

DS-040-21 North Porta Lands

**Subject:** Website Delegation Request - Russell Cheeseman -

Hello Town Clerk's Staff,

Please note the following response to Delegate Request Application has been submitted at Wednesday May 26th 2021 3:15 PM with reference number 2021-05-26-198.

<https://forms.milton.ca/Management/Response/View/02cb7617-a555-4d36-907f-9f5d6ad56207>

### **Application Information**

- **First Name:**  
Russell
- **Last Name**  
Cheeseman
- **Email Address:**
- **Phone number:**
- **Street Address:**
- **Town**  
Oakville
- **Postal Code:**
- **Are you representing a group?**  
No
- **Council Meeting Date**  
5/31/2021
- **Please indicate how you intend to interact with the online Council Meeting**  
Both audio and video

- **Please describe the issue you intend to present:**  
Submission on behalf of 2220243 Ontario Inc.
- **Please describe specific actions you want Council to take:**  
To take note of our client's submission when considering the passage of this proposed Official Plan Amendment.
- **Staff Report Number (if known)**  
North Porta Lands - LOPA-03/21
- **Please provide your comments in support of or in opposition to the staff recommendation:**  
Please see letter from Barbir and Associates, dated May 25, 2021 - Planning Consultants for 2220243 Ontario Inc.
- **Optional: Upload the written submission that you wish to share with Council (single document, maximum 15 MB)**
  1. [8283 Esquesing Line 401 Ind Bus Park Sec Plan Review Letter May 25 2021.pdf \[2.1 MB\]](#)
- **Do you give your permission to be audio and video recorded on the Town of Milton's live Council meeting stream?**  
Yes I give my permission

[This is an automated email notification -- please do not respond]



**esolutionsNoReply -External Contact**

, ON,

[www.milton.ca](http://www.milton.ca)

May 25, 2021

Town of Milton  
Planning and Development  
150 Mary Street  
Milton ON L9T 6Z5  
[townclerk@milton.ca](mailto:townclerk@milton.ca)

**Re: Submission Letter for 8283 Esquesing Line  
Milton 401 Industrial / Business Park Secondary Plan Review  
Request for the Employment /Light Industrial Designation**

I am the land use planning consultant retained by 2220243 Ontario Inc., the owner of a parcel of land legally described as Part Lot 3, Concession 5, Town of Milton (the “Subject Lands”), known municipally as 8283 Esquesing Line. The Subject Lands are part of the North Porta Lands, which were identified through the approval of Halton Region Official Plan Amendment 38 (ROPA 38) with the purpose of establishing the appropriate local land use designation as part of the Milton 401 Industrial/Business Park Secondary Plan Review. I submit that the proposed designation be Employment/Light Industrial. In addition, the Regional Natural Heritage System should be refined to show the true site-specific circumstances. Also, an Urban Area expansion for the Subject Lands should be considered through the Region’s Municipal Comprehensive Review (MCR) process with the support of the Town of Milton.

**Property description:**

The Subject Lands are located on the east side of Esquesing Line, north of James Snow Parkway. The lands have a frontage of approximately 152 meters (500 feet) along Esquesing Line and a depth of approximately 335 meters (1100 feet) and are 4.85 ha (12 acres) in area.

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## Current Land Use Designations:

1. In the Regional Official Plan on Map 5 (Regional Phasing), the front part of the subject property is shown as “Urban Area with Regional Phasing between 2021 and 2031”.

Please note that as per the property survey and the Regional Minutes of Settlement (explained in more detail below) approximately fifty percent of the property should be within “Urban Area with Regional Phasing between 2021 and 2031”. Currently, only approximately one third of the property is within this category.

2. In the Town of Milton Official Plan, the Subject Lands are designated as “Agricultural Area” and “Greenland Area” (Schedule A – Land Use Plan). It seems that the “Greenland Area” is much skinnier on the Town of Milton Official Plan Map than on the Milton OPA 31 Map.
3. In the Town of Milton Phasing Plan, the front part of the subject property is in Phase 4 Lands – “Urban Expansion Area” – 2021 onwards.
4. In the Town of Milton OPA 31, the front part (approximately 4.0 acres) of the subject property is designated as “Urban Area”. The other part of the property at the back it seems to be entirely within the “Greenbelt Natural Heritage System” contrary to all previous designations/zoning map (Provincial, Regional and Milton) including the Greenbelt Plan Map Number 92. It seems there is also a thin strip of agricultural designation in between the “Urban Area” and the “Greenbelt Natural Heritage System” – very hard to determine what is what on this scale of mapping (Schedule A – Rural Land Use Plan, and Schedule 1A – Provincial Planning Structure).

Please note that as per the survey of the property, and the Regional Minutes of Settlement (explained more below), approximately fifty percent of the property should be within the “Urban Area with Regional Phasing between 2021 and 2031”, which is not accurately shown on the relevant schedules.

5. The proposed designation in the Milton 401 Industrial/Business Park Secondary Plan Review should be revised to show the “Urban Area” to be as per survey and the Minutes of Settlement dated March 31, 2015, between the Regional Municipality of Halton and 2220243 Ontario Inc.

## Current Zoning:

In Town of Milton Zoning By-Law 144-2003, approximately ninety percent of the subject property is zoned “A1 – Agricultural”, and the remaining portion of less than ten percent, located at the far back of the property, is zoned “GA – Greenlands”.

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## Regional Issues

In the Minutes of Settlement dated March 31, 2015 (“the Minutes”), between the Regional Municipality of Halton and 2220243 Ontario Inc. (hereinafter referred to as “222”), in regard to the appeal of ROPA 38 identified by the Ontario Municipal Board as appeal No. PL111358, point number 3 states, “The Parties agree that Halton Region has commenced the next statutory five-year review of the Plan in 2014 (the “Next Five-Year Review”). Part of the Next Five-Year Review will consider the allocation of additional Urban Area lands within Halton Region to respond to the additional numbers provided to Halton Region under Amendment 2 to the Growth Plan (June 2013). Halton Region agrees to consider the Subject Lands as part of the Next Five-Year Review without prejudice to 222’s withdrawal of the Appeal as a result of these Minutes.”

Please note that the Map on page 5 of the Minutes is incorrect because the existing “creek” on the property is shown in the wrong place, more towards the front of the property instead being more towards the east edge of the property. This error reduces the “Urban Area” by approximately 0.7 ha (1.7 acres), and should be corrected through the ongoing regional official plan review and this secondary official plan review process.

## Milton Issues

In Town of Milton Zoning By-Law 144-2003, approximately ninety percent of the subject property is zoned “A1 – Agricultural”, and the remaining portion of less than ten percent, located at the far back of the property, is zoned “GA – Greenlands”.

The property survey shows the “existing creek” running through the middle of the property, correcting the mapping of the agreed Urban Area boundary is necessary.

The proposed Milton 401 Industrial/Business Park map designates only the front portion of the lands as Urban Area and extends the Greenbelt Natural Heritage System much deeper into the lands.

Inconsistency in the mapping is evident and should be corrected. For example, the current zoning is inconsistent with the proposed Milton 401 Industrial/Business Park designation mapping.

Our position is that these inconsistencies should be resolved by expanding the Employment Lands / Light Industrial Designation to include almost the entire parcel - except for the small far north-east portion designated Greenbelt Natural Heritage System - through regional review.

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This would be in keeping with point number 3 of the Minutes of Settlement: “Part of the Next Five-Year Review will consider the allocation of additional Urban Area lands within Halton Region to respond to the additional numbers provided to Halton Region under Amendment 2 to the Growth Plan (June 2013). Halton Region agrees to consider the Subject Lands as part of the Next Five-Year Review without prejudice to 222’s withdrawal of the Appeal as a result of the Minutes.”

Inconsistency in the mapping is evident and should be corrected.

