



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Development Services

Date: August 23, 2021

Report No: DS-064-21

Subject: Technical Report: Town Initiated Local Official Plan Amendment applicable to the North Porta lands in the Town of Milton (Town File: LOPA 03/21).

Recommendation: THAT Development Services Report DS-064-21 outlining the Town Initiated amendment to the Town of Milton Official Plan applicable to the North Porta lands, BE APPROVED;

AND THAT staff be authorized to bring forward Official Plan Amendment No. 67 for Council adoption, in accordance with the draft Official Plan Amendment attached as Appendix 1 to Report PD-064-21;

AND THAT the Town Clerk be directed to make application to the Halton Region for approval of Official Plan Amendment No. 67, should be it determined that the amendment is not exempt from Regional approval.

EXECUTIVE SUMMARY

The North Porta lands comprise approximately 120 hectares (296 acres) of land located immediately adjacent to the 401 Industrial/Business Park Secondary Plan, north and east of the North Hydro Corridor and south and west of the Sustainable Halton Plan (SHP) Urban Area Boundary.

The proposed Town-initiated Local Official Plan amendment (LOPA) seeks to adjust the boundary of the Milton 401 Industrial/Business Park Secondary Plan to incorporate the North Porta lands into the Secondary Plan area and establish the appropriate employment land use designations and area-specific development requirements to ensure their orderly development in alignment with the goals and objectives of the Secondary Plan.

The amendment will designate the majority of the subject lands “Industrial Area” to enable the development of a full range of light and general industrial uses, including recycling industries, accessory service, wholesale, retail and office uses directly related to the industrial uses.

A small block will be designated “Business Commercial Area” to permit limited office or service commercial uses and facilitate the preservation and potential relocation of the James Snow farmhouse located at 8350 Esquesing Line.

The amendment will increase Milton’s employment land inventory and will facilitate employment development on the subject lands.

Recommendation

Development Services staff is satisfied that the Town-initiated Local Official Plan amendment conforms to provincial, regional and local planning policy. As such, staff recommends that Local Official Plan Amendment No. 67, attached as Appendix 1 to this report, be approved.

In the event that the Halton Region, being the Approval Authority, declares this Official Plan Amendment to not be exempt, following Council adoption of the Local Official Plan amendment, it will be submitted to Halton Region for approval.

REPORT

Background

Location/Description:

The subject lands, known as the North Porta lands, encompass approximately 120 hectares (296 acres) of land immediately adjacent to the northwest boundary of the Milton 401 Industrial/Business Park Secondary Plan Area. The lands are bounded by the North Hydro Corridor and James Snow Parkway to the south, the continuation of the North Hydro Corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east, in the Town of Milton. Direct access is provided from the Highway 401 via James Snow Parkway (see Figure 1 – Location Map).

The lands comprise of nine properties. Three properties are currently used for agricultural purposes (97% of the area); two properties located on the east side of Esquesing Line

and four properties located on the west side of Boston Church Road contain residential uses, one of these also containing a transport related facility. Six of the properties are bisected by the SHP Urban Area Boundary.

One property is listed in the Town's Heritage Register. It contains a heritage house associated with the Aitken and Snow families, a barn and other agriculture-related buildings.

Surrounding land uses include the North Hydro Corridor to the south and west, general industrial uses across James Snow Parkway, and rural lands and environmentally protected lands to the north.

Proposal

The Local Official Plan amendment proposes to:

- Extend the Milton 401 Industrial/Business Park Secondary Plan boundary to incorporate the subject lands within the Secondary Plan area. This boundary change will be reflected on the following Official Plan schedules and appendix:
 - "Schedule B – Urban Area Land Use Plan";
 - "Schedule D - Urban Area Planning Districts, Character Area and Community Improvement Area";
 - "Schedule D2 - Urban Area Planning Districts, Character Area and Community Improvement Area";
 - "Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan Structure Plan";
 - "Schedule C.2.B - Milton 401 Industrial/Business Park Land Use"; and
 - "Appendix C.6.C - Subwatershed Areas 2 and 7".
- Designate the lands identified on Diagram 1 to the amendment from "SHP Growth Area – Employment" and "Natural Heritage System" to "Industrial Area" and "Business Commercial Area". These changes are reflected on the following Official Plan schedules:
 - "Schedule B - Urban Area Land Use Plan"; and
 - "Schedule C.2.B - Milton 401 Industrial/Business Park Land Use".
- Introduce area specific development application requirements to provide direction on the planning and construction of future road network improvements in the area,

the preparation of comprehensive environmental and servicing studies, and the preservation of the James Snow farmhouse located at 8350 Esquesing Line.

- Revise “Schedule E - Transportation Plan”, “Schedule C.2.A - Milton 401 Industrial/Business Park Secondary Plan Structure Plan” and “Schedule C.2.B - Milton 401 Industrial/Business Park Land Use” to reflect updates to the transportation network, Natural Heritage System and Regulatory Flood Plain; and
- Revise various policies of the Milton 401 Industrial/Business Park Secondary Plan to reflect updates to the description of James Snow Parkway and the approach to regionally significant aquifers; and remove references to the original secondary park study area that are no longer relevant.

Documents

The following documents has been prepared in support of the Local Official Plan amendment. These documents are available for review:

- North Porta Employment Lands Policy Framework Discussion Paper, prepared by the Development Services Department, Town of Milton, April 2021.
- Natural Heritage Constraints Memo, revised June 2021, prepared by Dougan & Associates.

Planning Policy

Provincial Policy Statement (PPS) (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets out the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. The PPS includes policies that encourage Ontario municipalities to build healthy, livable and safe communities through intensification and directing development to already settled and well-serviced areas. Council’s decisions, made under the Planning Act, must be consistent with the PPS. While the PPS is to be read in its entirety, the proposed Local Official Plan amendment is consistent with the relevant sections of the PPS.

Section 1.1.1 of the PPS identifies criteria which sustain healthy, liveable and safe communities, including:

- a) promoting efficient development and land use patterns, which sustain the financial well-being of the Province and municipalities over the long term; and*
- b) accommodating an appropriate range and mix of residential, employment (including commercial and institutional uses), recreational and open space uses to meet long term needs;*

The subject lands are located within a settlement area. Section 1.1.3.1 states that *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

Section 1.1.3.2 - *Land use patterns within settlement areas shall be based on:*

- a) densities and a mix of land uses which:*
 - efficiently use land and resources;*
 - are appropriate for, and effectively use the infrastructure and public service facilities that are planned or available, and...;*
 - are transit supportive, where transit is planned, exists or may be developed, and*
 - are freight supportive.*

Section 1.3 of the PPS contains policies related to Employment and Employment Areas and notes:

1.3.1 - Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites...;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and*

e) ensuring the necessary infrastructure is provided to support current and projected needs.

1.3.2.1 - Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

1.3.2.6 - Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

The proposed Local Official Plan amendment achieves the objectives and is consistent with the above noted policies as the subject lands area located within a settlement area (urban area) and contributes to the range of land uses by providing employment uses within the community.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe (Office Consolidation, 2020)

A Place to Grow is the Ontario government's initiative to plan for growth and development in the Greater Golden Horseshoe region (GGH) that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity, while ensuring the protection and effective use of resources.

The Growth Plan provides population and employment forecasts for the horizon of the Plan for upper-tier and single-tier municipalities in the GGH, which will apply throughout a municipal comprehensive review. Amendment No. 1 to the Growth Plan extended the planning horizon of the Growth Plan from 2041 to 2051 and identified a new distribution of population and employment to the 2051 planning horizon.

The subject lands are located within a settlement area in proximity to a major goods movement corridor and a 400 series highway and within the "Designated Greenfield Area" designation on Schedule 2 – A Place to Grow Concept. New development taking place in designated greenfield areas shall be planned, designated, zoned and designed in a manner that contributes to creating a complete community and provides a diverse mix of land uses including residential and employment uses to support vibrant communities.

The Growth Plan sets out policies that are relevant to this Local Official Plan amendment: Section 2.2.1 states that

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;**

- ii. have existing or planned municipal water and wastewater systems; and*
- iii. can support the achievement of complete communities;*
- c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*

Section 2.2.5.1 of the Growth Plan speaks to Employment Lands and notes that Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) planning to better connect areas with high employment densities to transit; and*
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

Lastly, Section 2.2.5.5 of the Plan encourages municipalities to designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities. In order to support goods movement, the Plan calls for a coordinated goods movement network that links major goods movement facilities and corridors to the provincial highway network and employment areas.

The subject lands are identified as within a “Provincially Significant Employment Zone (P.S.E.Z.s) as designated by the Growth Plan. Section 2.2.5.12 describes the P.S.E.Z.s as areas defined by the Minister in consultation with municipalities for the purpose of long-term employment planning and economic development. While the Growth Plan does not include a map of the P.S.E.Z.s., these are mapped through an interactive web-based map.

The proposed Local Official Plan amendment is consistent with the Provincial Growth Plan as the subject lands are located within a Settlement Area, which provides municipal water and wastewater systems and contributes to the mix of land uses by providing employment opportunities and enhancing Milton's economic vitality. The lands are also located in a planned employment area in proximity to major goods movement facilities and corridors, which allows future development in the area to utilize the surrounding transportation infrastructure that has been designed to accommodate freight transportation movement.

The Halton Region Official Plan (ROP)

The Halton Region Official Plan (ROP) is Halton's guiding document for land use planning, growth and development. The Plan provides broad policy directions on strategic matters to guide growth and development within the Region. The Plan addresses region-wide issues and provides a consistent vision for land use in Milton. The Urban Area policies of the ROP are in effect and provide for a range of permitted uses within the Urban Area in accordance with Local Official Plans. All development, however, shall be subject to all other relevant policies of the Regional Plan.

The Halton Region Official Plan Amendment 38 (ROPA 38) designated the urban expansion lands immediately adjacent to the Milton 401 Industrial/Business Park Secondary Plan (the subject lands) as Urban Area with an "Employment Area" Overlay in accordance with Map 1- 'Regional Structure' of the Regional Official Plan (ROP) and are therefore identified by the Region to accommodate employment growth to 2031.

