

Plans in works for upscale business park

Town wants to prepare lands south of Hwy. 401 — between James Snow Parkway and Sixth Line — for future business park

By Melanie Hennessey
CANADIAN CHAMPION STAFF

With north Milton's industrial land supply becoming more and more scarce, the Town is working on plans for an upscale business park on the southeast side of town.

Local residents had a chance to look over preliminary details on the Business Park II Secondary Plan process at a public open house Thursday evening.

The Town wants to prepare the lands south of Hwy. 401, between James Snow Parkway and Sixth Line, for a future business park. The area covers approximately 1,930 acres.

"We're looking to bring on a business park that offers a wider range of uses," said Town Senior Manager of Planning Policy Bill Mann.

He said the business park could accommodate things like office space and hotels, along with light industrial and general industrial uses.

The Town would extend municipal water and sewer services into the business park. But Mann said the big question is how to finance the extension.

"We're working closely with the Region to bring that forward," he said. "We want to bring it on as fast as possible. We know there is a pent-up demand to open up this area."

Commercial realtor Bernard Filice, who was in attendance at the meeting, concurred that there's a local demand for the employment lands.

"From a business point of view, there is a great deal of interest in what's happening with the business park," he said. "This is one of the areas I'm recommending (for my clients)."

Some residences in plan area

A handful of homes fall within the business park plan area, like Tony and Helen Wimiary's house on Fifth Line.

The couple found out at the meeting that they're not obligated to sell their home to make way for the business park, but it's an option that could be presented to them by a developer.

"We don't feel they should develop around us," said Helen. "They should either develop (our property) into the business park or don't do it."

The area has always been identified as business park phase two lands in the Official Plan.

The purpose of the Secondary Plan is to provide greater detail on things like the preferred range of employment uses, urban design, transportation and parks and open space systems.

Industrial-commercial-institutional (ICI) development is taking place in Milton at a rapid rate, with 1.96 million square feet of ICI growth last year — a number that surpasses the previous record of 1.86 million square feet set in 2006.

Town council learned last year that if serviced employment land continues to be used up at the current speedy rate, it will be built out in five to six years, making the new business park all the more urgent.

The next steps in the business park process include developing land use options, evaluating them and holding a public workshop in mid-March.

It's then hoped that council will make a decision on the preferred land uses option in late May so that staff can finish preparing the secondary plan documents, which would become available for public review and council adoption in the fall.

Those who missed the meeting can provide comments until Friday, Feb. 8 by e-mailing angela.janzen@milton.ca. For more information visit www.milton.ca.

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Talks continue: creek dispute

Talks are continuing between the Milton Heights Landowners Group (MHLG) and the Region regarding the group's concerns with plans to widen Tremaine Road and extend James Snow Parkway to the west.

A staff memo to the Region's planning and public works committee recently said that meetings were held in November, December and earlier this month with the MHLG, local agencies (like Conservation Halton) and a provincial facilitator.

The sessions stem from the MHLG's dissatisfaction with the proposal to relocate a creek through its property as part of the road works — something the group contends would take up 28 acres of property that could hold 250 homes.

The creek has been identified as a habitat for a rare fish called the Redside Dace.

A staff report on the results of the discussions is expected to go before committee and council next month.

The subject \$98.7-million construction project would see Tremaine Road between Derry and Campbellville roads widened to four lanes, shifted to the east and turned into an access point to Hwy. 401.

The work would also include an extension of James Snow Parkway from its current ending point near Regional Road 25 to east of Tremaine Road. Both roads would have bike lanes and sidewalks.



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