Regards,  
Draga Barbir, B.Sc. B.Arch. MCIP RPP

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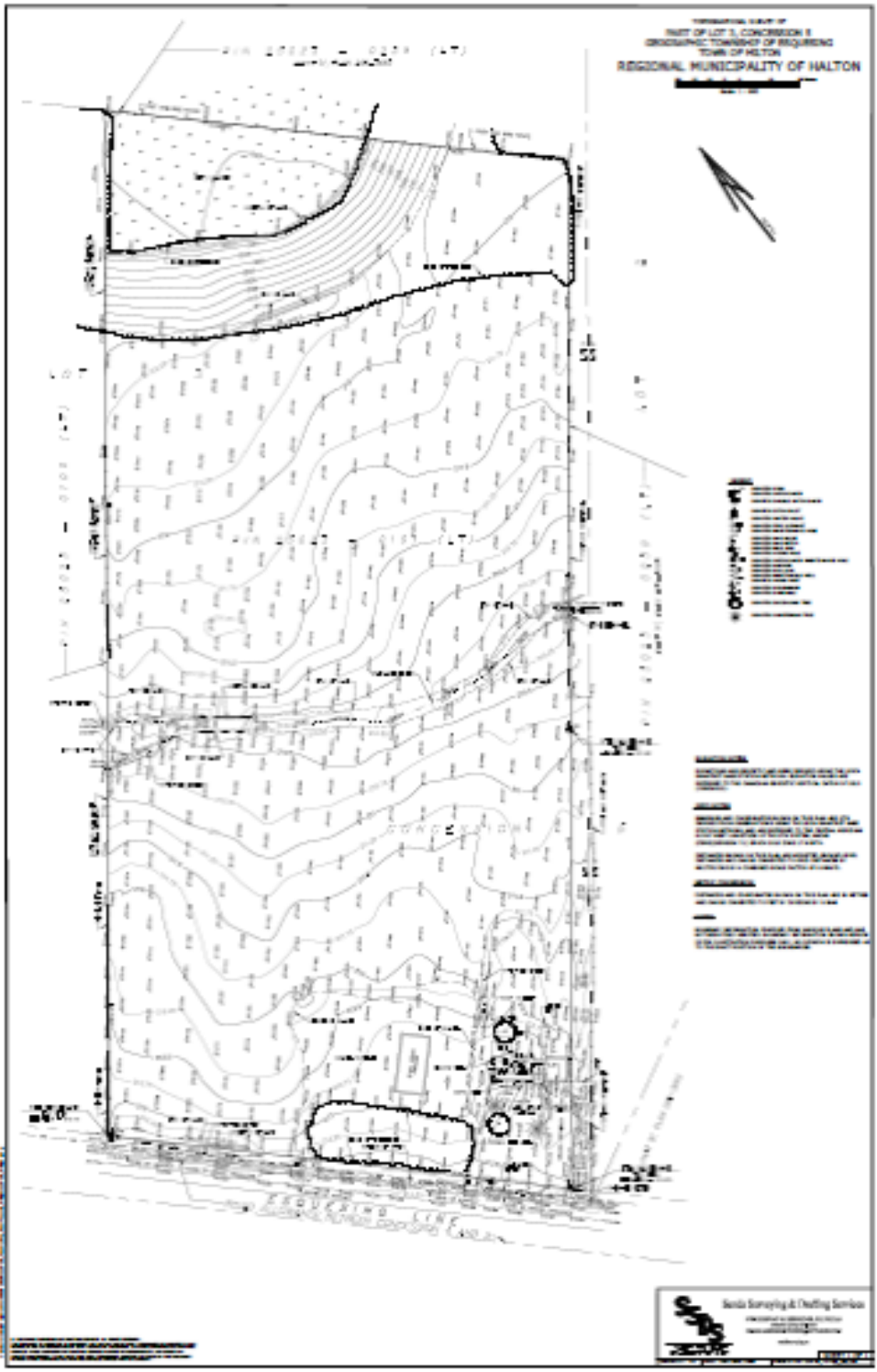
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**SURVEY - "CREEK" RUNS APPROXIMATELY THROUGH THE MIDDLE OF THE PROPERTY**



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# THE MINUTES OF SETTLEMENT MAP

## Schedule "A" 8283 Esquesing Line, Milton

- Subject Parcel
- Urban Area with Regional Phasing between 2021 and 2031
- Roads
- Parcels
- Agricultural Area
- Regional Natural Heritage System
- Urban Area
- Greenbelt NHS



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K/GIS: Sentow/teramit Planning Services  
Planning Policy Project Sustainable Halton  
Updated/Properties\_Comments (Med)



The "creek" is in the wrong place: see the survey above. It should be shown approximately in the middle of the property.

The Agricultural Area of approximately 1.5–1.7 acres is too small for any type of agricultural use. Therefore, it should be added to an adjacent Urban Area. The Greenbelt NHS should be corrected/reduced as per the Zoning Map, and the remaining portion should be added to the Urban Area. Through this secondary plan revision and the Regional OP review, these errors should be corrected.

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**GREENBELT PLAN:**

**GREENBELT PLAN MAP 92**

**SUBJECT SITE**



**Subject Site: Part Lot 3 Con 5**

**It is visually clear that the Milton zoning Map corresponds to the Greenbelt Plan Map 92**

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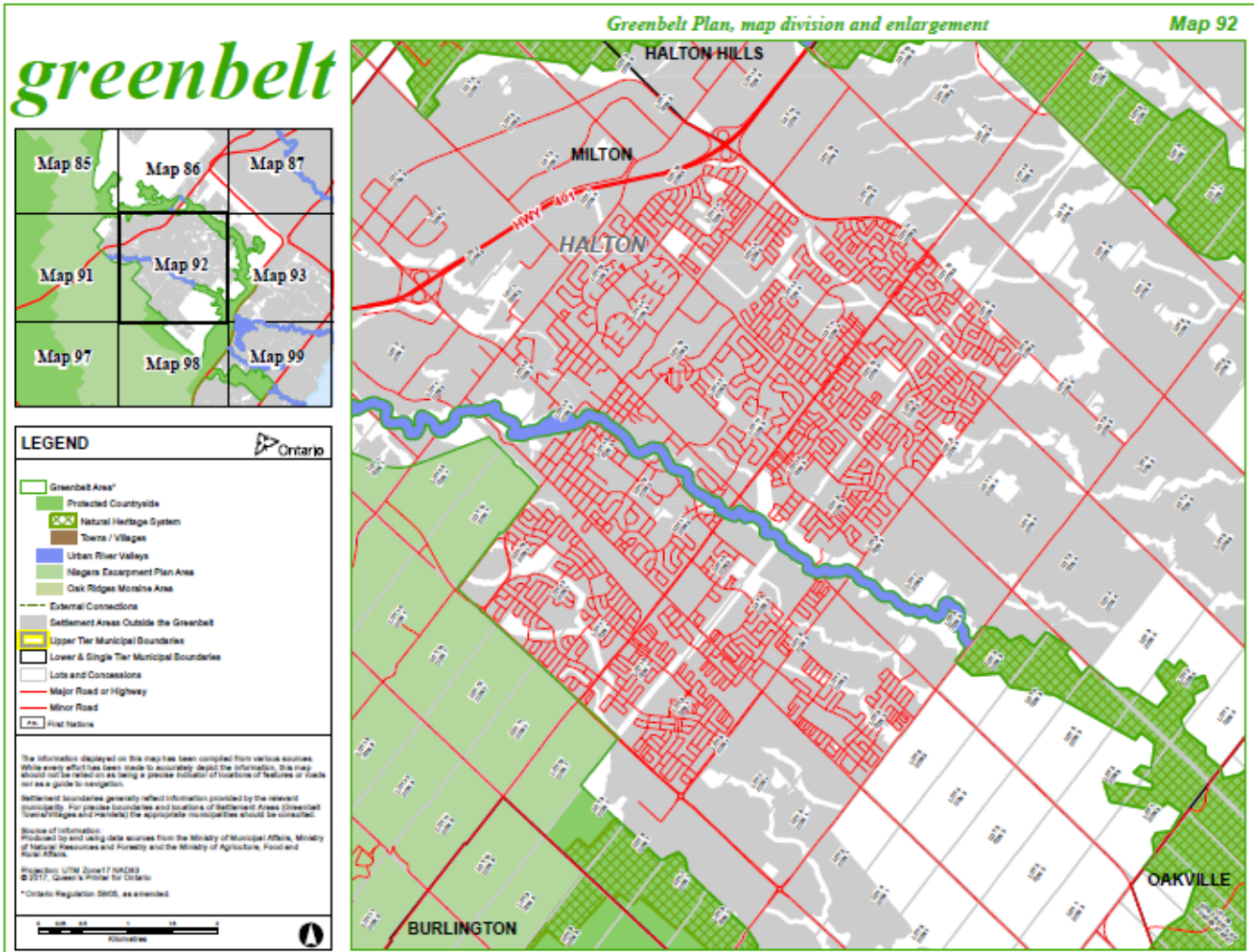
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**Subject Site: Part Lot 3 Con 5**

