment framework and applying the appropriate policy context.
Town Planning – Zoning	Zoning By-law Amendment required to bring the lands into the Urban Zoning By-law and establish appropriate site-specific zoning and provisions.	Addressed. A revised draft Zoning By-law Amendment and implementing schedule have been prepared. The PJR has been updated to include the revised zoning rationale, site-specific standards, and implementing zone framework for the industrial block and retained open space / natural heritage lands.
Town Planning – Draft Plan	Draft Plan of Subdivision required to create blocks for lands to be conveyed, including NHS / drainage / related lands.	Addressed. The Draft Plan of Subdivision remains part of the submission package and has been coordinated with the environmental, drainage, and land use framework reflected in the CESS Addendum and PJR.
Town Planning – PJR Terms of Reference	PJR to be prepared in accordance with the Town's Terms of Reference and address transition / land use compatibility with rural residential uses and Greenbelt NHS.	Addressed. The Planning Justification Report has been comprehensively revised and expanded. It now includes a dedicated land use compatibility section addressing the nearby rural residential context, natural heritage interface, traffic, noise, lighting, shadow, grading, servicing, landscape buffering, and mitigation measures.
Town / Regional Natural Heritage System	Proposal triggers EIA requirements and must identify key features, ecological functions, impacts, mitigation, and enhancement opportunities.	Addressed. A finalized CESS Addendum has been submitted, which also serves as the Environmental Impact Assessment. The report identifies the relevant features, confirms the environmental framework, and sets out mitigation, protection, and implementation measures.
Conservation Halton	Subject lands are regulated; wetland and tributary limits must be recognized; CH requested that the wetland staking be shown on plans and that the higher-level study assess the tributary / watercourse function.	Addressed. The revised environmental and civil submission reflects the staked wetland limits and the drainage / channel analysis undertaken through the CESS Addendum and associated studies. Environmental protection lands and drainage functions are now reflected in the revised planning and implementation



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		framework.
Site Contamination	ESA reports and Site Screening Questionnaire required; reports to support site suitability and future dedication lands to be free of contamination.	Addressed. Phase One and Phase Two Environmental Site Assessments and the Site Screening Questionnaire are included. The ESA work confirms site suitability for the intended use, subject to agency review.
Archaeology	Archaeological Assessment and clearance required.	Addressed. A Stage 1 and 2 Archaeological Assessment has been submitted. The assessment concludes that no further archaeological assessment is required, subject to standard legislative provisions during construction.
Urban Design	Urban Design Brief, Sun Shadow Study, and Landscape Plan required; proposal to have regard for the 401 Industrial Business Park Urban Design Guidelines.	Addressed. An Urban Design Brief, Sun/Shadow Analysis, and Landscape Plan are included. The revised PJR now incorporates the findings of these materials into the local policy and compatibility analysis.
Development Engineering	Scoped CESS Addendum, topographic survey, conceptual grading plan, conceptual servicing plan, and related engineering studies required.	Addressed. The resubmission includes the finalized CESS Addendum, topographic / legal survey information, Site Grading Plan, Site Servicing Plan, Functional Servicing Report, Stormwater Management Report / analysis, and associated civil drawings.
Transportation – Town	TIS and Parking Justification Study required; road widenings, access design, driveway configuration, daylight triangles, truck turning, pedestrian circulation, and bicycle parking to be addressed.	Addressed in principle at this application stage. A Traffic Impact Study and Swept Path Assessment have been submitted and conclude that the surrounding network can accommodate the proposal and that articulated trucks and fire vehicles can manoeuvre safely on-site. Road widenings and daylight triangles are reflected on the plans. Access and detailed site circulation matters will continue to be refined through the implementing approval process, including future site plan approval where applicable.
Region – Servicing	Functional Servicing Report and servicing plans required to demonstrate that Regional infrastructure can accommodate the proposal.	Addressed. A Functional Servicing Report and supporting servicing plans have been submitted. The report identifies the planned municipal water and sanitary infrastructure on Boston Church Road and demonstrates that the proposal can be accommodated through the planned servicing framework.
Region – Transportation	TIS required, with approved scope, focusing on impacts to James Snow Parkway and Regional Road 25.	Addressed. A Traffic Impact Study and Swept Path Assessment has been completed and forms part of the



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		resubmission package.
Region – Waste	Private waste collection required for industrial / commercial development; containerized waste design required.	Addressed. Garbage enclosure / waste management details have been added to the submission package to confirm that private waste collection will be provided and that waste handling will be accommodated on-site.
Incomplete Application Items	Draft OPA and ZBA text/schedules, Site Screening Questionnaire, Land Use Compatibility Study, CESS Addendum, EIA, Tree Inventory and Preservation Study, Stormwater Management Report, Functional Servicing Report, and Garbage Enclosure Details were identified as missing or incomplete.	Addressed. These materials have now been provided as part of the resubmission package and have been integrated into the revised Planning Justification Report and supporting technical submission.