
PLANNING JUSTIFICATION REPORT (ADDENDUM)

**IN SUPPORT OF A
REGION OF HALTON OFFICIAL PLAN
AMENDMENT APPLICATION RQ64A
(RESUBMISSION)**

MILTON NORTH INDUSTRIAL PARK

Part of Lots 3 & 4, Concession 4 Esquesing
Town of Milton
Regional Municipality of Halton

Orlando Corporation
April 2022
GSAI File #314-006

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Table of Contents

1.0	INTRODUCTION	3
2.0	NET GAIN FROM PROPOSED ROPA	4
3.0	REVISIONS TO DRAFT ROPA AND SCHEDULES.....	7
4.0	PROVINCIALY SIGNIFICANT EMPLOYMENT ZONE (PSEZ)	9
5.0	ROPA 38 – PREVIOUS DIRECTION ON NORTHERN SLIVER LANDS.....	10
6.0	HALTON REGION OFFICIAL PLAN AS AMENDED BY ROPA 48 (OFFICE CONSOLIDATION – NOVEMBER 10, 2021)	11
8.0	COMPREHENSIVE ENVIRONMENTAL AND SERVICING STUDY (CESS) (Revised April 2022).....	14
9.0	AGRICULTURAL IMPACT ASSESSMENT (AIA).....	15
10.0	CONCLUSIONS	16
	APPENDIX A – REVISED DRAFT ROPA AND SCHEDULES	17

**Planning Justification Report - Addendum
Region of Halton Official Plan Amendment 'RQ64A'
Milton North Business Park
Orlando Corporation**

**Part of Lots 3 & 4, Concession 4 Esquesing
8350 Esquesing Line
Town of Milton
Regional Municipality of Halton**

1.0 INTRODUCTION

Glen Schnarr & Associates Inc. ("GSAI") has been retained by Orlando Corporation to assist in obtaining the necessary planning approvals to permit the development of two blocks of land known collectively as the Milton North Business Park (also known as the North Porta Lands), generally located north of James Snow Parkway, in between the CNR lands and Esquesing Line, the majority of which is within the boundary of the Milton 401 Industrial/Business Park Secondary Plan District (per LOPA 67 Adopted by Town of Milton in August 2021), for employment development purposes.

A comprehensive submission package was submitted to the Region of Halton and the Town of Milton on November 2, 2021. This submission package included the Regional Official Plan Amendment ("ROPA") application (file number RQ64A), submitted to the Region of Halton, and a related Local Official Plan Amendment ("LOPA") application (file number LOPA-09/21), two Zoning By-law Amendment ("ZBA") applications (file numbers Z-26/21 & Z-27/21), and two Draft Plan of Subdivision ("DPS") applications (file numbers 24T-21007/M & 24T-21008/M), submitted to the Town of Milton (collectively the "local applications"). Since this submission, we have received comments from the Region, the Town, and all other applicable commenting agencies.

A Public Information Centre, covering all six planning applications, was hosted by GSAI on behalf of the owner on February 24, 2022. A Statutory Public Meeting for the ROPA application was hosted by Halton Region Council on March 23, 2022. Finally, a Statutory Public Meeting for the local applications is planned be hosted by Town of Milton Council this spring. These meetings have (and will) provide an opportunity for the applicant and the municipalities to provide information to and obtain feedback from members of the public.

This Planning Justification Report Addendum ("Addendum") relates only to the resubmission of the ROPA application. The ROPA application (and subsequently the LOPA application) applies only to a portion of the East Block referred to as the Sliver Lands, a 14.25 hectare (35.21 acre) piece of land that is within a designated Provincially Significant Employment Zone ("PSEZ") and outside the Greenbelt Plan's "Protected Countryside" area, but are not currently within the Region's "Urban Area". As approval of the ROPA must necessarily precede approval of the

LOPA, ZBA and DPS applications, resubmission of the local applications will follow at a later date. This Addendum:

- Addresses comments received relating specifically to the ROPA;
- Highlights and reiterates the existing PSEZ boundaries and the policy implications;
- Reviews a request for additional information made by Regional Council related to the Northern Sliver Lands;
- Reviews Halton Region Official Plan policies that have been updated by Regional Official Plan Amendment 48 (ROPA 48);
- Includes an updated draft ROPA and figures;
- Includes brief explanations of the updated Comprehensive Environmental and Servicing Study (“CESS”) and Agricultural Impact Assessment (“AIA”) that form part of this resubmission.