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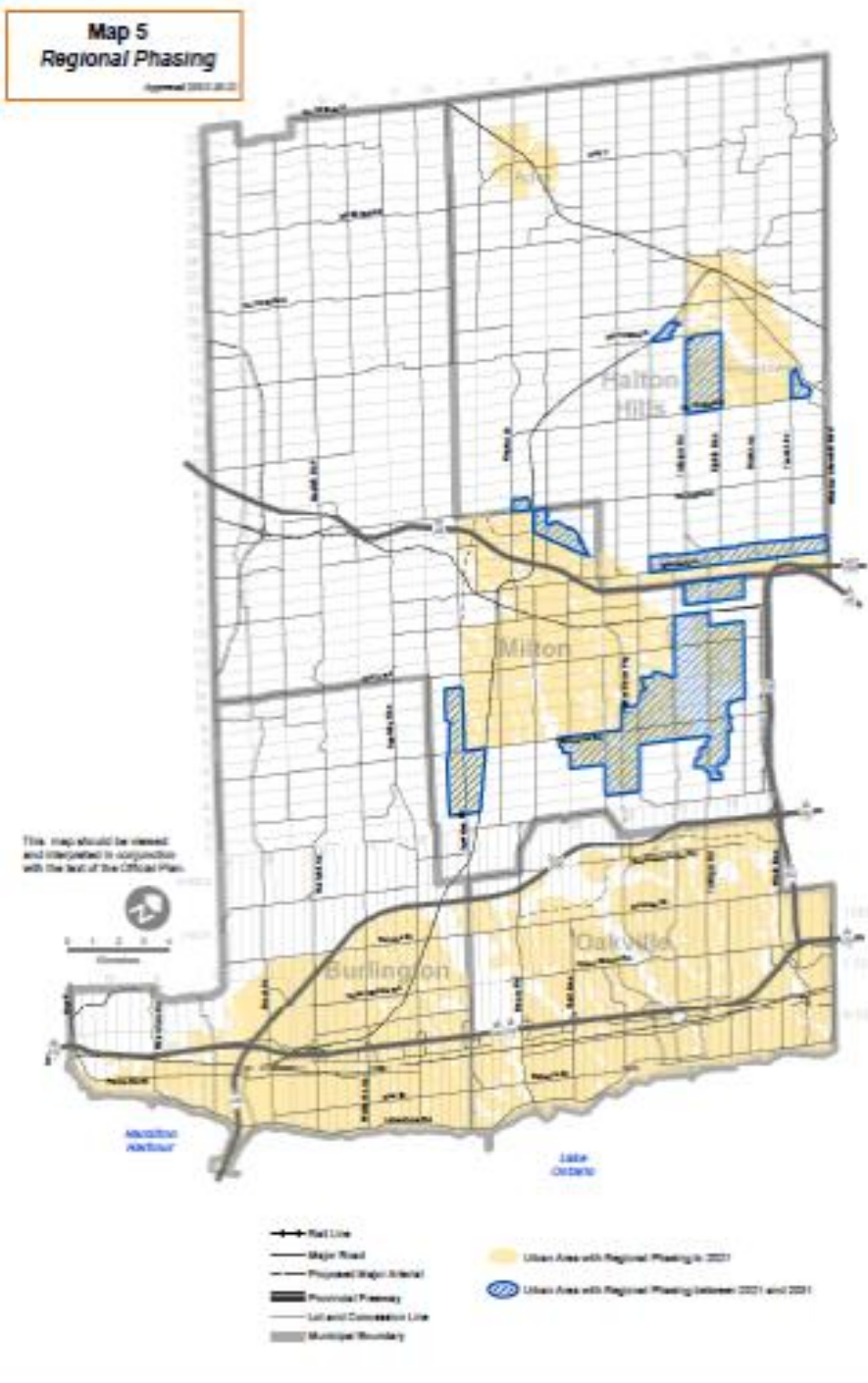
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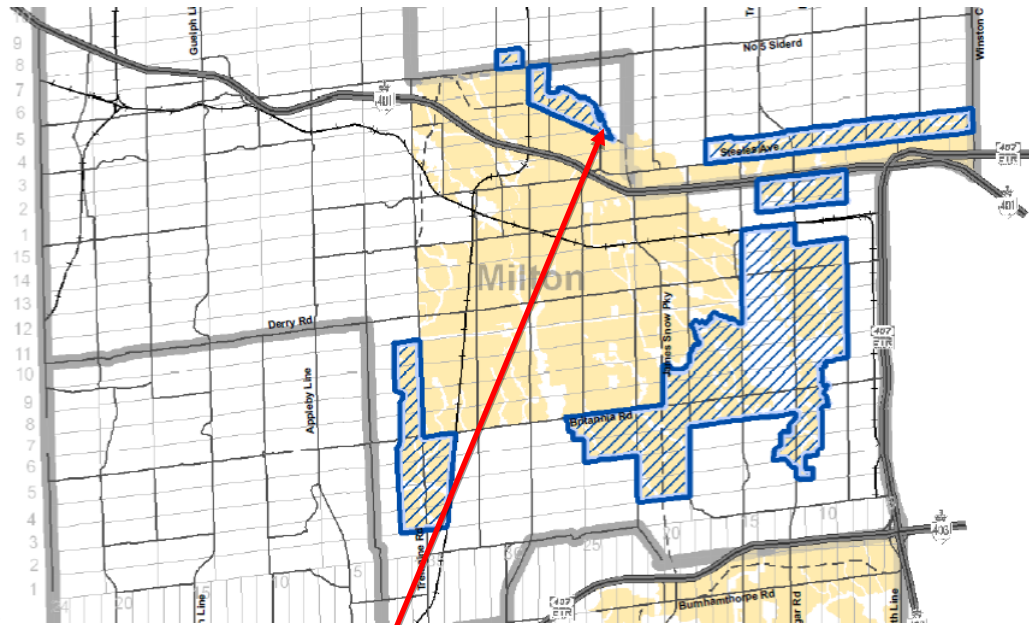
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**REGIONAL OFFICIAL PLAN:**



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This map should be viewed and interpreted in conjunction with the text of the Official Plan.

Subject Site

- +— Rail Line
- Major Road
- - - Proposed Major Arterial
- ▬ Provincial Freeway
- Lot and Concession Line
- ▬ Municipal Boundary
- Urban Area with Regional Phasing to 2021
- Urban Area with Regional Phasing between 2021 and 2031

## Regional Official Plan – Map 5

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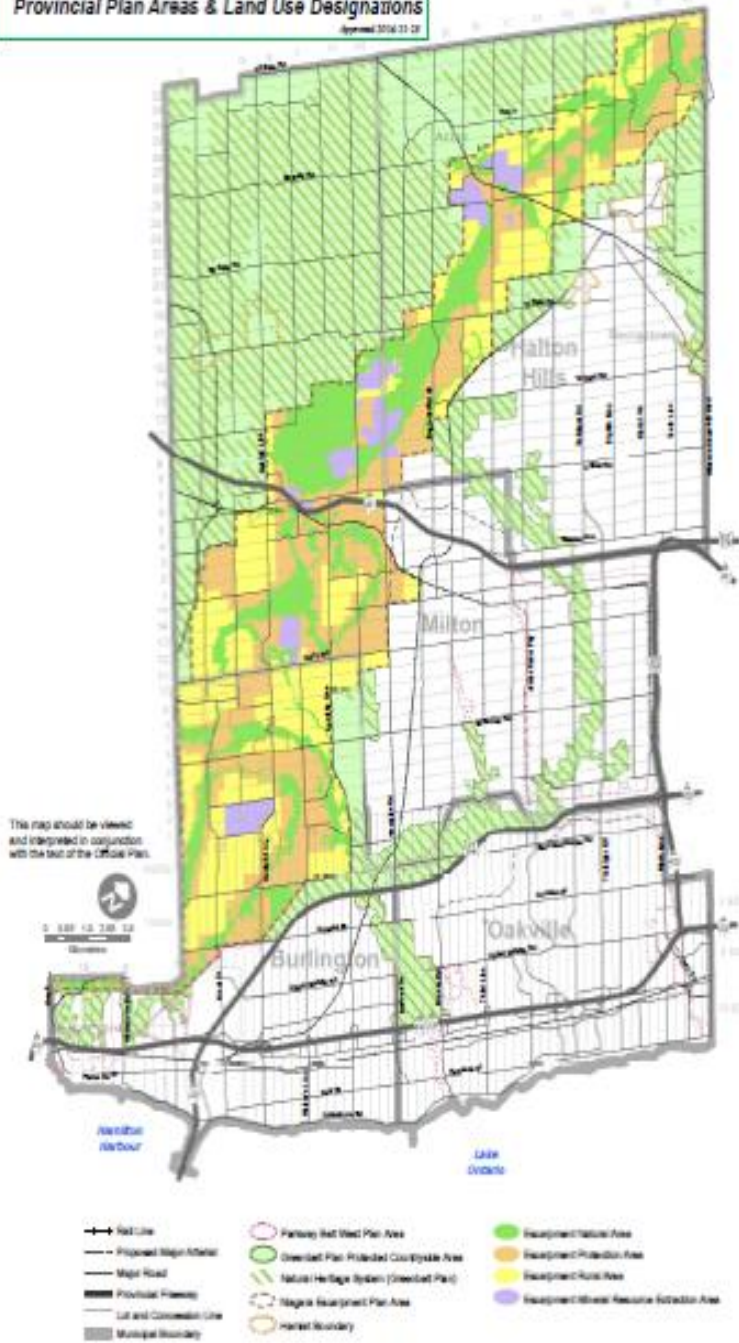
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**Map 1A**  
**Provincial Plan Areas & Land Use Designations**

Approved: 2016-03-09



This map should be viewed and interpreted in conjunction with the text of the Official Plan.