Table 2 to the ROP sets out a minimum overall development density in the Designated Greenfield Area of 58 residents and jobs combined per gross hectare. Likewise, the Regional Structure also sets out the regional phasing to be achieved every five years from 2012 to 2031 between the Built-Up Areas and the Designated Greenfield Areas. The subject lands are designated Urban Area with Regional Phasing between 2021 and 2031.

The Employment Area policies of the ROP plan for, protect and preserve the employment areas and prohibit residential and other non-employment uses, including major retail, in employment areas, except uses permitted in the Local Official Plan.

Section 72 outlines that it is an objective of the Region:

(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.

In addition, Section 77.1 outlines that are objectives of the Employment Areas:

(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton's and its Local Municipalities' economic competitiveness.

(2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

(3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.

In addition, Section 89(3) requires that all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater system.

It is staff's opinion that the proposed Local Official Plan amendment achieves the objectives and is consistent with policies of the Regional Plan.

Regional staff reviewed the subject application within the context of the Halton Region's Official Plan and concluded that the proposed Local Official Plan amendment is consistent with the intent of the Regional Plan.

The Town of Milton Official Plan

The subject lands are designated in the Town of Milton Official Plan "Sustainable Halton Plan (SHP) Urban Area" and "Employment Area" as shown on Schedule 1 - Town Structure Plan of the Plan. The lands are further designated "SHP Growth Area – Employment" on Schedule B – Urban Area Land Use Plan.

An isolated portion of land of approximately 0.37 hectares is designated Natural Heritage System on both schedules and further identified as "NHS Key Features" and "Enhancement Areas, Linkages and Buffers" on Schedule M – Key Features with the Greenbelt and Natural Heritage System. In addition, two small strips of land on the west side of Boston Church Road with a combined area of approximately 0.26 hectares are designated Natural Heritage System.

The SHP Urban Area designation represents lands that have been designated to accommodate population and employment growth in the Town for the planning period 2021 to 2031. The Local Plan contains policies to guide land use planning and

development decisions through to the 2031 horizon year based upon population and employment targets to be accommodated within the urban area. Within the urban area that is not built-up area, a minimum overall development density target of 58 residents and jobs combined per gross hectare shall be achieved (Section 2.1.4.4).

Policy directions for the SHP Urban Area are established in Section 2.1.7. Section 2.1.7.3 states that development within the SHP Urban Area shall be phased over the 2021 to 2031 and that detailed sub-phasing will be implemented by the Town through the secondary plan process, including policies which identify the requirements for the progression of development from one sub-phase to the next.

General policies and objectives that are relevant to employment areas are outlined in Section 3.7.

3.7.1.1 Employment areas are intended to provide industrial, business and office activities, which will be the major source of employment opportunities within the Town. The employment areas permit a wide range of business and economic activities and are defined by five specific employment land use designations: Prestige Office, Office Employment, Business Park, Industrial and Business Commercial. The employment land use designations provide for compatible uses in appropriate locations with a variety of form, scale, and intensity of development.

The Local Official Plan amendment proposes to designate the majority of the subject lands “Industrial Area” to enable the development of a full range of light and general industrial uses, including recycling industries, accessory service, wholesale, retail and office uses directly related to the industrial uses, in alignment with the Milton 401 Industrial/Business Park Secondary Plan objectives and policies.

The amendment also proposes to designate a small block adjacent to the North Hydro Corridor and with frontage on Esquesing Line “Business Commercial Area”. The Business Commercial Area employment designation provides for service commercial uses to support the surrounding employment areas and the travelling public. Uses permitted in the Business Commercial Area designation, as stated in Section 3.7.6.2, may include offices, hotels, motels, training and commercial educational facilities, automobile related uses including vehicle wash facilities, automobile sales and service, truck stops and service commercial uses, associated retail functions and ancillary facilities directly related to industry.

The proposed “Business Commercial Area” block will be considered as the potential new location of the James Snow farmhouse. Section 2.10.1 a) of the Plan provides for the

conservation of the Town's cultural heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse.

Section C.2 of the Plan provides further policy direction for land uses in the Milton 401 Industrial/Business Park. Future development of these lands shall conform to the goals objectives and policies of the Secondary Plan noted in Sections C.2.1 to C.2.4, and the policies applicable to lands designated Industrial Area, outlined in Sections 3.9 and C.2.5.3 of the Plan.

The proposed Official Plan amendment is included as Appendix 1 to this report. Staff is of the opinion that the proposed amendment is in conformity with provincial and regional planning policies and maintains the intent of the local official plan.

Discussion

Public Consultation

Notice for the Statutory Public Meeting was provided pursuant to the requirements of the *Planning Act* and the Town of Milton on April 29, 2021 via a mail out to all property owners within 200 metres of the subject lands and an ad in the Milton Canadian Champion newspaper on April 29, 2020. The public meeting was held on May 31, 2021.

At the meeting, members of the public were provided with an opportunity to express their views regarding the proposed Local Official Plan amendment. A representative of the owner of the property with the municipal address of 8283 Esquesing Line expressed interest in ensuring that the amendment accurately reflected the land use designation boundaries of the property and allowed for employment uses on the portion of the property within the urban boundary.

In addition, a member of Council expressed concern with the increase in the amount of traffic on Esquesing Line impacting local residents and emphasized the opportunity of bringing a mix of employment and a higher intensity of uses that could bring a balanced approach in terms of numbers of jobs.

In response to a question by a member of the public, staff confirmed that the North Porta lands (the Subject Lands) are proposed to be included within the 401 Industrial/Business Park and the phasing of development will be a function of the timing of submissions for individual development applications.

Town staff has met with the interested parties to discuss and address issues and concerns:

8283 Esquesing Line

Staff met with representatives of the owner of the property municipally described as 8283 Esquesing Line to address concerns related to Official Plan mapping, future development opportunities and development application processes applicable to the property.

Heritage House located at 8350 Esquesing Line

Representatives of the owner of the property municipally described as 8350 Esquesing Line (Orlando Corporation lands) approached the Town with a request to facilitate the creation of a block of approximately one acre on the south-east corner of the site, intended to facilitate the relocation of the Aitken-Snow house. The property, previously known as 8350 Fifth Line, was the home of the Aitken and Snow families, and the birthplace of James W. Snow, cabinet minister in the governments of William Davis and Frank Miller. The existing stone house was built around 1840 by Andrew Aitken and it is currently listed in the Town's Heritage Register.

Staff reviewed the request and considers the "Business Commercial Area" land use designation appropriate for this block. Staff anticipates that the block and building will be occupied by an adaptive re-use, respectful of the heritage and architectural value of the house, consisting of a business and professional office or service commercial use.

Updates to the text and schedules of the amendment were made to reflect the creation of the "Business Commercial Area" block, with specific land use permissions.

Sustainable Halton Plan (SHP) Urban Area Boundary along Boston Church Road

Following a review of the digital mapping data and the SHP Urban Area Boundary, as depicted on Schedule B – Urban Area Land Use Plan to OPA 31, staff proceeded with amending the proposed 401 Industrial/Business Park Secondary Plan boundary to follow a straight line along Boston Church Road and bring in the two blocks on the west side of the road that are currently designated Natural Heritage System within the Secondary Plan boundary.

Any proposed refinement to the NHS blocks will be assessed through a *Planning Act* application, in conformity to the policies of the Local and Regional Plans.

Lands designated “Residential Area” within the 401 Industrial/Business Park

As part of the internal discussions which followed the public meeting, staff has concluded that the removal of the lands designated “Residential Area” from the 401 Industrial/Business Park Secondary Plan area, initially proposed through report [DS-040-21](#), will not form part of this amendment. The review of the Secondary Plan boundary in this area will be undertaken as part of the new Local Official Plan project.

Consequently, staff have scoped the LOPA to only address the North Porta lands.

Agency Consultation

The proposed Local Official Plan amendment was circulated to internal departments and external agencies on May 11, 2021.

Internal Departments

The Town’s Development Engineering and Transportation divisions reviewed the proposed policies and mapping updates and provided no further comments. Likewise, Fire Department and Community Services staff has noted that they have no comments or concerns with the draft schedules or written amendment.

External Agencies

The following agencies had comments through the circulation process:

Conservation Halton

Conservation Halton (CH) has recommended that an additional development application requirement be added to the Specific Policy Area to provide direction for the requirement of environmental and servicing studies. In addition to this update, CH has also recommended that the features currently identified as “Natural Heritage System” or “Regulatory Flood Plain” on the property at 8350 Esquesing Line be removed from Official Plan mapping; that the portions of the subject lands within the CH’s 15 metre regulatory allowance from the flood plain of the Sixteen Mile Creek tributary in proximity to the Urban Area boundary be designated “Natural Heritage System”; and that all headwater drainage features be shown as part of the waterways data on the Industrial/Business Park Secondary Plan mapping, as their evaluation will be required in future comprehensive environmental and servicing studies.

Staff Response

In response to the recommendations provided by CH, planning staff has updated the text and schedules of the amendment to:

- provide direction for the requirement of environmental and servicing studies;
- depict all the headwater drainage features on Schedule C.2.A; and
- designate the Natural Heritage System block located on the property at 8385 Esquesing Line “Urban Area” and “Industrial Area” in Local Official Plan Schedules, as these features would not be considered regulated wetlands as per Ontario Regulation 162/06 or would not meet the definition of “Significant Wetlands” under the Halton Region Official Plan.

The portions of lands identified as within the 15 metre regulatory allowance from the flood plain limit of Sixteen Mile Creek, regulated by CH, are proposed to be designated “Industrial Area” through this amendment. The review of the regulatory allowance identified on CH’s mapping will be undertaken as part of future development applications on the subject lands.

Region of Halton

Halton Region has reviewed the proposed Town-initiated Local Official Plan amendment and concluded that it is consistent with and conforms to the relevant policies of the Regional Official Plan and represents good planning from a regional perspective. In addition, regional staff provided comments on the transportation requirements, which Town staff has incorporated to the text of the amendment.

All other circulated agencies either offered no comment or objections to the application.

