



October 14, 2025

Taylor Wellings
Planning Department, Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

**Re: Application for Zoning By-law Amendment,
To Bring Site Zoning into Compliance with OP, and
To Facilitate the use of the site and existing structures for a Transport Terminal
8465 Boston Church Road**

We are pleased to provide, herewith, an application for a Zoning By-law Amendment for 8465 Boston Church Road. The purpose of the Zoning By-law Amendment is to rezone the property from Institutional to Employment Two (M2) consistent with the Official Plan designation for the property and the existing zoning applied to the surrounding lands. Site Specific amendments are being sought to address existing conditions on the site.

Enclosed with this submission package please find 4 copies of the following:

- Zoning By-law Amendment application form.
- Signed Pre- Consultation Notes
- Draft Zoning Amendment
- Plan of Survey prepared by Van Harten Land Surveyors dated May 16, 2025
- Aerial Photo with Site Concept overlaid prepared by Robert Russell Planning Consultants, dated October 9, 2025
- Site Plan Concept prepared by Robert Russell Planning Consultants, dated October 9, 2025
- Planning Justification Report prepared by Robert Russell Planning Consultants, dated October 7, 2025
- Environmental Site Screen Questionnaire
- Transportation Impact Study prepared by Crozier Consulting Engineers, dated September 2025
- Truck Turning Template Drawing prepared by Crozier Consulting Engineers, dated September 26, 2025
- Pavement Marking and Signage Plan prepared by Crozier Consulting Engineers, dated September 26, 2025
- Civil Engineering drawing set prepared by Crozier Consulting Engineers, dated September 26, 2025, including the following sheets:
 - Pre-Development Storm Drainage Plan Fig. 1
 - Post-Development Storm Drainage Plan Fig. 2
 - Storm Sewer Drainage Area Plan Fig. 4
 - Removals and Erosion & Sediment Control Plan C101

- Servicing Plan C102
- Grading Plan C103
- Notes & Details C104
- Notes & Details C105
- Servicing and Stormwater Management Report prepared by Crozier Consulting Engineers, dated September 2025

Please note that a number of the studies listed in the notes, were not checked off as part of a complete submission requirement.

In accordance with the email discussion between Robert Russell and Taylor Wellings on October 14, 2025, this submission is being provided without the requesting Noise Report. That report is in progress and will be provided as soon as it is available.

As discussed with Chris Lupis the applicable fee is the base Zoning By-law Amendment Fee only, as there are no proposed structures or buildings to be constructed.

If you should have any comments or questions, please feel free to contact me at your convenience.

Yours Truly,

ROBERT RUSSELL PLANNING CONSULTANTS INC.



Rob Russell, MCIP, RPP
President