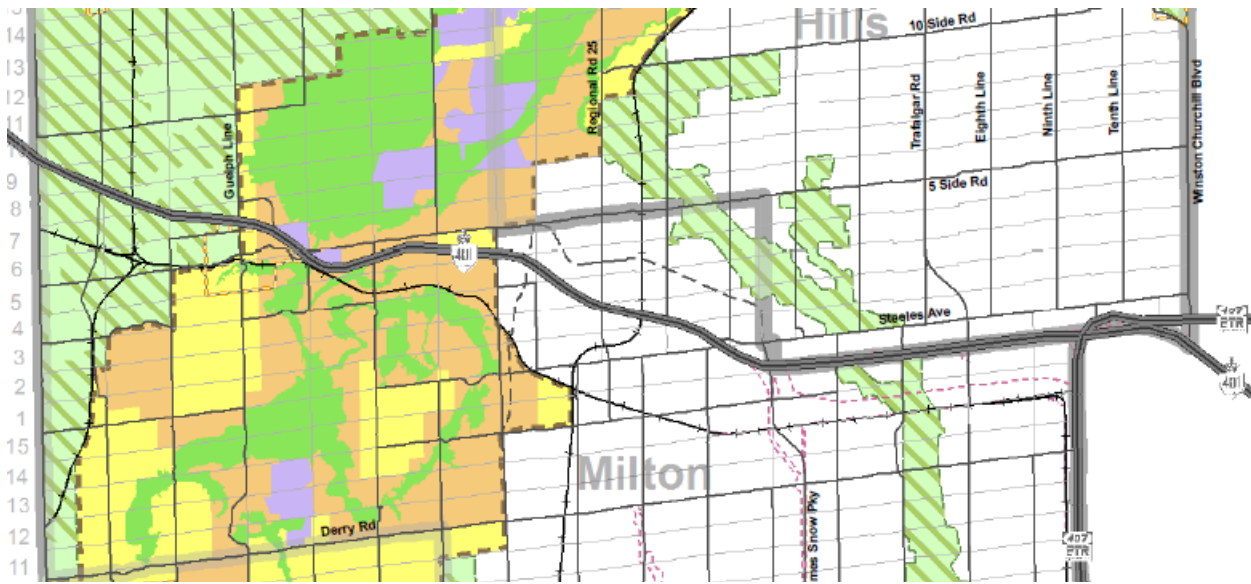
July 2014

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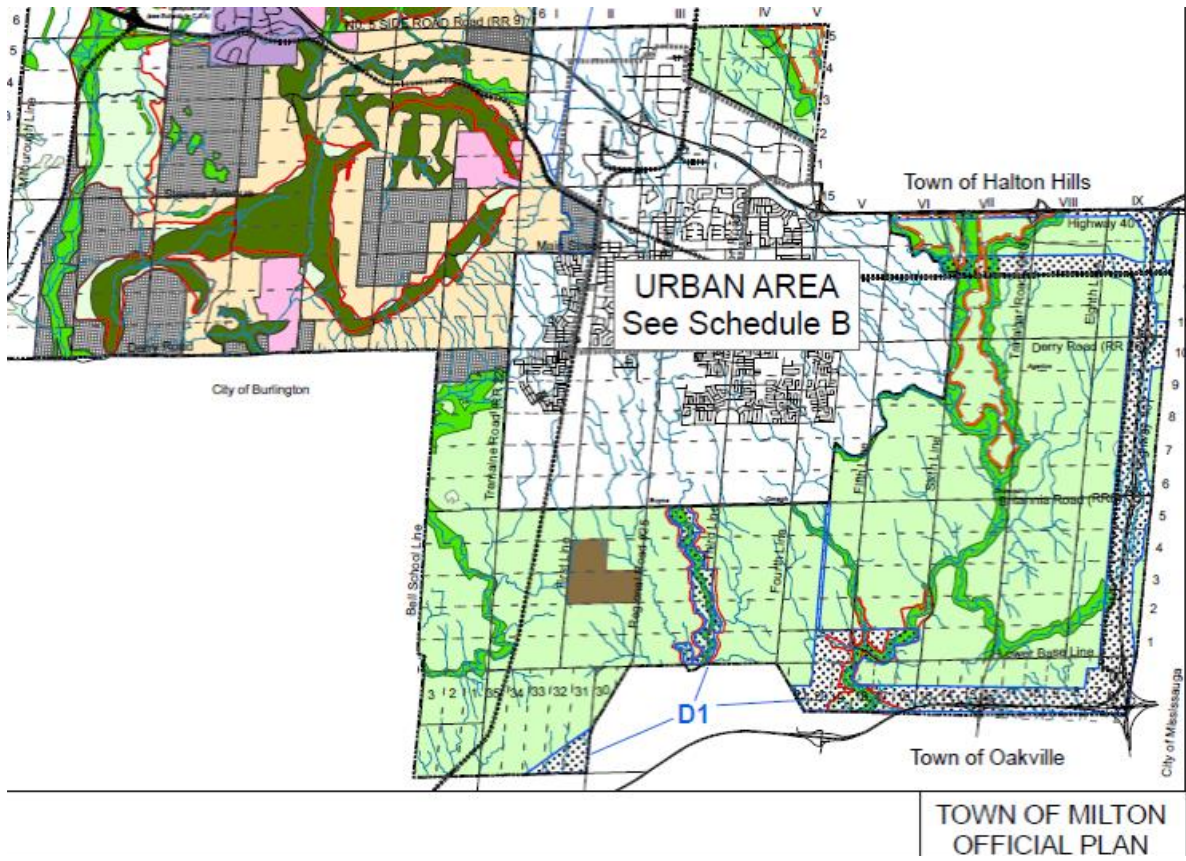
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**Regional Official Plan – Map 1A**