Town Staff is of the opinion that the proposed Employment Area designations, subject to site-specific provisions, conform to provincial and regional planning policy, and are consistent with the overall direction of the Local Official Plan. On the basis of the foregoing, staff recommends that Local Official Plan Amendment No. 67, attached as Appendix 1, be adopted.

In the event that the Halton Region, being the Approval Authority, declares this Official Plan Amendment to not be exempt, following Council adoption of the Local Official Plan amendment, it will be submitted to Halton Region for approval.



Financial Impact

The importance of maintaining a healthy balance of non-residential growth in relation to residential expansion has been identified in the Town's fiscal impact study processes. In addition to the employment opportunities that are created through non-residential growth, the diversified property tax base provided for by employment lands provides value and supports the Town's service delivery. The Local Official Plan amendment for the North Porta lands is intended to support non-residential growth within the Town, and is consistent with the Council Staff Work Plan Goal #2 as outlined in report [ES-009-20](#).

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Development Services

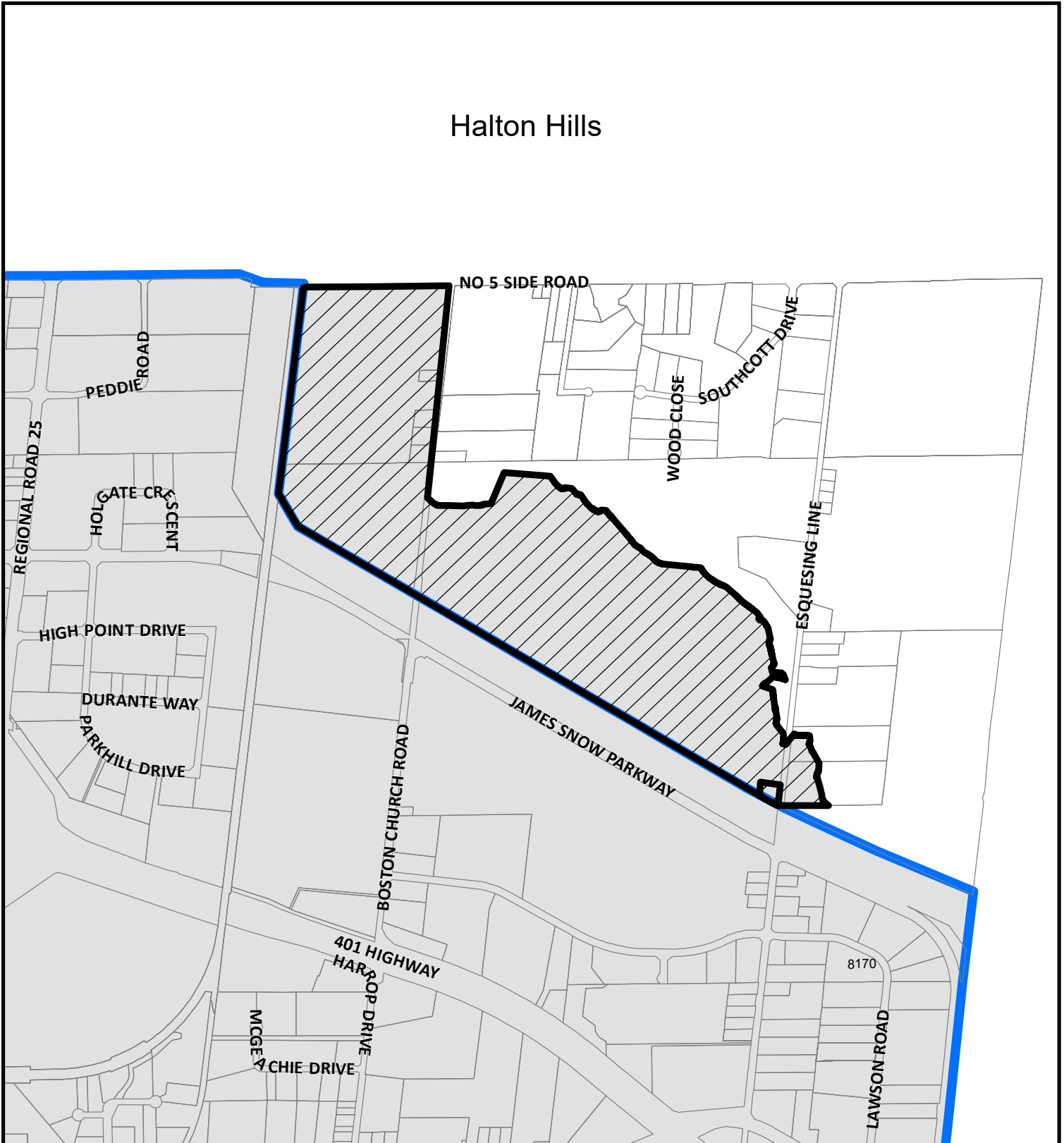
For questions, please contact: Hugo Rincon, Senior Policy Planner
Phone: Ext. 2307

Attachments

Figure 1 – Location Map
Appendix 1 – Local Official Plan Amendment No. 67

CAO Approval
Andrew M. Siltala
Chief Administrative Officer

FIGURE 1 LOCATION MAP



Halton Hills


Council Meeting Date:
August 23, 2021

Scale: 1: 1,350

Town File: LOPA-03/21

Development Services Department



 401 Industrial Business
Park Boundary

 Urban Area

 Subject Lands

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XX-2021

BEING A BY-LAW OF THE TOWN OF MILTON TO ADOPT AN AMENDMENT TO THE TOWN OF MILTON OFFICIAL PLAN PURSUANT TO SECTIONS 17 AND 21 OF THE *PLANNING ACT*, AS AMENDED, TO ADOPT AMENDMENT NO. 67 TO THE APPROVED OFFICIAL PLAN (TOWN FILE: LOPA-03/21)

The Council of the Corporation of the Town of Milton, in accordance with the provisions of Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, hereby enacts as follows:

1. THAT Amendment No. 67 to the Official Plan of the Corporation of the Town of Milton, attached hereto, is hereby adopted.
2. THAT pursuant to Subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this Official Plan Amendment comes into effect the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17 (24) and (25). Where one or more appeals have been filed under Subsection 17 (24) or (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. THAT in the event that the Regional Municipality of Halton, being the Approval Authority, has declared this Official Plan Amendment to not be exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment No. 67 to the Official Plan of the Town of Milton.

PASSED IN OPEN COUNCIL AUGUST 23, 2021.

Gordon A. Krantz Mayor

Meaghen Reid Town Clerk

**AMENDMENT NUMBER 67
TO THE OFFICIAL PLAN
OF THE TOWN OF MILTON**

Subject: North Porta Lands

**The following text and schedules constitute
Amendment No. 67 to the Official Plan
Of the Town of Milton**

AUGUST 2021

AMENDMENT NUMBER XX TO THE OFFICIAL PLAN OF THE TOWN OF MILTON

PART I- THE PREAMBLE, does not constitute part of this Amendment

PART II- THE AMENDMENT, consisting of the following text constitutes Amendment No. 67 to the Official Plan of the Town of Milton

PART I: THE PREAMBLE

THE TITLE

This amendment, being an amendment to the Official Plan to the Town of Milton shall be known as:

Amendment No. 67 to the Official Plan of the Town of Milton

PURPOSE OF THIS AMENDMENT

The purpose of the amendment is to incorporate revisions to various sections and schedules of the Local Official Plan related to the 401 Industrial/Business Park Secondary Plan, which are necessary to adjust the boundary of the Secondary Plan Area to incorporate the lands identified as the 401 Industrial/Business Park Secondary Plan Expansion Area, known as the North Porta lands, establish the appropriate local land use designation within the North Porta lands to guide future development in a comprehensive manner, remove the lands designated residential from the Secondary Plan and update some references in policy and in mapping.

LOCATION OF THE AMENDMENT

The lands subject to this Official Plan Amendment, known as the North Porta Lands, represents the lands within the urban area, immediately adjacent to the 401 Industrial/Business Park Secondary Plan Area. The North Porta Lands comprise approximately 120 hectares (296 acres) of land that have been identified by the Town of Milton as the Milton 401 Industrial/Business Park expansion lands.

The North Porta Lands are bounded by the North Hydro Corridor to the south, the continuation of the hydro corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east.

BASIS OF THE AMENDMENT

According to the *Town of Milton Employment Land Needs Assessment (2016)*, over the 2016 to 2041 planning horizon, Milton is forecasted to add a total of approximately 49,010 jobs on employment lands of which 2,450 (5%) are anticipated to be accommodated through intensification and 46,560 are expected to be accommodated on vacant employment lands.

Over the 2016 to 2036 period, 36,715 jobs are forecast to be accommodated on vacant employment lands. A minimum of 491 net hectares (1,213 net acres) of additional designated vacant employment land is required to accommodate forecasted employment growth to 2041.

The supply of Milton's employment lands includes existing designated and built out lands, planned employment areas (Greenfield areas) and Future Strategic Employment Areas, intended to accommodate growth over the longer term.

The designated employment lands include the Milton 401 Industrial and Business Park and Derry Green Corporate Business Park. The planned employment areas, include the Milton Education Village, Southwest Milton, the Trafalgar/Derry Lands, and the Milton 401 Industrial/Business Park expansion lands. These lands were identified through the approval of Halton Region Official Plan Amendment 38 (ROPA 38) to accommodate employment growth in the Town for the planning period 2021 to 2031 and are designated SHP Urban Area - Employment in the Local Official Plan.

In addition to these lands, the Town also has approximately 1,400 gross hectares (3,400 gross acres) of Future Strategic Employment Area shown as an overlay in the Local Official Plan.

The effect of the amendment will be to modify the 401 Business/Industrial Park Secondary Plan policy framework to incorporate the 120 hectares (296 acres) of lands designated SHP Urban Area - Employment and identified as the Milton 401 Industrial/Business Park expansion lands into the Secondary Plan area and provide policy direction with respect to:

1. expanding the 401 Industrial/Business Secondary Park;
2. facilitating employment (industrial) growth by increasing Milton's employment land inventory;
3. facilitating the preservation of the James Snow farmhouse located at 8350 Esquesing Line; and
4. establishing developable areas and site specific conditions for development applications, including environmental and servicing studies.