2.0 NET GAIN FROM PROPOSED ROPA

Further to the Regional Statutory Public Meeting held on March 23, 2022, at the request of Regional Council, an analysis has been completed to assess the potential impacts to the development proposal if the Northern Sliver Lands were to be excluded from the proposal. The information below estimates ranges of anticipated net loss if the sliver lands were to be excluded from the proposal:

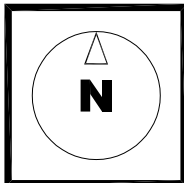
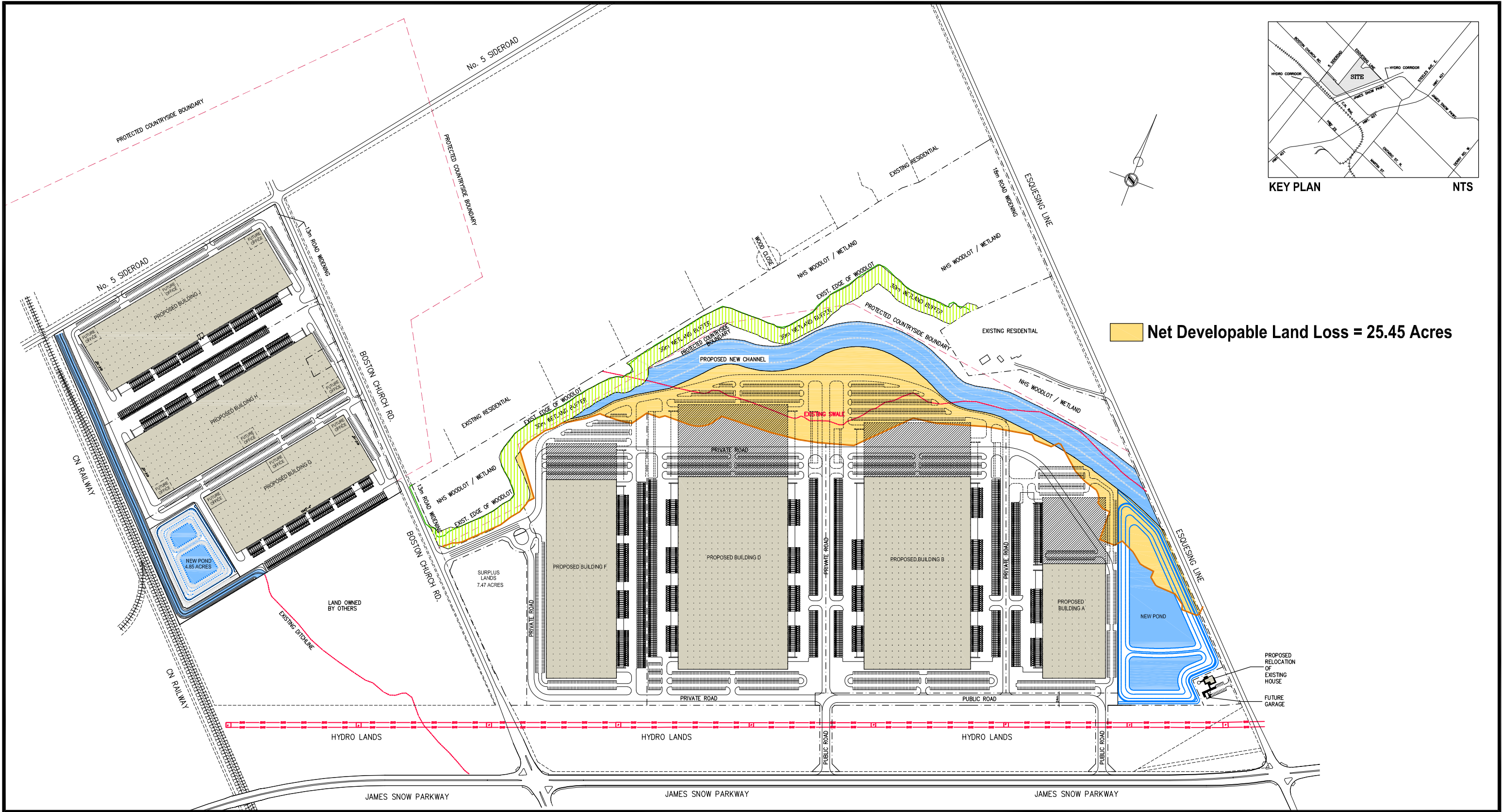
1. **Loss of Net Developable Land Area:** 10.29 ha (25.45 acres)
2. **Loss of Gross Floor Area:** 850,000 sq. ft² to 1,000,000 ft²
3. **Loss of Development Charge Revenue:** \$19,388,500.00 to \$22,810,000.00
**Based on an overall (Region/Town/Education) non-retail development charge rate of \$22.88/ft²*
4. **Loss of Tax Revenue per Annum:** \$1,576,000.00 to \$1,967,454.73
**Based on a tax rate of \$1.97/ft²*
5. **Loss of Employment:** 612 to 720 Jobs
**Based on 1,390 SF per employee for industrial as indicated in the Region of Halton 2022 DC Background Study*