# MILTON OFFICIAL PLAN



## Milton Official Plan – Schedule A – Land Use Plan

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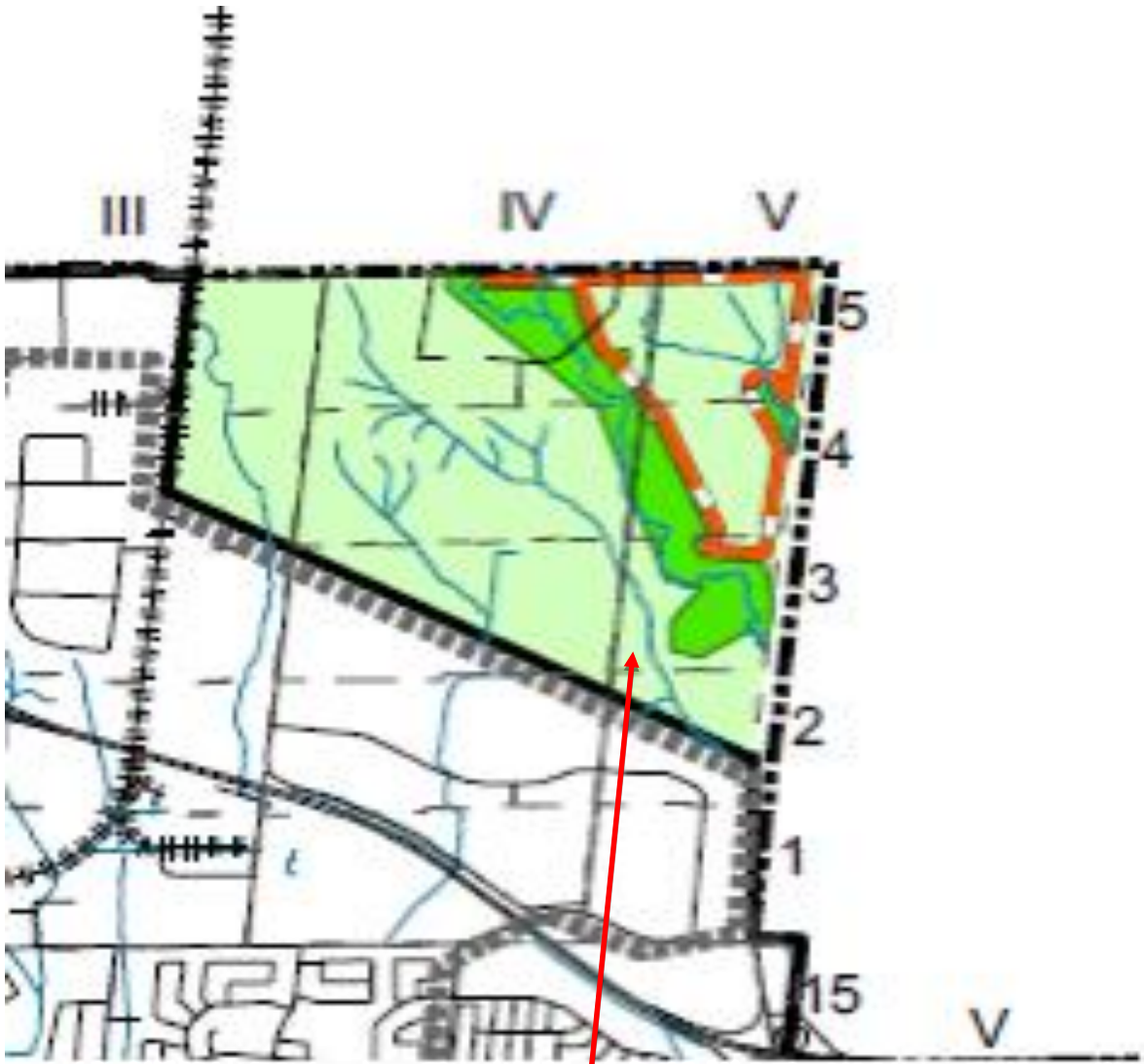
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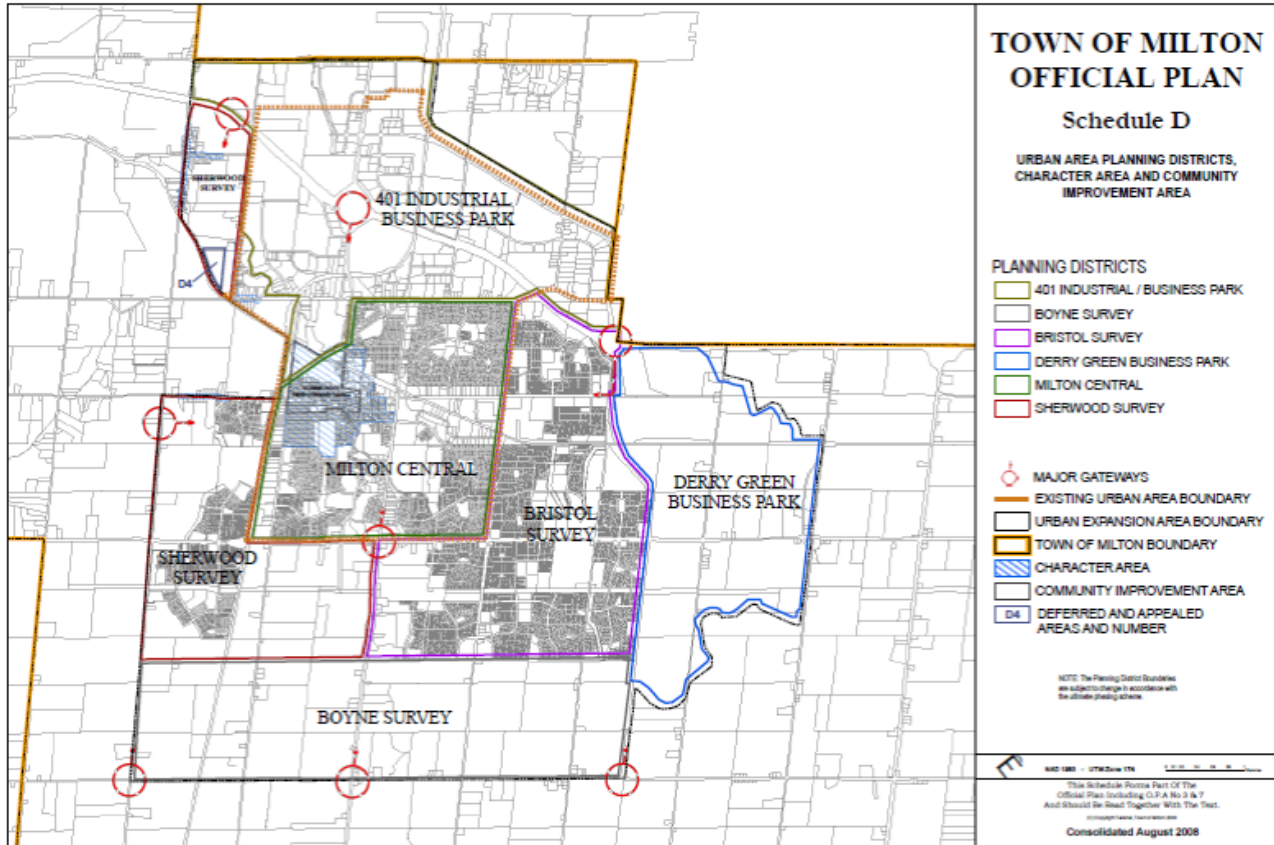
**SUBJECT SITE**



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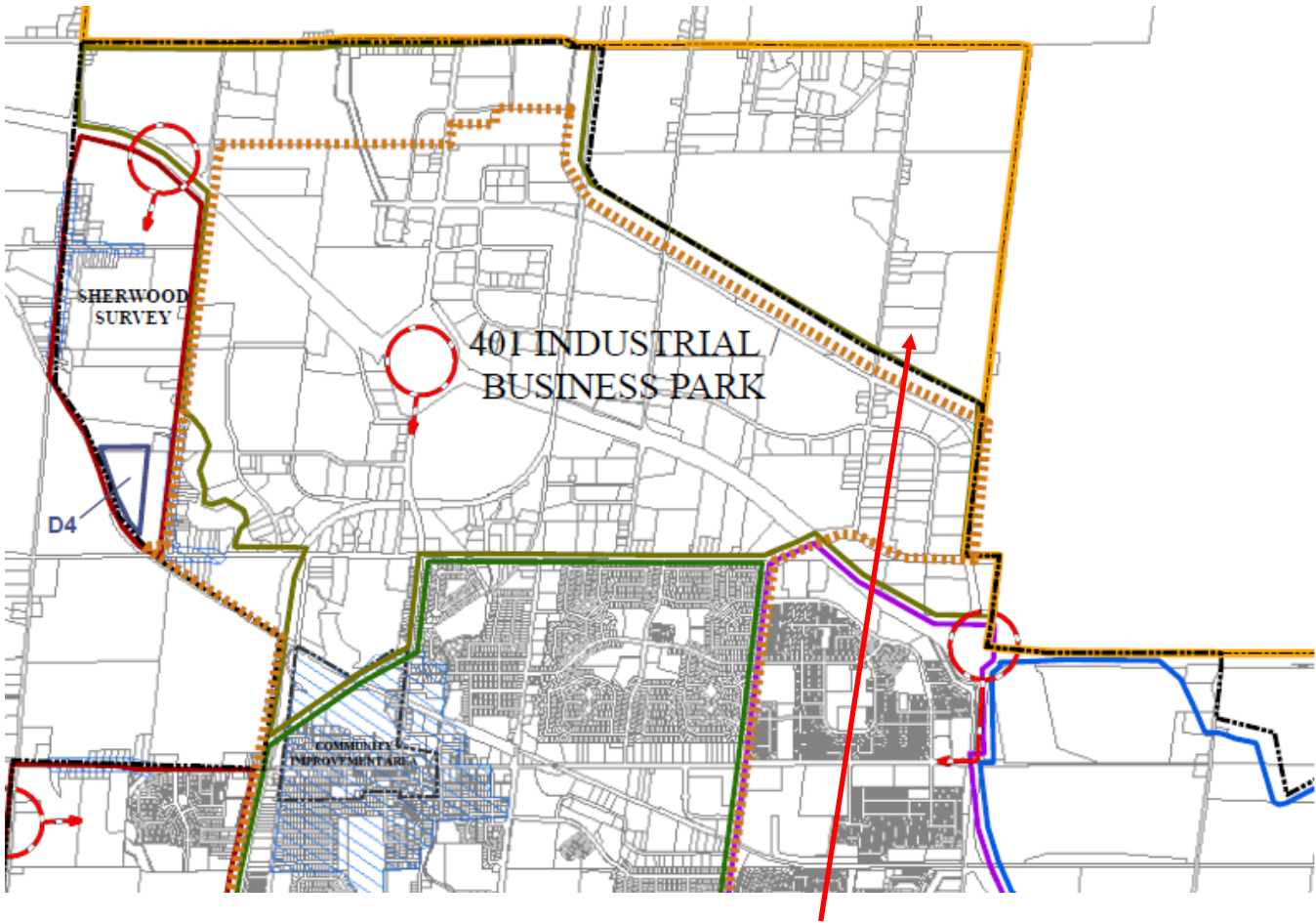


**Milton Official Plan - Schedule D**

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**Subject Site**

**TOWN OF MILTON  
OFFICIAL PLAN**

**Schedule D**

URBAN AREA PLANNING DISTRICTS,  
CHARACTER AREA AND COMMUNITY  
IMPROVEMENT AREA

PLANNING DISTRICTS

- 401 INDUSTRIAL / BUSINESS PARK
- BOYNE SURVEY
- BRISTOL SURVEY
- DERRY GREEN BUSINESS PARK
- MILTON CENTRAL
- SHERWOOD SURVEY