In addition, the amendment will incorporate various housekeeping updates to Secondary Plan policies and schedules.

Part II: THE AMENDMENT

Map Changes:

- 1) Schedule "B - Urban Area Land Use Plan" is hereby amended by designating the lands identified in beige on Diagram '1', attached to and forming part of this amendment, from "SHP Growth Area-Employment" to "Industrial Area", designating the lands identified in blue on Diagram '1', attached to and forming part of this amendment, from "SHP Growth Area-Employment" to "Business Commercial Area", and designating the lands identified in green on Diagram '1', attached to and forming part of this amendment, from "Natural Heritage System" to "Industrial Area", as shown on Schedule '1'.
- 2) Schedule "D - Urban Area Planning Districts, Character Area and Community Improvement Area" is hereby amended by expanding the 401 Industrial/Business Park to include the lands identified on Diagram '1', attached to and forming part of this amendment, and designating these lands "Urban Area", as shown on Schedule '2', attached hereto.

- 3) Schedule “D2 - Urban Districts and Neighbourhoods” is hereby replaced in its entirety, as shown on Schedule ‘3’, attached hereto.
- 4) Schedule “E - Transportation Plan” is hereby amended by designating James Snow Parkway from Steeles Avenue to Dublin “Line Major Arterial”, adding the extension of James Snow Parkway from Louis Saint Laurent Avenue to Highway 407 and designating it “Proposed Major Arterial”, adding the extension of Tremaine Road from Steeles Avenue to No. 5 Side Road and designating it “Proposed Major Arterial”, and designating the lands identified on Diagram ‘1”, attached to and forming part of this amendment “Urban Area”, as shown on Schedule ‘4’, attached hereto.
- 5) Schedule “C.2.A - Milton 401 Industrial/Business Park Secondary Plan - Structure Plan” is hereby replaced in its entirety, as shown on Schedule ‘5’, attached hereto.
- 6) Schedule “C.2.B - Milton 401 Industrial/Business Park Secondary Plan - Land Use Plan” is hereby replaced in its entirety, as shown on Schedule ‘6’, attached hereto.
- 7) Schedule “I1 - Urban Area Specific Policy Area” is hereby amended by adding Special Policy Area No. 42 to the lands identified on Diagram ‘1’, attached to and forming part of this amendment, as shown on Schedule ‘7’, attached hereto.
- 8) Appendix “C.2.C - Subwatershed Areas 2 and 7” is hereby replaced in its entirety, as shown on Schedule ‘8’, attached hereto.

Text Changes:

The various sections of the Town of Milton Official Plan, as referenced below, are amended as follows:

- 9) Adding the following text to Section 4.11 “Specific Policy Area”:

“The area identified as Specific Policy Area No. 42 on Schedule I1 of this Plan applies to the lands located north of James Snow Parkway bounded by the North Hydro Corridor to the south, the continuation of the hydro corridor and the CN Railway to the west, No. 5 Side Road and the Town of Halton Hills to the northwest, and the Sustainable Halton Plan (SHP) Urban Area Boundary to the north and east in the Town of Milton.

These lands shall be subject to the following additional *development* application requirements:

- a) James Snow Parkway from Highway 401 to No. 5 Side Road is planned to be widened to six lanes from Highway 401 to Tremaine Road. The proposed start of construction is currently scheduled for 2030, but is subject to change. Should network improvements in the area be required as a result of new *development*, the applicant will be responsible for the

financing and construction of such improvements prior to the scheduled widening.

- b) If road connections traversing the hydro corridor adjacent to the James Snow Parkway are proposed as part of new *development*, and supported by the Transportation Impact Study, the applicant will be responsible for arranging the necessary permissions to permit these connections.

Subject to the Transportation Impact Study, these connections may be classified as public roads and the right-of-way requirements at the intersection of James Snow Parkway will need to consider the ultimate James Snow Parkway right-of-way, the Region of Halton's daylight standard and the applicable Access Management Guidelines. Further, the financing and construction of these connections will be the responsibility of the applicant.

- c) Subject to the Transportation Impact Study, should network improvements on Boston Church Road be required as a result of new *development*, the applicant will be responsible for the financing and construction of such improvements.

The applicant will be fully responsible for ensuring any and all requirements of the Municipal Class Environmental Assessment process are fulfilled, as they relate to any required improvements or modifications to Boston Church Road.

- d) Any road connections to Esquesing Line shall be evaluated and confirmed by the Transportation Impact Study before Stormwater and other servicing studies are completed to ensure the study considers the impact of the potential road connections.
- e) The Transportation Impact Study may be required to consider the impact of new *development* at both the Regional Road 25 and James Snow Parkway interchanges with Highway 401.
- f) The applicant will be required to submit a Comprehensive Environmental and Servicing Study for the subcatchment area that fully assesses existing conditions and the potential impacts of proposed development with respect to, at a minimum, hydrology, hydraulics, hydrogeology, fluvial processes, erosion, slope stability and the natural environment (including, but not limited to, ecological functions) to the satisfaction of the Region of Halton, Town of Milton and Conservation Halton.

The scope of the Comprehensive Environmental and Servicing Study shall be confirmed with the Region of Halton, the Town of Milton and Conservation Halton.

- g) Subject to a Heritage Easement Agreement approved by the Town, the James Snow farmhouse at 8350 Esquesing Line may be relocated on

the lands designated Business Commercial Area on the west side of Esquesing Line and north of the North Hydro Corridor.

Notwithstanding Section 3.7.6.2 of this Plan, the only permitted uses on these lands shall be business and professional offices and service commercial uses. The service commercial uses that may be permitted are those that are complementary to, and serve the employment area.

- 10) Section C.2.1.2.1 b) is amended by replacing the phrase “North Hydro Corridor” with the phrase “SHP *Urban Area* boundary”.
- 11) Section C.2.2.2.1 c) is amended by deleting the phrase “The study area includes numerous barriers, both externally and internally, (e.g. the 401 and the railways).”
- 12) Section C.2.2.2.1 f) is amended by replacing the phrase “study area” with the phrase “Secondary Plan”.
- 13) Section C.2.2.2.1 g) is amended by deleting the phrase “There is one existing landmark features in the Park (e.g. fountain at the Highway 401 and Regional Road 25 interchange)” and replacing the word “other” with “landmark”.
- 14) Section C.2.4.1.2 is deleted and replaced with the following text:

C.2.4.1.2 The Town shall work with the Region of Halton and landowners in the 401 Industrial/Business Park to complete the widening of the James Snow Parkway and plan the road to ultimately connect to the potential interchange at Highway 401 in the vicinity of Dublin Line and the future Tremaine Road round-a-about.

The transit corridor status of the James Snow Parkway widening to six lanes is unknown at this point since a Municipal Class Environmental Assessment or Detailed Design Project have not been initiated for this future widening.

The road shall be designed as a potential transit corridor including provision for such features as bus shelters/stations, and HOV and transit lanes.

Further, the Town will evaluate access controls for the James Snow Parkway west of Regional Road 25 based on specific applications and may consider provision for direct access as it relates to the nature of such applications.

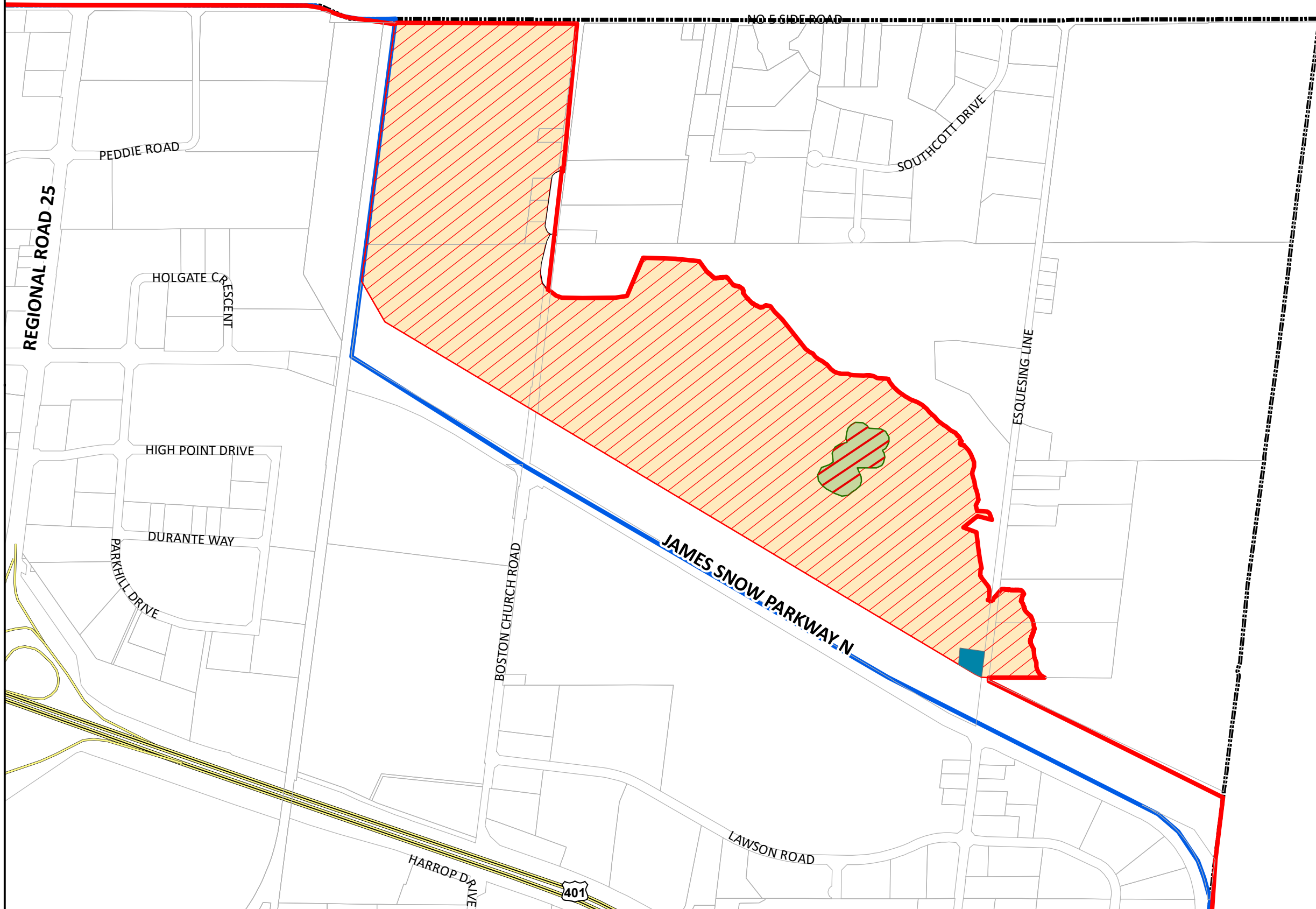
- 15) Section C.2.4.3.3 is amended by deleting the phrase “In addition to the Sub-watershed Plan, the Region of Halton is in the process of completing an Aquifer Management Plan.”, and adding the phrase “and consultation with the Region to address Source Water Protection Plans in this area under the Clean Water Act” after Management Practices.

