

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel
Date:	March 23, 2022
Report No:	LPS22-22
Re:	Statutory Public Meeting for a Proposed Regional Official Plan Amendment (File. No. RQ64A) - "Orlando Corporation North Porta"

## RECOMMENDATION

THAT the Regional Clerk forward a copy of Report No. LPS22-22 to the Ministry of Municipal Affairs and Housing, the City of Burlington, the Town of Halton Hills, the Town of Milton, the Town of Oakville, and Conservation Halton for their information.

## REPORT

### **Executive Summary**

- The purpose of this report is to provide information to support a Statutory Public Meeting to be held on March 23, 2022, prior to the regular meeting of Regional Council regarding the Regional Official Plan Amendment (ROPA) application filed by the Orlando Corporation to address the addition of Employment Lands to the Urban Area and the Town of Milton's "401 Industrial/Business Park Secondary Plan".
- The purpose of the Statutory Public Meeting is to provide the public an opportunity to make submissions to Regional Council on the proposed North Porta ROPA.
- The ROPA application proposes to amend the Regional Official Plan to add to the Urban Area the portion of the lands known as 8350 Esquesing Line in the Town of Milton, located between the existing Urban Area designation and the Greenbelt Plan Protected Countryside, referred to in the application as the 'northern sliver' lands.
- The proposed North Porta ROPA would permit development for employment uses comprehensively with the majority of the property to the south known as the 'North

Porta Lands' that is currently within the Region's Urban Area, and is proposed to form part of the Town of Milton's 401 Industrial/Business Park Secondary Plan.

- Following the Statutory Public Meeting Regional staff will continue to consult with the public and stakeholders, and review all comments received on the proposed North Porta ROPA. A final recommendation report will be prepared for consideration by Regional Council based on Regional staff's consideration of comments received and a review of the North Porta ROPA application.

## **Background**

As outlined in Report No. LPS05-22 re: "Orlando Corporation North Porta Regional Official Plan Amendment Application – Initiation Report (File No. RQ64A)", the lands are located within a part of the Town referred to as the 'North Porta Lands'. The specific lands subject to the ROPA application are located at the northern edge of the property known as 8350 Esquesing Line and are bounded by the existing Urban Area designation to the south delineated based on an existing watercourse, and the Protected Countryside boundary of the Greenbelt Plan to the north. The ROPA application refers to the subject lands as the 'northern sliver' lands and proposes to add them to the Urban Area in the Regional Official Plan by realigning the existing watercourse along with the Urban Area boundary. The lands subject to the ROPA application are approximately 14.25 hectares in size.

In addition to the ROPA application, the Orlando Corporation has concurrently filed several local development applications with the Town of Milton, including official plan and zoning by-law amendments, and draft plans of subdivision. The proposed ROPA in tandem with the concurrent local development applications will enable the overall development proposal for industrial / employment uses on two blocks of land known collectively as the Milton North Business Park, which constitutes the majority of the North Porta Lands. The purpose of the proposed ROPA is solely to bring the 'northern sliver' lands into the Urban Area in the Regional Official Plan. The purpose of the local development applications is to incorporate the lands into an existing Secondary Plan area, and identify the specific permitted uses as well as the details of the development that would be permitted on the subject lands.

This report provides a summary of the proposed North Porta ROPA, identifies information that has been submitted in support of the application and where it can be accessed, outlines the public consultation on the proposed ROPA, and details the next steps in the process.

## **Discussion**

### Proposed ROPA

The proposed North Porta ROPA applies to the 'northern sliver' lands currently designated Regional Natural Heritage System and Agricultural Area in the Regional Official Plan. Further, the subject lands are located between the current Urban Area

boundary (as defined by an existing watercourse) and the Greenbelt Plan Protected Countryside. The proposed amendment would enable an overall development proposal for industrial / employment uses, as well as allow for stormwater management, refinement to the natural heritage system, and updates to the transportation network. The location of the subject lands is shown in Attachment #1 and the proposed ROPA is provided as Attachment # 2 to this report.