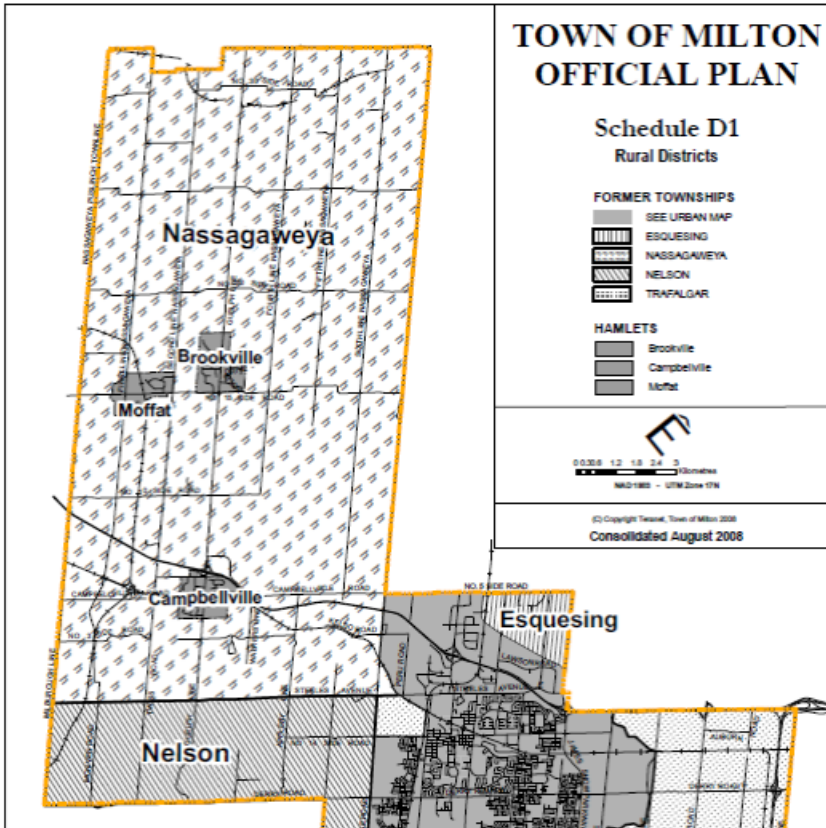
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**Milton Official Plan - Schedule D1**

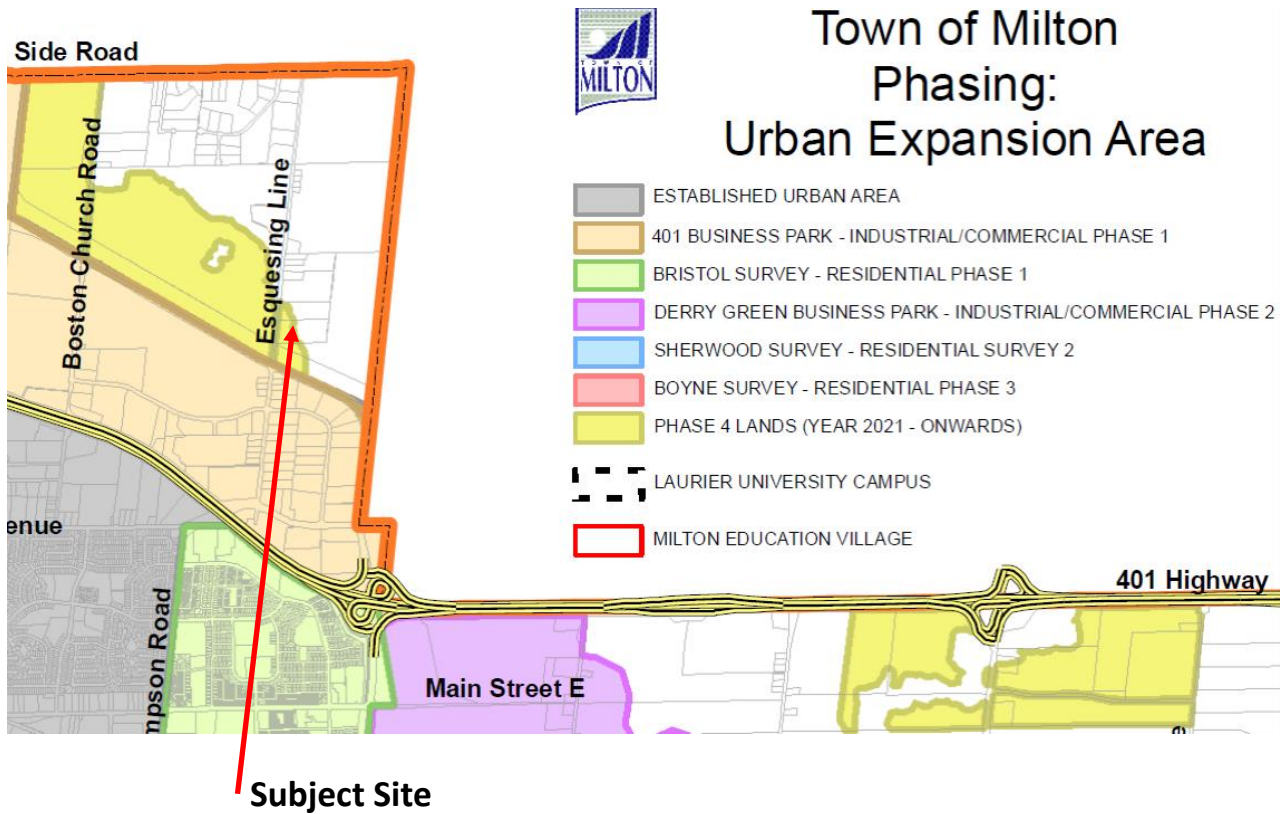
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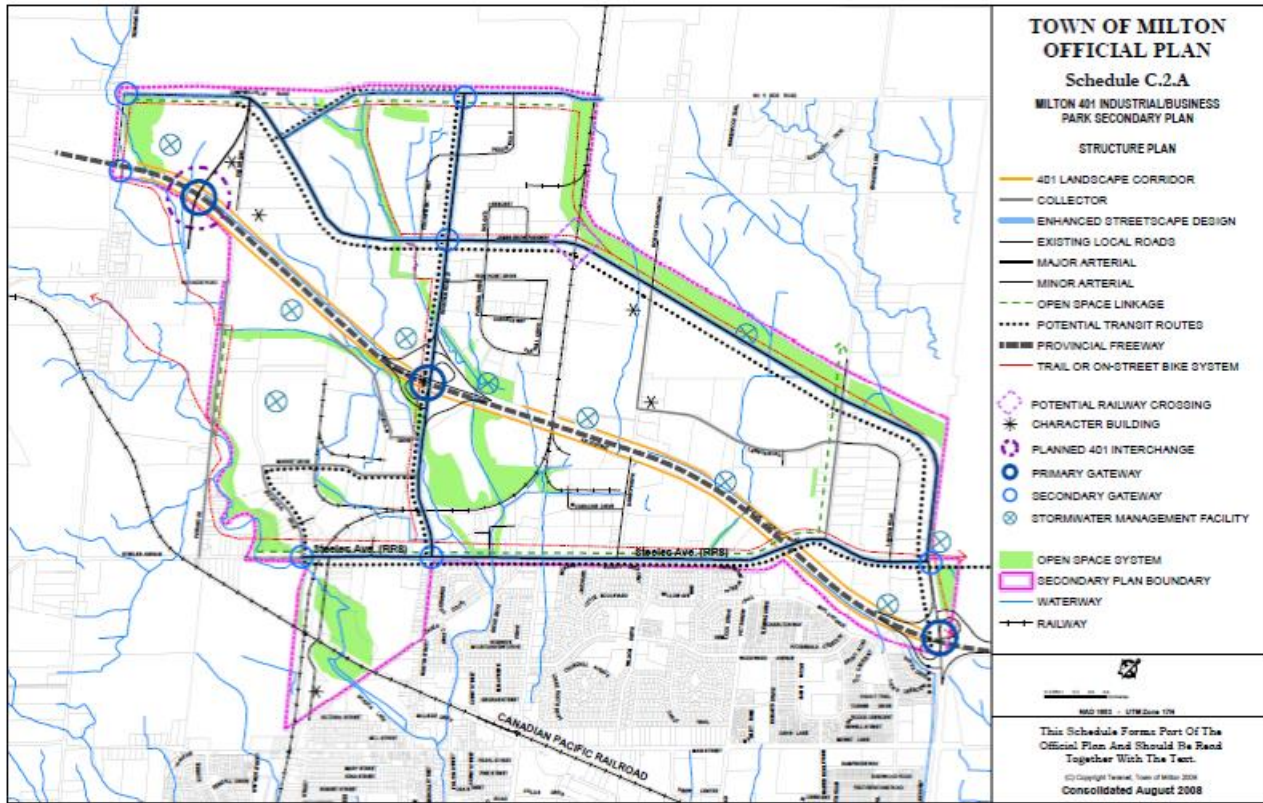


**Milton Official Plan – Urban Expansion Area**

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## Milton Official Plan - Schedule C.2.A

