



W. E. O U G H T R E D a n d A s s o c i a t e s I n c .

Real Estate Analysts / Development Consultants

February 23, 2026

Planning Department

Town of Milton

150 Mary Street, Milton

Ontario L9T 6Z5

Re: OPA & Rezoning of 7265 5 Sideroad Milton, On

On behalf of the Avani Steel Corporation Ltd, W.E. Oughtred & Associates Inc, are pleased to submit the following documents as part of an Official Plan Amendment and Zoning by-law Amendment for the purpose of permitting a Transportation Terminal to operate at 7265 5 Sideroad. These amendments do not require any construction on the site, only to permit a change of use.

Prior to proceeding with this process, we were in contact with Aaron Raymond and Jill Hogan who indicated that a pre-consultation application would not be necessary. They requested the following documents which are included with this submission.

- Application for Official Plan Amendment and applicable fees.
- Application for Zoning By-law Amendment and applicable fees.
- Concept Plan illustrating the proposal
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Planning Justification Report outlining the proposal against Provincial, Regional and Local Planning Policy.
- Noise Impact Brief
- Traffic Impact
- Functional Servicing Brief

Sincerely,

Kristie Oughtred

W.E. Oughtred & Associates Inc.