As part of the ROPA and the concurrent local development applications, the existing Regional Natural Heritage system designation on the subject lands associated with a watercourse is proposed to be realigned to generally be adjacent to the Greenbelt Plan lands. The environmental study justifying the proposed realignment remains under review at the writing of this report.

The proposed realignment of the watercourse would enable the lands south of the realignment to be re-designated to 'Urban Area', thereby facilitating the proponent's local development applications with the remainder of 8350 Esquering Line and the North Porta Lands. In this regard, the applicant is requesting a change in land use designation in the Regional Official Plan from Agricultural to Urban Area with an Employment Area overlay.

A number of supporting studies and materials have been provided by the Orlando Corporation to support the North Porta ROPA application. These documents have been posted to [halton.ca](http://halton.ca) and include the following:

- Draft Regional Official Plan Amendment (August 2021)
- Comprehensive Environmental and Servicing Study (September 2021)
- Planning Justification Report (October 2021)
- Urban Design Brief (October 2021)
- Traffic Impact Study (October 2021)
- Tree Impact and Preservation Report (October 2021)
- Noise Feasibility Study (October 2021)
- Shadow Study (October 2021)
- Heritage Impact Assessment (October 2021)
- Minimum Distance Separation (MDS) Report (October 2021)

### Public Consultation

Public consultation on the proposed ROPA includes:

- ***Notice of Complete Application***

Notice of the complete application was provided to the Town of Milton and other prescribed agencies and public bodies on December 13, 2021, and was published in the Milton Champion on December 16, 2021.

- ***Circulation of Application to Agencies & Public Bodies***

The proposed North Porta ROPA application was circulated to prescribed agencies and public bodies on December 13, 2021.

- ***Statutory Public Meeting & Public Information***

This report supports the March 23, 2022 Statutory Public Meeting. Notice of the Statutory Public Meeting was provided by way of an advertisement in the Milton Champion and to persons and public bodies prescribed by the *Planning Act*. At the time of writing this report, a Public Information Centre (PIC) has yet to occur. An online PIC was held on February 24, 2022, hosted by the applicant Glen Schnarr & Associates Inc. on behalf of the Owner, Orlando Corporation. Notice of the PIC was provided on the Halton Regional Official Plan Amendment webpage and through letter mail to land owners within 120 metres of the subject lands.

- ***Regional Webpage***

Information on the proposed ROPA and the materials filed in support of the application are available online at **halton.ca**.

At the time of writing, Halton Region has received one land owner inquiry seeking clarifications on the exact location of the proposed ROPA. No other formal comments were received from members of the public, verbal or written, regarding the draft North Porta ROPA attached to this report. Any comments received in response to the Notice of the March 23, 2022 Statutory Public Meeting will be included and addressed as part of the recommendation report to Regional Council.

### Next Steps

Regional staff will report back to Regional Council with a recommendation report on the proposed ROPA. This recommendation report will be informed by the comments received and Regional staff's review of the application in accordance with the *Planning Act*.

As noted in Report No. LPS05-22, Orlando Corporation has also made submissions related to the subject lands as part of the Regional Official Plan Review (ROPR) process. Given Regional Council's recent direction to advance a modified Preferred Growth Concept that accommodates growth prior to 2041 within the existing Regional Urban Boundary, the addition of the 'northern sliver' lands to the Urban Area will continue to be considered through this site-specific ROPA application as opposed to the ROPR process.

### FINANCIAL/PROGRAM IMPLICATIONS

The cost of reviewing the Regional Official Plan Amendment is funded from the Planning Services Operational Budget.

Respectfully submitted,

<Curt Benson SIGNATURE>  
Curt Benson  
Director, Planning Services and Chief  
Planning Official



<Bob Gray SIGNATURE>  
Bob Gray  
Commissioner, Legislative and Planning  
Services and Corporate Counsel

Approved by  
<Jane MacCaskill SIGNATURE>  
Jane MacCaskill  
Chief Administrative Officer

If you have any questions on the content of this report,  
please contact:

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Attachments: Attachment #1 – North Porta Context Map  
Attachment #2 – Proposed North Porta ROPA (RQ64A)