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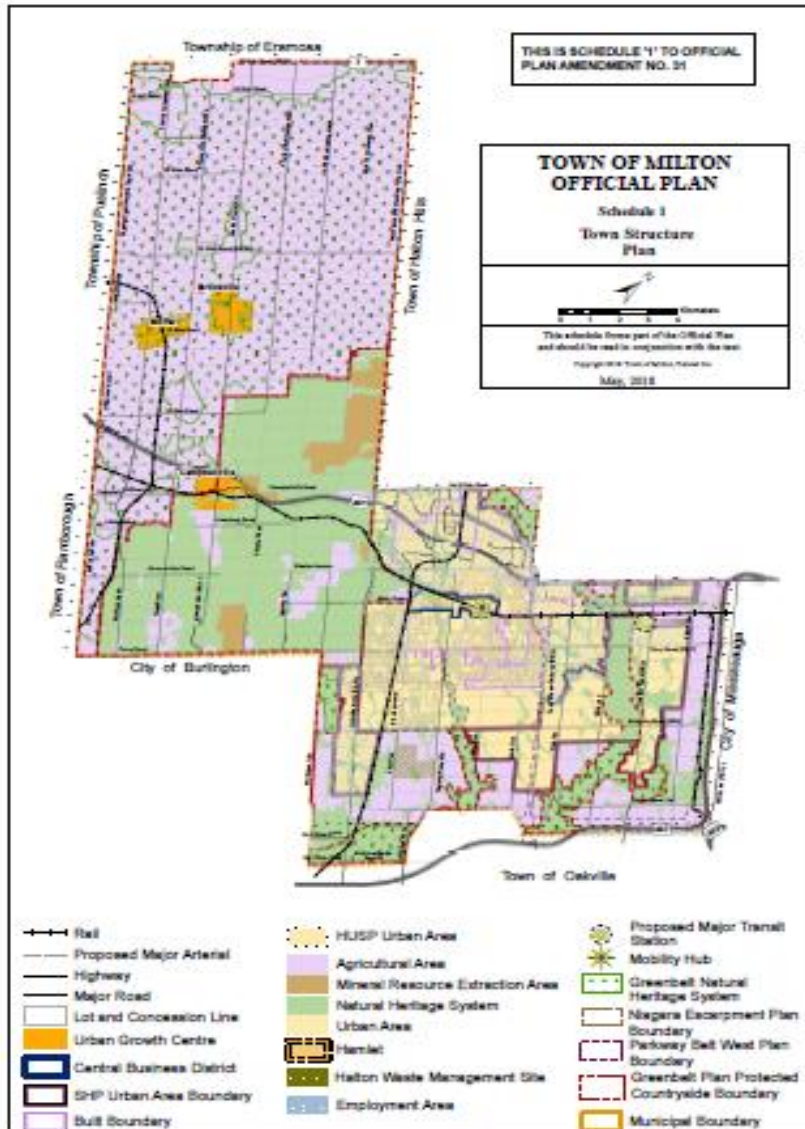
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# MILTON OPA 31

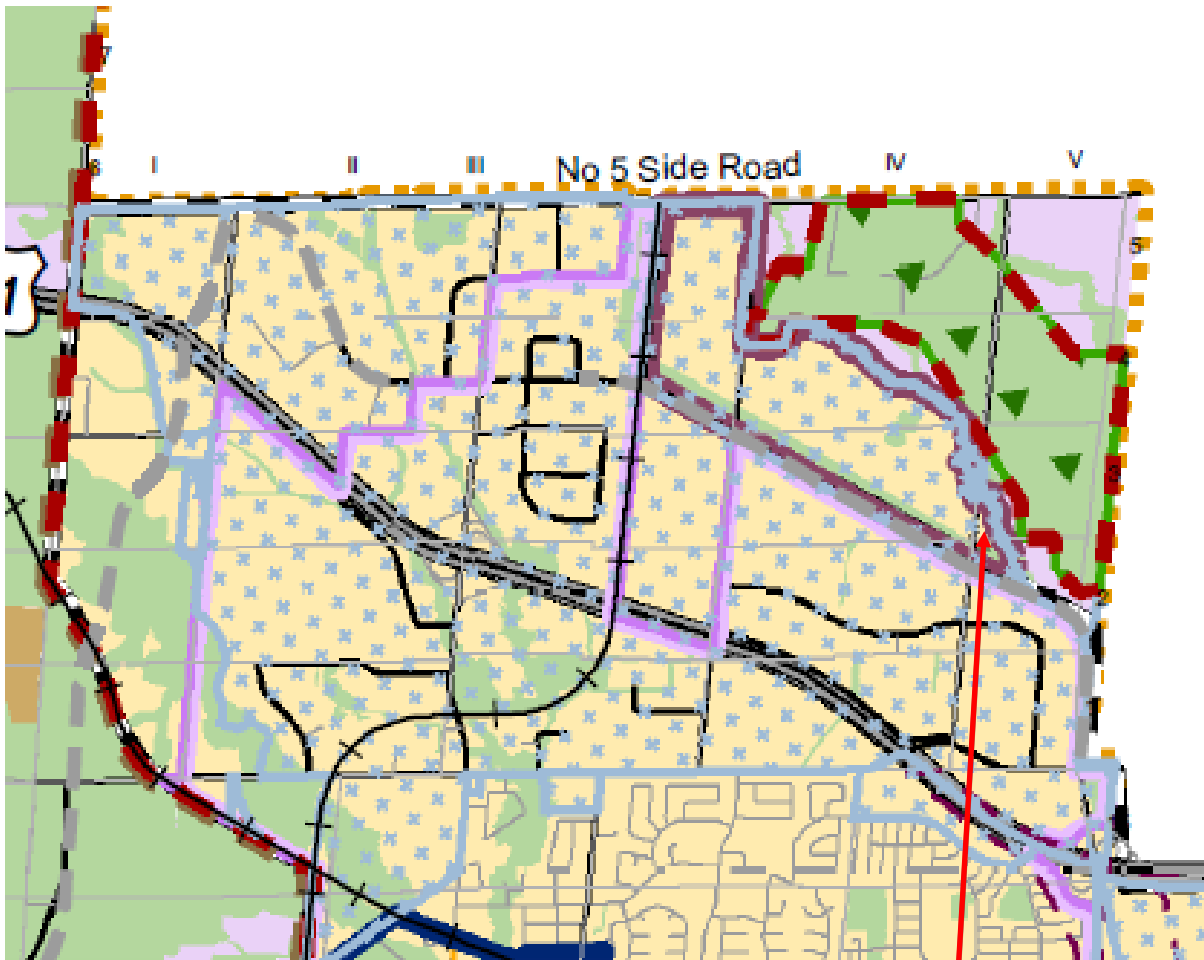


## Milton OPA 31 – Schedule 1

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**SUBJECT SITE**

- |  |   |
|--|---|
|  HUSP Urban Area                  |  Proposed Major Transit Station                |
|  Agricultural Area                |  Mobility Hub                                  |
|  Mineral Resource Extraction Area |  Greenbelt Natural Heritage System             |
|  Natural Heritage System          |  Niagara Escarpment Plan Boundary              |
|  Urban Area                       |  Parkway Belt West Plan Boundary               |
|  Hamlet                           |  Greenbelt Plan Protected Countryside Boundary |
|  Halton Waste Management Site     |  Municipal Boundary                            |
|  Employment Area                  |   |