- 16) Section C.2.5.1 is amended by replacing the subheading “Business Commercial Development” with the subheading “Business Commercial Area”.

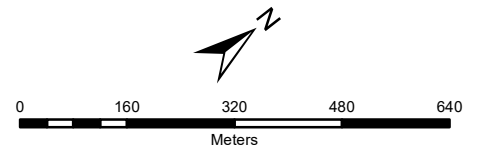
End of text

Halton Hills

Diagram 1 Overview Plan



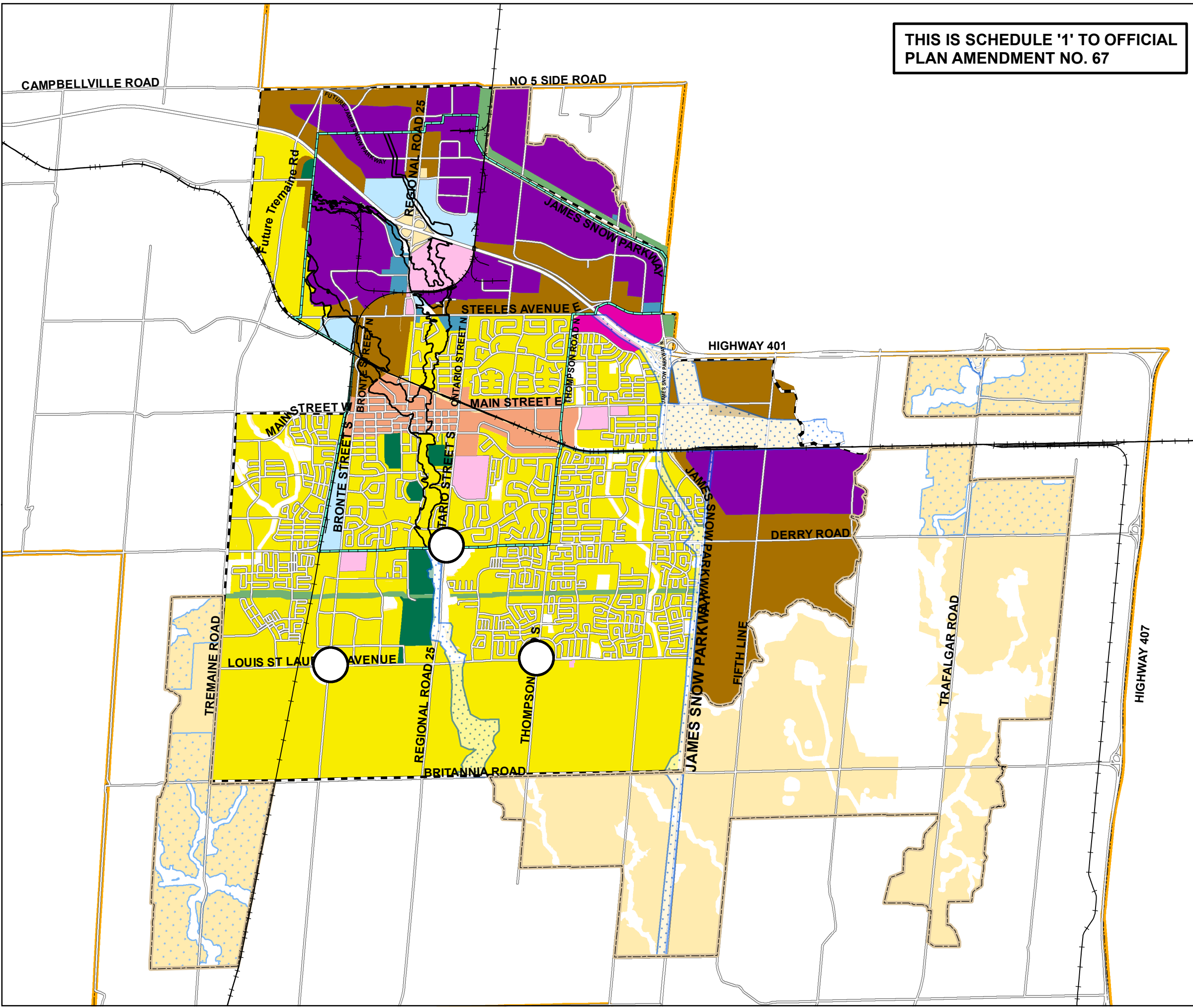
-  SHP Growth Area - Employment
-  Natural Heritage System
-  Proposed Industrial Area Designation
-  Proposed Business Commercial Area Designation
-  401 Industrial/Business Park Boundary (current)
-  Urban Area Boundary
-  Town of Milton Boundary



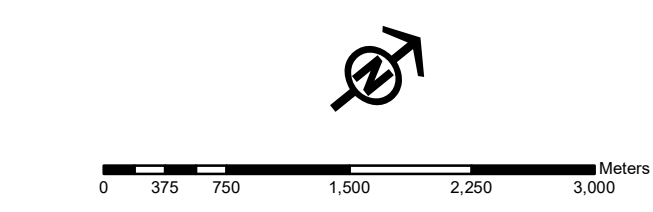
THIS IS SCHEDULE '1' TO OFFICIAL
PLAN AMENDMENT NO. 67

TOWN OF MILTON OFFICIAL PLAN

Schedule B Urban Area Land Use Plan



- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System
- Greenbelt Plan Protected Countryside
- Parkway Belt West Plan Area
- Regulatory Flood Plain (Within Established Urban Area)
- SHP Urban Area Boundary
- Established Urban Area Boundary
- HUSP Urban Area Boundary
- Milton Boundary



This schedule forms part of the Official Plan
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August, 2021

THIS IS SCHEDULE '2' TO OFFICIAL PLAN AMENDMENT NO. 67

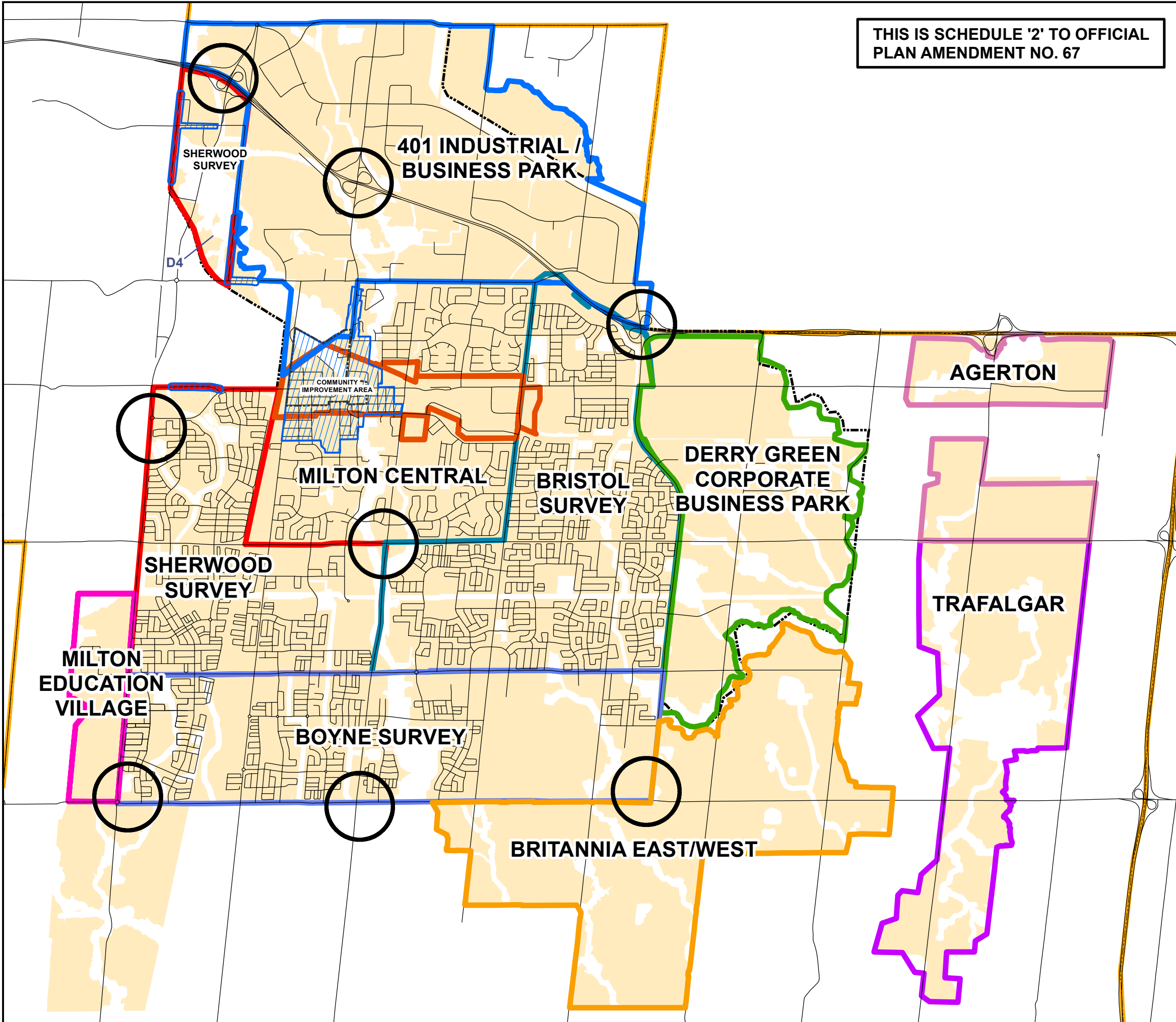
TOWN OF MILTON OFFICIAL PLAN

Schedule D

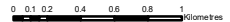
URBAN AREA PLANNING DISTRICTS, CHARACTER AREA AND COMMUNITY IMPROVEMENT AREA

PLANNING DISTRICTS

-  Agerton
-  Boyne Survey
-  Bristol Survey
-  Britannia East / West
-  Derry Green Corporate Business Park
-  Milton Education Village
-  Sherwood Survey
-  Trafalgar
-  401 Industrial/Business Park
-  Urban Area
-  Major Gateway
-  HUSP Urban Area Boundary
-  Town of Milton Boundary
-  Character Area
-  Community Improvement Area
-  D4 Deferred and Appealed Areas and Number



NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.

