

June 18, 2026

ATTN: Development Services
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

RE: Combined Official Plan and Zoning By-law Amendment Applications
Various addresses, project name: Milton Link, Milton ON

On behalf of the Owners and their Agent, Tribal Development Management Services Inc. (doing business as "Matthews"), Armstrong Planning & Project Management is pleased to submit Official Plan and Zoning By-law Amendment Applications for the lands to be known as 5122 and 5761 First Line, Milton, ON. The Application is in relation to the Pre-Consultation Application Meeting, held on June 2, 2026, with Development Services, Regional Municipality of Halton Public Works and Conservation Halton. The Pre-Consultation Application applies to various parcels of land in the Town of Milton generally bounded by Britannia Road in the north, Regional Road 25 in the east, Tremaine Road to the west, and Side Road No. 2 to the south. The site is comprised of 16 parcels. For the purposes of this application, the project is known as Milton Link and will refer to the various addresses of the site in its entirety. The Parcel information is included in Table 1.

Table 1. Parcel Information

Address	PIN	Assessment Roll No.	Ownership
5694 Regional Rd 25	249340179	240909006007100	Canadian National Railway Company
5761 First Line	249340175	240909006003300	Dagmile Holdings Inc.
No municipal address	249340173	240909006003400	Dagmile Holdings Inc.
No municipal address	249340032	240909006003210	1435283 Ontario Inc.
No municipal address	249340034	240909006003100	Errolmia Properties Inc.
No municipal address	249340041	240909006009705	1435283 Ontario Inc.
5258 First Line	249340044	240909006002110	1435123 Ontario Inc.
5244 First Line	249340045	240909006002100	Errolmia Properties Inc.
5240 First Line	249340046	240909006001900	Canadian National Railway Company
5122 First Line	249340056	240909006001701	NAI Milton I, LP
No municipal address	249340055	240909006008700	Canadian National Railway Company
5082 First Line	249340057	240909006001700	1435123 Ontario Inc.

5072 First Line	249340058	240909006001602	1435183 Ontario Inc.
5062 First Line	249340059	240909006001601	Errolmia Properties Inc.
4519 Tremaine Rd	249270136	240909005011800	2000033 Ontario Inc.
4393 Tremaine Rd	249270004	240909005011600	1435283 Ontario Inc.

The site is approximately 239 hectares in size comprised of various parcels of land, all generally rectangular in shape. The site's primary frontages are on the south side of Britannia Road from First Line to Regional Road 25, First Line from Britannia to Lower Base Line, and Tremaine Road from Lower Base Line to approximately 1.25 km south of Lower Base Line. The lands currently support largely agricultural-related uses. Surrounding land uses include residential to the north, waste management to the east, agricultural to the south, the CN Milton Logistics Hub to the west.

The enclosed applications are intended to facilitate approvals for an industrial development (warehouse, distribution, industrial uses) that is comprised of eleven (11) industrial buildings across the various parcels with a proposed combined building area of approximately 812,000sq.m., a total of 33.7% gross site coverage. The proposed development is anticipated to deliver approximately 5,000 jobs. Direct access to the site will be from Britannia Road, First Line, Lower Base Line, and Tremaine Road.

The majority of the site is currently designated *Prime Agricultural Area* with some *Natural Heritage System* features identified within the Town of Milton Official Plan. The site is identified as *Future Strategic Employment Areas (overlay)* on Schedule C – Future Strategic Employment Areas of the Town of Milton Official Plan. Section 7.6.12 states that it is the policy of the Town to:

- a) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses;
- b) Investigate, as part of the Region's Joint Infrastructure Staging Plan, the feasibility and costs to service the Future Strategic Employment Areas; and,
- c) Consider the inclusion of any land within the Future Strategic Employment Areas into the Urban Area by amendment to this Plan, on the basis of the following:
 - i. demonstration that the Town will not be able, through intensification and development outside the Urban Area to meet the employment targets set out in this Plan.

The proposal seeks to redesignate the lands from Prime Agricultural Area / Rural Area to **Industrial Area** and bring them into the **Sustainable Halton Urban Area** boundary, coupled with its respective rezoning from Agricultural (A1) and Greenlands 'A' (GA) to **General Industrial (M2) with site-specific provisions, Natural Heritage (NHS) and Stormwater Management (OS-2)**.

Pre-Consultation and Submission Documents

A pre consultation meeting was held with the Town of Milton on June 2, 2026. Feedback was provided from the Town of Milton, Halton Region and Conservation Halton. The feedback and submission checklist received by the Proponent highlighted the Town's desire for staff and Council to review the request for Urban Boundary Expansion ahead of a more detailed Zoning By-law Amendment application, but acknowledged that it is the Proponent's prerogative to submit the combined OPA/ZBA application. The Town also provided checklist requirements for a Draft Plan of Subdivision application. The proposed development is not contemplating creating new blocks, but should a Draft Plan of Subdivision be required, application requirements will be confirmed with the Town at that time.