As noted above, in the scenario where the ROPA is not approved and the Sliver Lands are excluded from the proposal, there would be a net developable land area loss of **10.29 hectares (25.45 acres)**. This relates not only to lands that are specifically within our sliver lands, but also lost

developable acreage that would otherwise be available for development if the swale was permitted to be realigned through the inclusion of the Sliver Lands. This also includes lost developable lands for buffers to the existing swale, and lost developable acreage north of the swale which is currently not accessible. The attached figure entitled “Milton North Concept Plan’ shows in yellow the extent of this lost ‘developable acreage’, which essentially becomes new developable acreage with the inclusion of the sliver lands (and related realignment of the swale).

As well, as noted in email correspondence with staff on April 7, 2022, there is an overall net ecological gain anticipated on the entire North Porta lands with the inclusion of the Sliver Lands through the ROPA, which otherwise would not be available if the ROPA was not approved and the Sliver Lands were excluded from the overall development. Specifically, and as outlined in greater detail in Section 7.6 (Predicted Net Gain) in the Revised CESS:

- Per Sec. 7.6.1 in CESS - Ecosystem functions and services are restored and sustained through an increase in overall naturalized vegetation and through an increase in complexity and diversity of habitats relative to current conditions;
- Per Sec. 7.6.2 in CESS – Biodiversity is enhanced through the restoration and enhancement proposed and through the provision of differing habitats that what currently exists within the RNHS;
- Per Sec. 7.6.3 in CESS – Through the creation, protection and restoration of natural heritage features on site, new habitat is created and the adaptive capacity of natural systems is improved, allowing the areas to better cope with climate change;
- Per Sec. 7.6.4 in CESS – As part of restoration and enhancement measures, the lands have been designed to provide thermal mitigation to downstream cool-water species using natural heritage design standards;
- Per Sec. 7.6.5 in CESS – the SWM strategy for the development of the subject lands includes infiltration of clean water from building rooftops to match or exceed pre-development infiltration volumes on an average annual basis and this will control post-development peak flow rates to be at or below pre-development levels and will mitigate potential downstream erosion impacts;
- Per Sec. 7.6.6 in CESS – the proposed realignment of the swale feature on site will incorporate natural channel design principles which will increase natural channel morphology and sinuosity, while enhancing the feature through installation of native plant materials within lowland and upland vegetative communities. Further, an overall increase in the length of the channel (+254 m) is proposed;