NAD 1983 - UTM Zone 17N 

This Schedule Forms Part Of The Official Plan Including O.P.A No 3 & 7 And Should Be Read Together With The Text.

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THIS IS SCHEDULE '3' TO OFFICIAL PLAN AMENDMENT NO. 67

TOWN OF MILTON OFFICIAL PLAN

Schedule D2

URBAN AREA PLANNING DISTRICTS,
CHARACTER AREA AND COMMUNITY
IMPROVEMENT AREA

POLICY AREAS

 CENTRAL BUSINESS DISTRICT

PLANNING DISTRICTS

-  AGERTON
-  BOYNE SURVEY
-  BRISTOL SURVEY
-  BRITANNIA EAST/WEST
-  DERRY GREEN CORP BUSINESS PARK
-  MILTON EDUCATION VILLAGE
-  SHERWOOD SURVEY
-  TRAFALGAR
-  401 INDUSTRIAL/BUSINESS PARK
-  URBAN AREA

Neighbourhoods

- 401 Industrial / Busines Park
- Ford
- Beaty
- Bowes
- Bronte Meadows
- Clarke
- Coates
- Harrison
- Milton Heights
- Mountain View
- Old Milton
- Scott
- Cobban
- Timberlea
- Dempsey
- Walker
- Derry Green C.B.P.
- Dorset Park
- Willmott

NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.

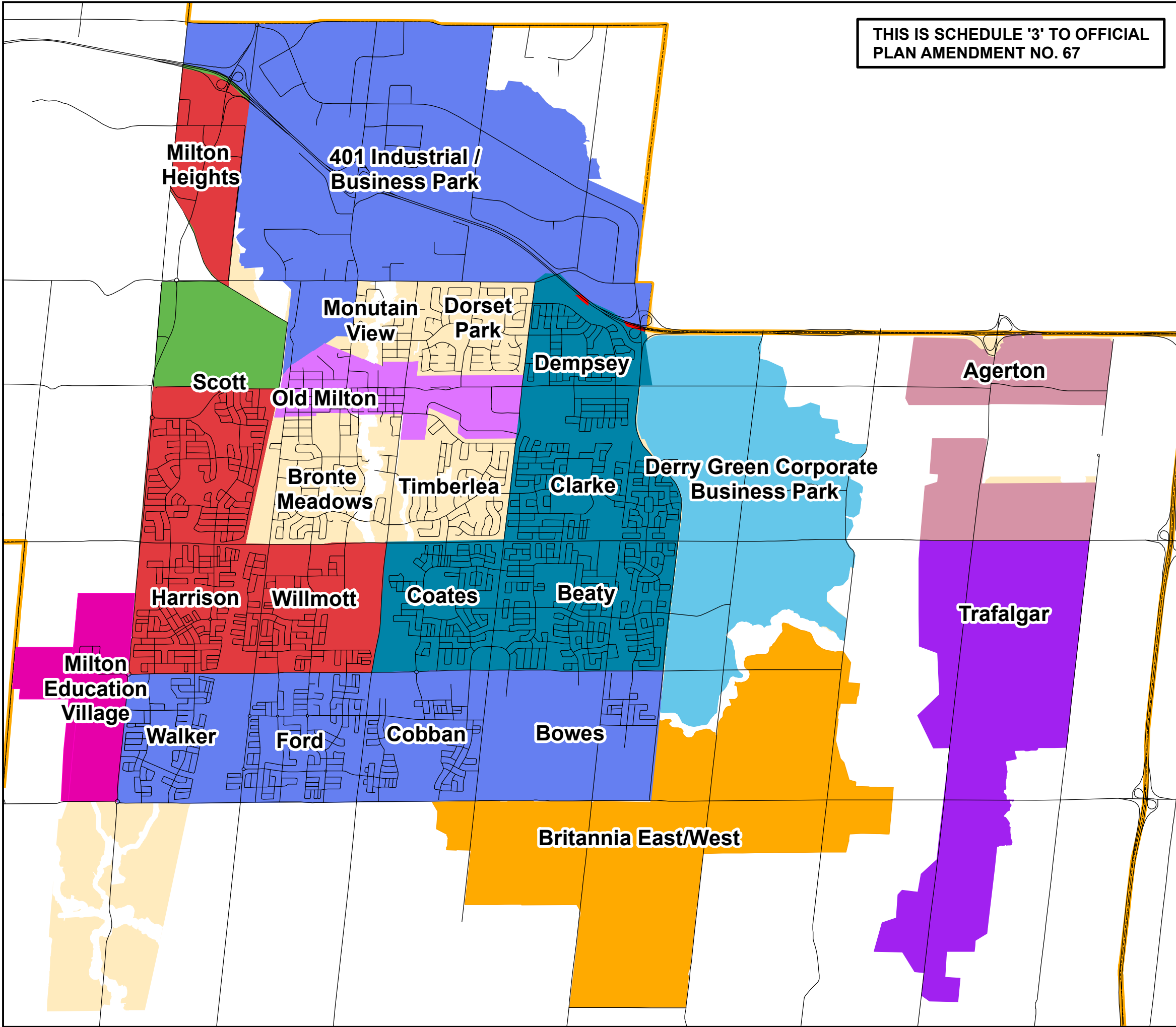


NAD 1983 - UTM Zone 17N 

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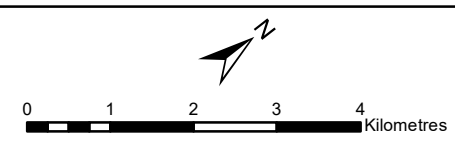