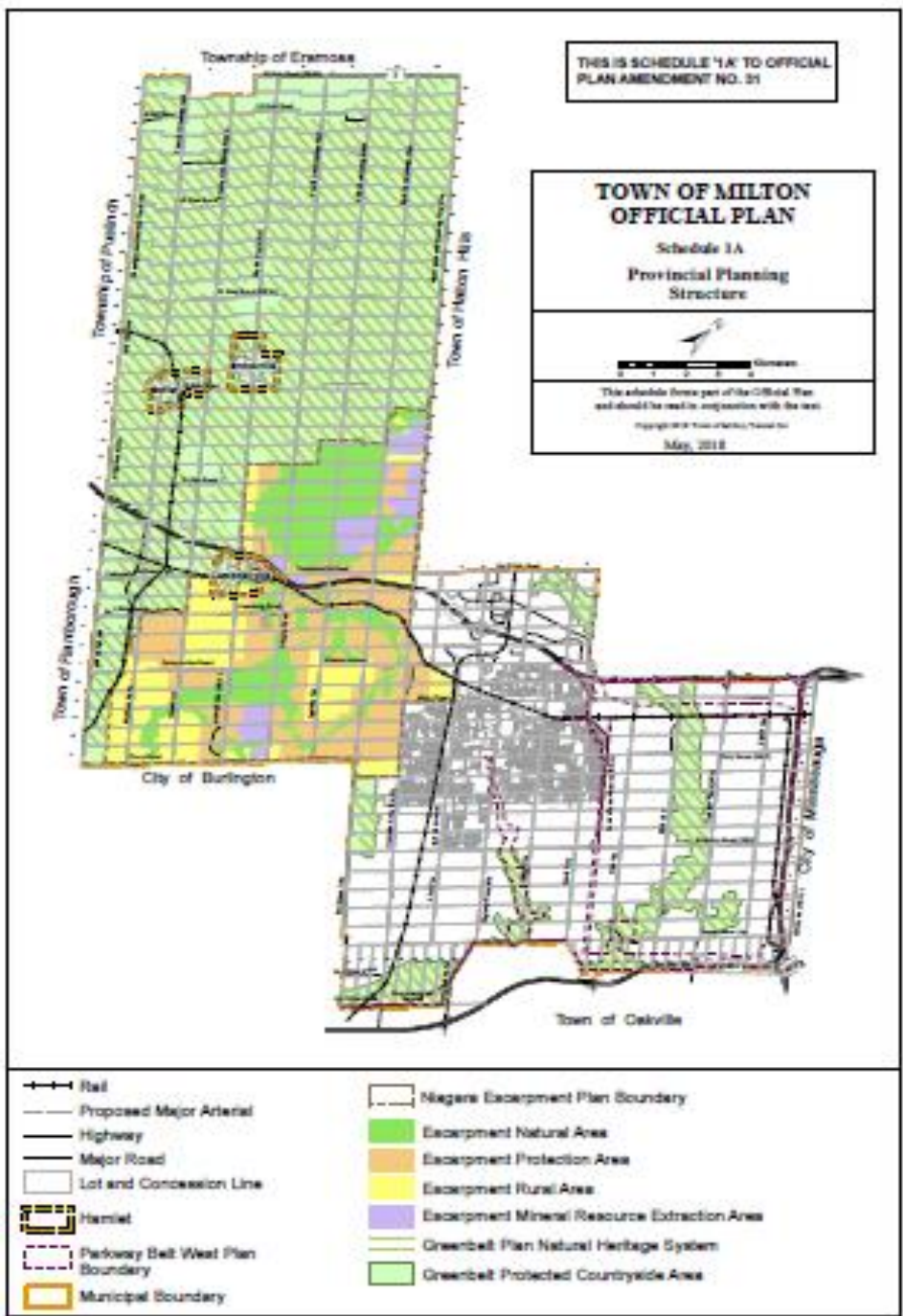
## Milton OPA 31 – Schedule 1

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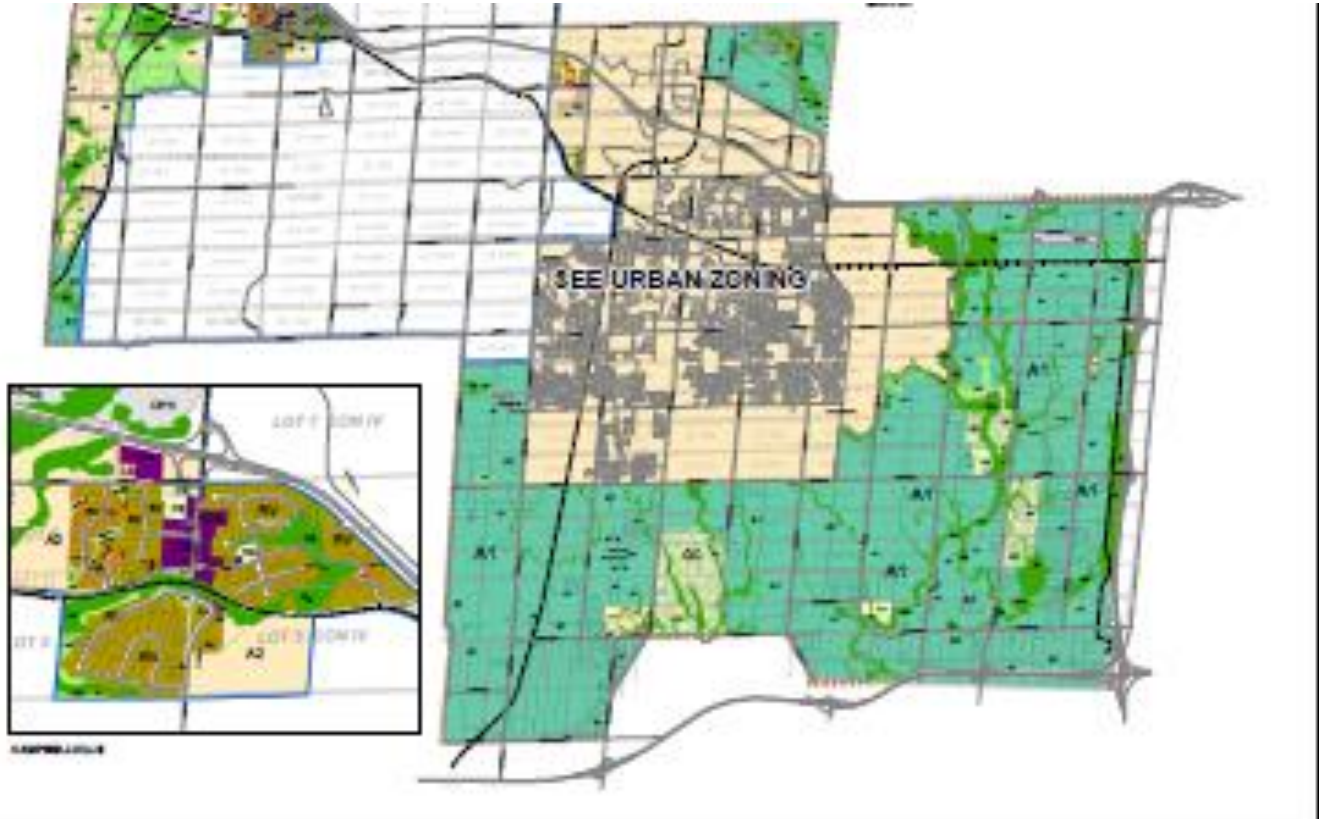
**Milton OPA 31 – Schedule 1A**

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## MILTON ZONING BY-LAW 144-2003



Zoning Map

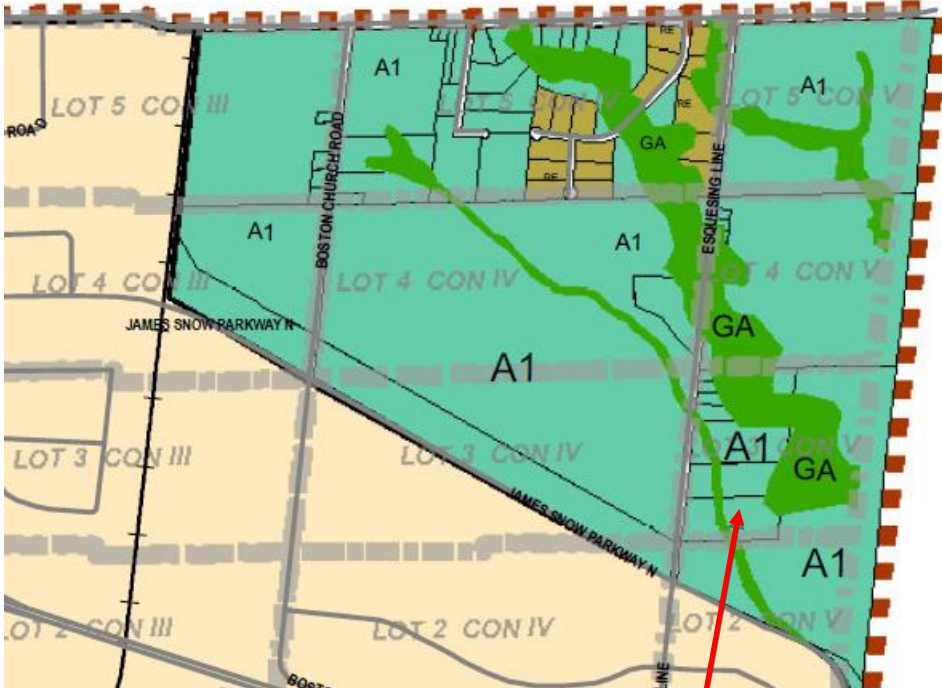
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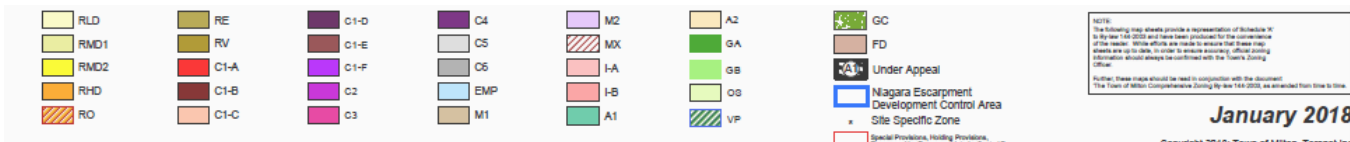
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**SUBJECT SITE**



## Zoning Map

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