

Please be informed of a proposed development in your neighbourhood

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have chance to take part.

## 8283 Esquesing Line Town File: Z-17/24

In accordance with the provisions of the *Planning Act*, this is to advise that 2220243 Ontario Inc. has applied for a zoning by-law amendment. You are receiving this notice because you are either an owner of a property and/or a property manager for a Condominium Corporation for lands situated within 200 metres of the subject property and are being invited to participate in the review process and we welcome any comments you may have.

**Location:** The subject property is situated on the east side of Esquesing Line located north of James Snow Parkway North. The subject property is located in Ward 2 and has an area of approximately 5.24 hectares. The property is legally described as CON 5, PT LOT 3 in the Town of Milton and municipally identified as 8283 Esquesing Line. The site is within the 401 Business Park Secondary Plan and is designated as Industrial Area. The subject lands are currently zoned as Future Development in the Town's Zoning By-law.



**Applicant's Proposal:** This application seeks to re-zone the front portion of the subject lands from a Future Development (FD) Zone to a Business Park (M1) Zone. The intent of the re-zoning is to facilitate the development of an approximately 7,500 square metre warehouse that can accommodate a range of light industrial uses.

**Planning Act Requirements:** The *Planning Act* requires that all complete applications be processed. The applications are now being circulated to Town Departments and Agencies for technical review. No decision has been made regarding this application.

The following was submitted by the applicant in support of their application:

- Planning Justification Report
- Draft Zoning By-law Amendment
- Concept Plan
- Civil Engineering Drawings
- Elevation and Building Drawings
- Functional Servicing Report
- Traffic Impact Study
- Hydrogeological/Geotechnical Investigation
- Landscape Concept Plan
- Tree Inventory and Preservation Plan
- Phase 1 Environmental Site Assessment
- Noise Impact Study
- Archeological Assessment
- Site Servicing Plan
- Waste Management Plan
- Comprehensive Environmental Servicing Study
- Urban Design Brief

During this review the Applicant will be hosting a public information session to provide details of their proposed development. A separate notice will be mailed to you confirming the date, time and location.

Notice of the Statutory Public Meeting will be given in accordance with the *Planning Act* requirements. The Statutory Public Meeting is where members of the public will be invited to obtain information, make a verbal presentation and/or written submission, to identify issues of concern and/or express views in support of, or in opposition to, the proposed application at the Statutory Public Meeting only. A separate notice will be mailed to you confirming the date, time and location.

If you have received this notice as an owner of a property and the property contains seven (7) or more residential units, the Town of Milton requires that you post this notice in a location that is visible to all the residents.

**More Information:** The public may view a copy of the related information and background material by contacting the Development Services Department at [planning@milton.ca](mailto:planning@milton.ca). You can also receive updates directly to your inbox about updates to this proposed development and its status, notice and upcoming public meetings at <https://www.milton.ca/en/business-and-development/ward-2-applications.aspx>

Questions or written submissions relating to this application may be directed Rachel Suffern, Planner via email at [rachel.suffern@milton.ca](mailto:rachel.suffern@milton.ca)

Jill Hogan,  
Commissioner, Development Services Department

**Date of Notice:** July 23, 2024