THIS IS SCHEDULE '4' TO OFFICIAL PLAN AMENDMENT NO. 67

TOWN OF MILTON OFFICIAL PLAN Schedule E

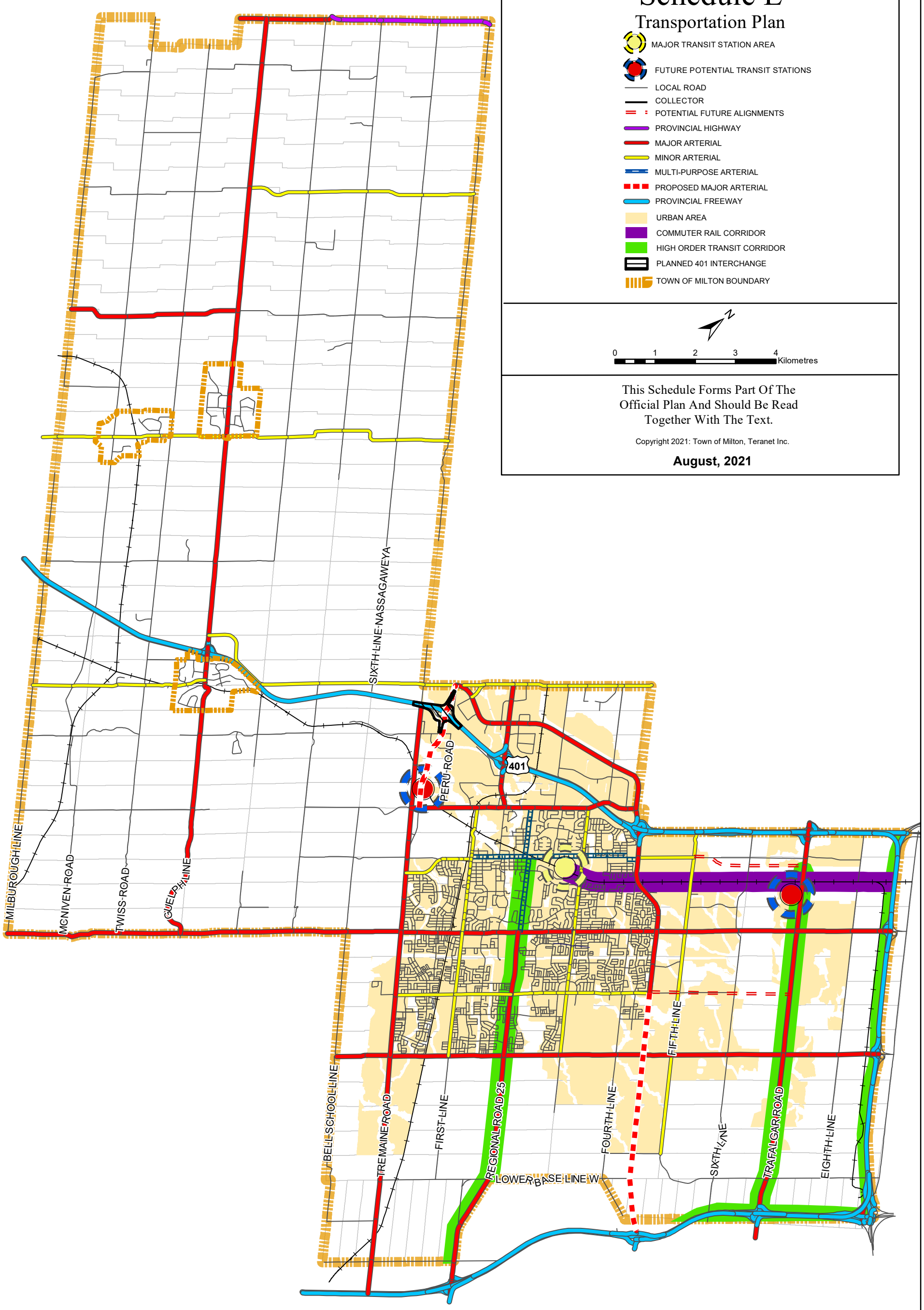
Transportation Plan

-  MAJOR TRANSIT STATION AREA
-  FUTURE POTENTIAL TRANSIT STATIONS
-  LOCAL ROAD
-  COLLECTOR
-  POTENTIAL FUTURE ALIGNMENTS
-  PROVINCIAL HIGHWAY
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  MULTI-PURPOSE ARTERIAL
-  PROPOSED MAJOR ARTERIAL
-  PROVINCIAL FREEWAY
-  URBAN AREA
-  COMMUTER RAIL CORRIDOR
-  HIGH ORDER TRANSIT CORRIDOR
-  PLANNED 401 INTERCHANGE
-  TOWN OF MILTON BOUNDARY



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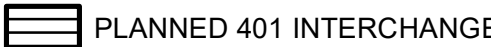




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PLAN AMMENDMENT NO. 67**

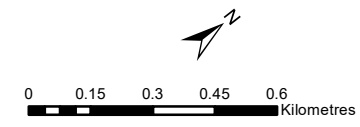
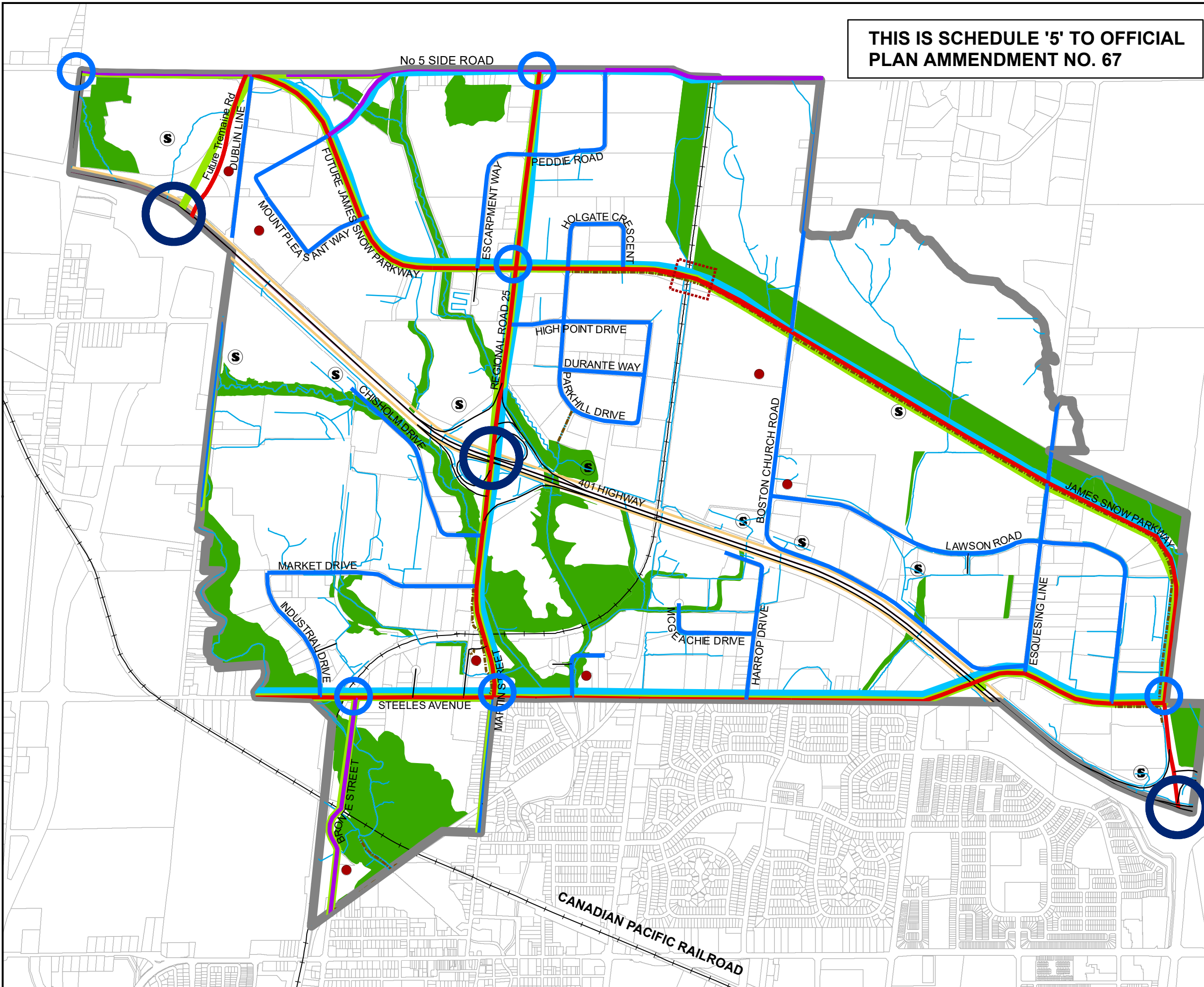
TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.A

MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN

STRUCTURE PLAN

-  401 LANDSCAPE CORRIDOR
-  GATEWAY STREET/
ENHANCED STREETScape DESIGN
-  ON-STREET BIKE SYSTEM
-  MAJOR ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROADS
-  TRAIL
-  PRIMARY GATEWAY
-  SECONDARY GATEWAY
-  STORMWATER MANAGEMENT POND
-  CHARACTER BUILDING
-  RAILWAY CROSSING
-  PLANNED 401 INTERCHANGE
-  NATURAL HERITAGE SYSTEM
-  SECONDARY PLAN BOUNDARY
-  WATERWAY
-  RAILWAY



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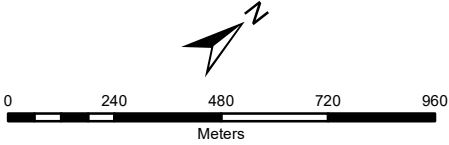
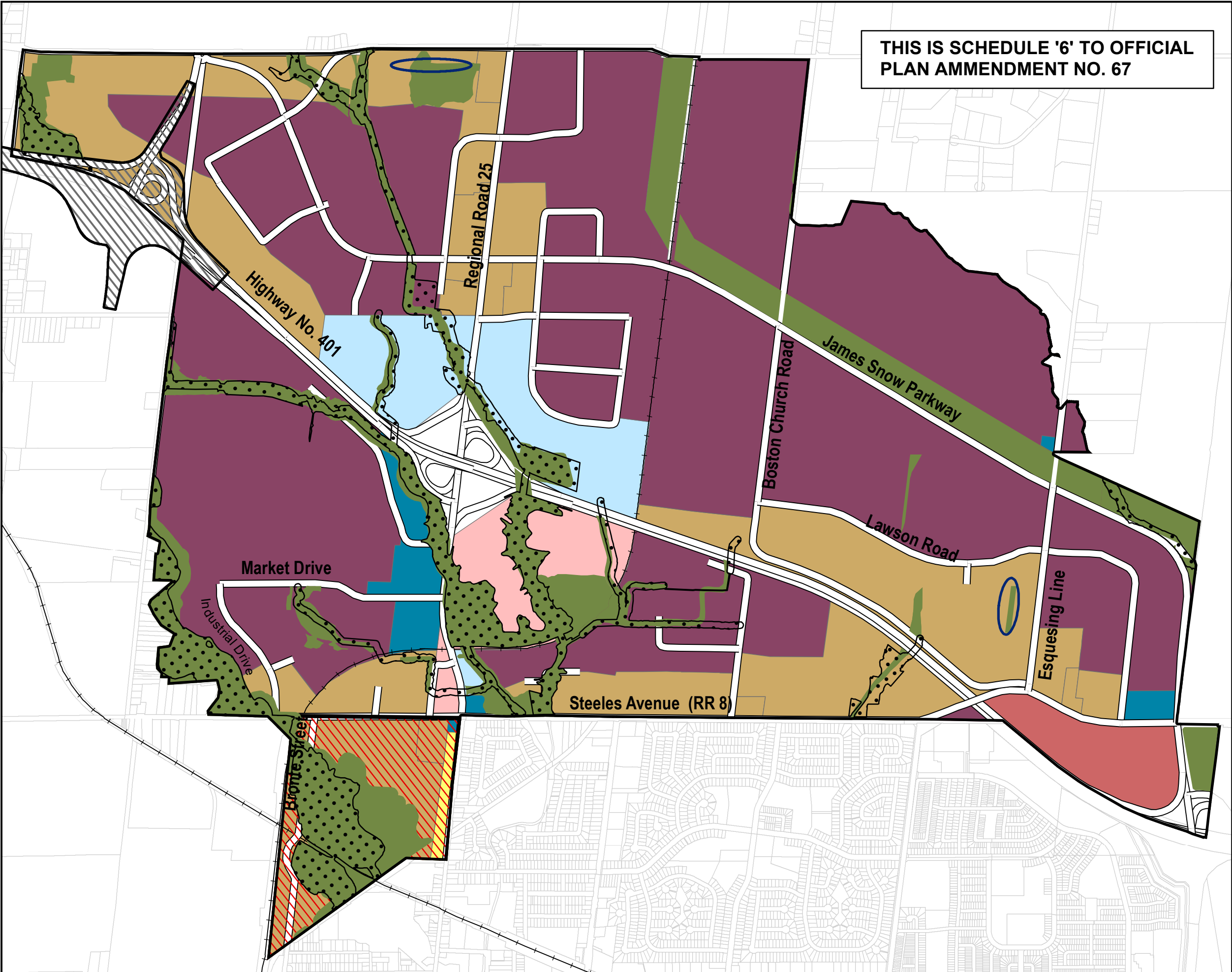
TOWN OF MILTON OFFICIAL PLAN

