



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

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

Application for Official Plan or Zoning By-law Amendment

Under the *Planning Act*, R.S.O. 1990 c.P.13, as
amended

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documents in an alternate format such as Braille, large print, electronic or plain language,
contact the Town's Accessibility Coordinator.

PLEASE TYPE CLEARLY - INCOMPLETE APPLICATIONS WILL BE RETURNED WITH A FEE

Office Use:		
Date Received:	Date Circulated:	File Number:
		Associated File(s):

Type of Application	(Please Check)
☒ Zoning By-law Amendment	☒ Official Plan Amendment
☐ Temporary Use By-law	☐ Removal of Holding Symbol Amendment*
*(Please note that a Regional Clearance Letter will be required at application)	

Applicant Applicant is: ☐ Owner or ☒ Authorized Agent of Owner			
Last Name	First Name	Company Name	
Singh	Gursewak	King Consultants Inc.	
Street Address		Unit Number	
177 Zenway Blvd		2	
Municipality	Province	Postal Code	Email
Vaughan	ON	L4H3H9	singhplan@outlook.com
Telephone Number	Fax	Cell Number	
905-965-1610			

Registered Owner <i>Include Name(s) and Title(s) of those authorized to bind if a Corporation</i>			
Last Name	First Name	Company Name	
Phagura	Baljinder S.	BC5L inc.	
Street Address		Unit Number	
10 Arborview Crescent			
Municipality	Province	Postal Code	Email
Etobicoke	ON	M9W7B4	asingh@phaguratransport.ca
Telephone Number	Fax	Cell Number	
416-358-1102			
Date Owner Acquired Subject Property			
May 18, 2022			

Primary contact for ALL future correspondence:	☒ Owner	☒ Applicant
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Property Information <i>Applications submitted without completed property information will not be circulated.</i>		
Lot	Concession	Geographic Township
5	4	ESQ
Registered Plan	Lot/Block	Reference Plan
Municipal Address		Assessment Roll
8995 BOSTON CHURCH ROAD		240905000210800
Lot Area	Frontage	Depth
12.03 Ha	378.13m	333.98m
Describe any easements, rights-of-way or restrictions applicable to the subject land(s)		
543284 S/T 53610		

Existing Use, Official Plan And Zoning

Existing use(s) of subject land, including buildings:

Vacant - farmed by tenant

Region of Halton Official Plan Designation:

Urban Area; Employment Area

Does proposal conform to Halton OP Policies?

☒ Yes

☐ No

Town of Milton Official Plan Designation:

Agricultural Area and Natural Heritage System

Does proposal conform to Milton OP Policies?

☐ Yes

☒ No

Present Town of Milton Zoning:

Agricultural & Partial Greenlands Zone

Name of Agency having jurisdiction over road to which subject property abuts/fronts:

☐ Ministry of Transportation

☒ Region of Halton

☒ Town of Milton

Is a road widening required for the subject property?

☒ Yes

☐ No

Has the proposed road widening been discussed with Town Staff?

☒ Yes

☐ No

Is the subject property within an area designated "Environmentally Sensitive" in the Official Plans of the Town of Milton and the Region of Halton?

☒ Yes

☐ No

Is the subject property within an area designated "Hazard Land" in the Town of Milton Official Plan?

☐ Yes

☒ No

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

Are there any buildings or structures on the subject property?

☐ Yes

☒ No

If Yes, please include details on plan provided.

What is the date of construction of the existing buildings/structures on the subject property?

N/A

How long has/have the existing use(s) of the subject property continued?

Farmed since the 60's

Is the building suitable for the proposed use in terms of meeting the requirements of the *Ontario Building Code Act*?

☐ Yes

☒ No

Water (Municipal/Private)

☒ Existing ☐ Proposed

Wastewater (Municipal/Private)

☐ Existing ☒ Proposed

Stormwater (Urban/Rural)

☐ Existing ☒ Proposed

Proposed Use

Note: A Planning Justification Report prepared by a qualified consultant may be required.

Describe in detail the proposed use(s) of the subject property: Property to be brought into Urban Area, 401 Industrial/Business Park Secondary Plan area and new designation/policies to develop the property for 33829.62 m2 of industrial warehousing, two driveway accesses (5 Side Road for motor vehicles - Boston Church for trucks), an interior lane to access the loading aprons and 595 parking spaces.

Describe the nature, extent and reason for the rezoning: The property is currently zoned A1 and partially Greenlands. The property will be brought into the urban area and current employment designation within the new Official Plan. An Official Plan amendment to incorporate the property into the 401 Secondary Plan. The property will be rezoned to a site-specific in the Town's Urban Zoning By-law 016-2014, as amended.

Are there any buildings/structures proposed on the subject property?

☐ Yes

☒ No

If Yes, please provide details.

Has "Parkland Dedication" requirements been discussed with Town Staff?

☐ Yes

☒ No

Financial Requirements

Have you discussed other financial requirements (i.e. local Development Charges) with Town Staff?

☒ Yes

☐ No

Other Development Applications

Is the subject property the subject of an application under the *Planning Act* for approval of a plan of subdivision, consent, rezoning, local/official plan amendment and/or minor variance?

☐ Yes

☒ No

☐ Unsure

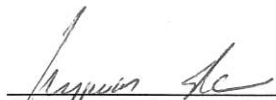
If Yes, please provide file number and decision, if known.

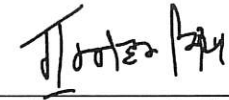
STATUTORY DECLARATION

I, Gursewak Singh, of the City
(Name) (City/Town)
of Vaughan, in the Region of York
(Municipality) (County/Region)

SOLEMNLY DECLARE THAT all above statements and statements contained in all of the exhibits attached hereto are 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*.

Declared before me at the City of Vaughan in the Region of York
Town/City Region/County
this 14 day of October 2025.


A Commissioner, etc.


Signature of Owner or Authorized Agent

Gursewak Singh
Print Name



GURJIWAN SINGH BRAR
Barrister, Solicitor, & Notary Public
GS Brar Law Professional Corporation
LSO # 74924V

OWNER'S AUTHORIZATION

If Applicant/Agent is not the Registered Owner, the Owner's written authorization is required.

With respect to lands owned by:

BC5L Inc. (c/o) Baljinder S. Phagura

(PRINT Owner(s) Name / Corporate signing authority)

known as:

8995 Boston Church Road

(Legal Description /Municipal Address of Lands)

DECLARE that I/We am the registered owner of the lands described in this application, have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

Gursewak Singh

of

King Consultants Inc.

(Name of Agent)

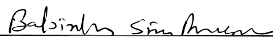
(Name of Company)

to act on my/our behalf in this matter. I/We further consent to Town of Milton staff or a representative thereof, to enter upon the subject lands and premises for the purpose of evaluating the merits of this application and subsequently to conduct any inspections and work on the subject lands and structures that may be required as condition of approval and that the Town of Milton be authorized to release municipal property tax information to the applicant/agent named within this agreement, for the specific property location referenced within this application.

I/We also acknowledge that the information requested on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended and the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*. The information is required in order to process this application and forms part of the public record which may be published on the Town of Milton's website. The name and business address of the applicant and/or authorized agent is public information. Any personal information collected will only be used for the internal processing of this application. Questions about this collection can be made to the Town of Milton's Development Services Department.

14/10/2025

(Date)



** (ORIGINAL Signature of Registered Land Owner)*

Baljinder S. Phagura

PRINT NAME