Within the checklist requirements for the Official Plan Amendment was a request for updates to the adjacent Indian Creek / Sixteen Mile Creek, Sherwood Survey Subwatershed Management Study, prepared by Phillips Engineering Ltd. (Dec 2004). The proponent is working to update that study, separate from this submission. Similarly, the Town requested a Subwatershed Study for the site. Upon submission, the proponent will submit to the Town and Conservation Authority to obtain information needed to start modeling and other technical works. The Conservation Authority noted in the pre-consultation meeting that the SWS would be necessary for the proposed creek realignment only. The proponent will with the Town and Conservation Authority to advance this work in conjunction with the application.

Finally, a Land Use Compatibility Study was requested in the checklist. A Land Use Compatibility Study, Air Quality, is included in the submission, with Noise and Vibration, and Agricultural Impact Assessment studies included under separate covers.

A list of submission documents is outlined in **Table 1** of this letter.

In addition, application fees will be submitted once the amounts are confirmed with the Town.

Table 2. Submission Documents

SUBMISSION ITEM	PREPARED BY	DATED
Agricultural Impact Assessment	Clark Consulting Services	17-Jun-26
Land Use Compatibility Study, Air Quality	SLR Consulting (Canada) Ltd.	11-Jun-26
Architectural Package	WW+P Architects	17-Jun-26
Certified Surveys	J.D. Barnes Limited	16-Jan-26
Draft Official Plan Amendment	Armstrong Planning & Project Management	17-Jun-26
Draft Zoning By-law Amendment	Armstrong Planning & Project Management	17-Jun-26
Economic Benefits Study	urbanMetrics	17-Jun-26
Environmental Noise and Vibration Study	SLR Consulting (Canada) Ltd.	11-Jun-26

Employment Land Need Assessment	urbanMetrics	17-Jun-26
Engagement Summary (Indigenous / Public)	WW+P Architects	17-Jun-26
Fiscal & Capital Impact Assessment	urbanMetrics	17-Jun-26
Fluvial Geomorphological Assessment	Geomorphix	17-Jun-26
Functional Servicing Report	Envision Consultants Inc.	17-Jun-26
Geotechnical Investigation Phase 1	EXP Services Inc.	20-Apr-26
Geotechnical Investigation Phase 2	EXP Services Inc.	20-Apr-26
Geotechnical Investigation Phase 3	EXP Services Inc.	20-Apr-26
Geotechnical Investigation Phase 4	EXP Services Inc.	20-Apr-26
Heritage Impact Assessment	Stantec Consulting Ltd.	17-Jun-26
Hydrogeological Investigation	EXP Services Inc.	17-Jun-26
Landscape Package	WW+P Architects	17-Jun-26
Natural Environmental Report and Environmental Impact Assessment	WSP Canada Inc.	18-Jun-26
Parcel Legal Descriptions	J.D. Barnes Limited	26-May-26
Phase 1 Environmental Site Assessment	EXP Services Inc.	20-May-25
Phase 2 Environmental Site Assessment	EXP Services Inc.	8-Sep-25
Photometrics Plan Phase 1	RTG Systems Inc.	17-Mar-26
Planning Justification Report	Armstrong Planning & Project Management	17-Jun-26
Stage 1 Archaeological Assessment Report	Irvin Heritage Inc.	10-Jun-26
Stage 2 Archaeological Assessment Report	Irvin Heritage Inc.	10-Jun-26
Stormwater Management Report	Envision Consultants Inc.	17-Jun-26
Submission Cover Letter	Armstrong Planning & Project Management	18-Jun-26
Topo Surveys	J.D. Barnes Limited	Various
Traffic Impact Assessment	LEA Consulting Ltd.	17-Jun-26
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc.	5-Jun-26
Urban Design Brief	WW+P Architects	17-Jun-26

Ownership

The signing officer for Dagmile Holdings Inc. is:

Quentin Moore

1 Administration Road, Concord, ON L4K 1B9
(647) 390-5074

Dagmile Holdings Inc. has signing authority for

- Canadian National Railway Company
- 1435283 Ontario Inc.
- 1435123 Ontario Inc.
- 1435183 Ontario Inc.
- Errolmia Properties Inc.
- 2000033 Ontario Inc.

The signing officer for NAI Milton I, LP is:

Lance Trumble

201-2700 Steeles Ave W., Vaughan ON, L4K 3C8
416-275-6254

Conclusion

The proposal represents an efficient and appropriate use of land, facilitating significant employment growth, economic investment, and enhanced goods movement opportunities while simultaneously protecting, restoring, and enhancing valuable natural heritage features and ecological functions on the Subject Lands.

The proposed development is consistent with and supports the objectives of applicable provincial, regional, and municipal planning policy frameworks, including the Provincial Planning Statement, the Region of Halton Official Plan, and the Town of Milton planning policies.

The applications advance broader economic development, employment, and environmental stewardship objectives while contributing to the creation of a complete and sustainable employment area. Accordingly, the applications represent good planning, is appropriate for the Subject Lands, and are in the public interest.

We trust the information above will help facilitate the Town's review of our application. We look forward to working with the Town to advance this application. If you have any questions, please do not hesitate to contact me at davin@armstrongplan.ca.

Regards,



Davin McCully, MCIP, RPP
Manager, Planning & Project Management