Schedule C.2.B

MILTON 401 INDUSTRIAL/BUSINESS
PARK SECONDARY PLAN

LAND USE PLAN

-  Railway
-  Planned 401 Interchange
-  Regulatory Flood Plain
-  Natural Heritage System
-  Institutional Area
-  Business Park Area
-  Business Commercial Area
-  Industrial Area
-  Office Employment Area
-  Residential Area
-  Major Commercial Centre
-  Residential Special Policy Area
-  Special Study Area



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TOWN OF MILTON OFFICIAL PLAN

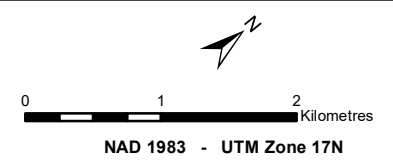
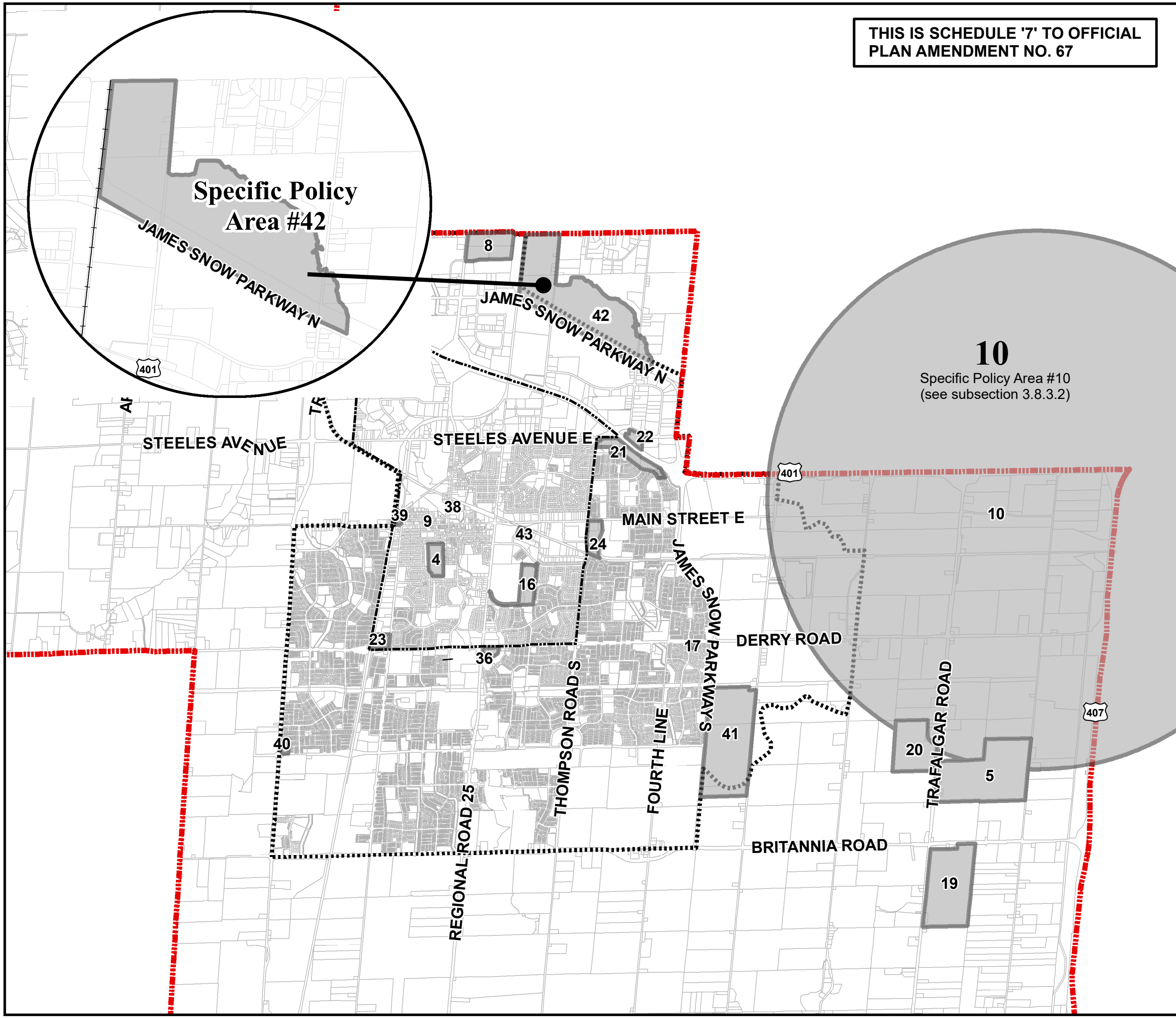
Schedule I1

URBAN AREA
SPECIFIC POLICY AREAS
(Refer to sections 4.11 & 3.8.3.2)

Files: LOPA - 03/21

-  TOWN OF MILTON BOUNDARY
-  URBAN EXPANSION AREA BOUNDARY
-  EXISTING URBAN AREA BOUNDARY
-  RAILWAY

-  SPECIFIC POLICY AREA
- XX SPECIFIC POLICY NUMBER



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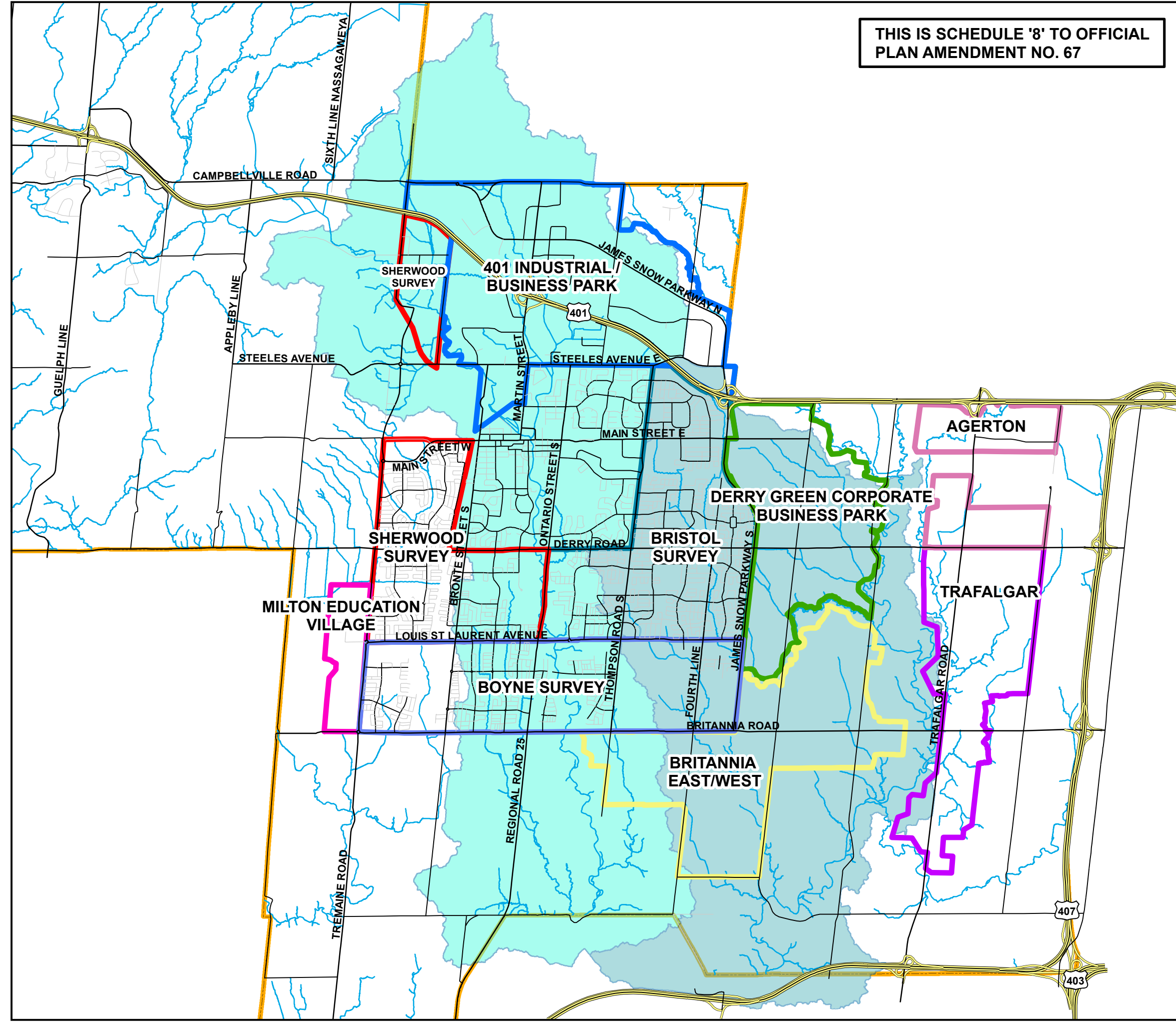
Consolidated August 2008, Edited August, 2021

THIS IS SCHEDULE '8' TO OFFICIAL PLAN AMENDMENT NO. 67

TOWN OF MILTON OFFICIAL PLAN

Schedule C.6.C

SUBWATERSHED AREAS 2 AND 7



- Agerton
- Boyne Survey
- Bristol Survey
- Britannia East/West
- Derry Green Corporate Business Park
- Milton Education Village
- Sherwood Survey
- Trafalgar
- 401 Industrial/Business Park
- Watercourse
- Subwatershed 2
- Subwatershed 7
- Town of Milton Boundary

NOTE: The Planning District Boundaries are subject to change in accordance with the ultimate phasing scheme.

NAD 1983 - UTM Zone 17N 0 0.15 0.3 0.6 0.9 1.2 1.5 Kilometres

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