Milton North Business Park
Milton, Ontario

CONCEPT PLAN

SCALE: 1:2500
DATE: APRIL 4, 2022

A-1

- Per 7.6.7 in CESS - Substantive vegetated buffers have been proposed to protect existing natural heritage features, consisting of 30 m vegetative buffers to regionally significant wetlands and significant woodland features, and 15 m vegetative buffer from top of bank of realigned channel;
- Per 7.6.8 in CESS - Through the establishment of the 30 m wide vegetated buffer along the regionally significant wetlands and significant woodlands, the east-west linkage functions within the Subject Lands will be enhanced to allow for increased abiotic and biotic movement. The realigned channel will encourage the movement and connectivity of aquatic, semi-aquatic and terrestrial habitats through the establishment of the channel corridor; and
- Per Sec. 7.6.9 in CESS – The inclusion of the Sliver Lands will enable the creation of RNHS features and will provide differing vegetative communities that what currently exists on the subject lands. Through the addition of differing habitats into the RNHS, additional habitat variability will be incorporated into the system and will inherently attract different fauna species (e.g., insects, aerial insectivores) and plant species than what is currently found within the RNHS.

In the revised CESS, it is presented that the proposed development (including the Sliver Lands) will result in a significant net gain to the natural environment. Specifically, the majority of the net gain is achieved through the realigned and enhanced channel corridor and the restoration works between the realigned channel and the existing NHS to the north. The majority of these works will be taking place in the sliver lands. Without the sliver lands, there would be no need to alter the existing tributary, and the extent of restoration in the sliver lands would be significantly to entirely scaled back.

3.0 REVISIONS TO DRAFT ROPA AND SCHEDULES

The draft ROPA and schedules have been updated to address comments provided by Regional Staff, and to reflect the updated Regional Official Plan schedules as per ROPA 48.

In their February 2, 2022 comments, the Region identified that the Draft ROPA (RQ64A) identifies changes to a number of the maps in the Regional Official Plan and acknowledged that, while the nature of the change is described in the amendment text, the amendment area shown in outline on each map should be adjusted to the proposed specific designation(s) accordingly. In this regard, the southern portion of the subject lands are to be designated Urban Area, and the northern portion of the subject lands are to be designated Regional Natural Heritage System (“RNHS). As such, while the total area of the Sliver Lands is approximately **14.25 hectares (35.21 acres)**, the majority of these lands will be placed within a protective RNHS designation. Through the refinement of the ROPA schedules, it has been confirmed that the land area sought to be added into the Urban Area through the ROPA is confirmed to be approximately **6.26 hectares (15.5 acres)**. It is our understanding that the Region is in agreement that these designations are understood to have a connection to the CESS and the refinements to the RNHS it proposes. As well, the Region noted

in their comments that Regional Schedule 1H (Regional Urban Structure) was introduced through ROPA 48 and must form part of the Schedules included in this site specific ROPA. Accordingly, the Schedules and Text of the proposed draft ROPA have been updated to account for all of this.

It is important to note that although the total area of the Sliver Lands is approximately **14.25 hectares (35.21 acres)**, the majority of these lands will be placed within a protective Regional Natural Heritage System (“RNHS”) designation. As the ROPA schedules have been refined as per the Region’s comment letter of Feb 2, 2022, it has been confirmed that the land area sought to be added into the Urban Area through the ROPA is confirmed to be approximately **6.26 hectares (15.5 acres)**.

The following specific revisions have been made to the proposed ROPA Schedules:

- **Map 1** (Attachment #1): Land use designations have been added to the Sliver Lands ROPA Area as follows – “Urban Area” and “Regional Natural Heritage System”.
- **Map 1B** (Attachment #2): The “Urban Area” land use designation has been added to the ROPA Land Area, consistent with Map 1.
- **Map 1C** (Attachment #3): The “Urban Area” and corresponding “Employment Area” overlay have been added to the appropriate portion of the Sliver Lands (ROPA Land Area) (representing the above-referenced 6.26 hectares/15.5 acres).
- **Map 1D** (Attachment #4): The “Urban Area” land use designation has been updated within the ROPA Land Area to be consistent with the other schedules.
- **Map 1E** (Attachment #5): The “Urban Area” land use designation has been updated within the ROPA Land Area to be consistent with the other schedules.
- **Map 1F** (Attachment #6): The “Urban Area” land use designation has been updated within the ROPA Land Area to be consistent with the other schedules.
- **Map 1G** (Attachment #7): The “Urban Area” land use designation has been updated within the ROPA Land Area, and a “Key Features” and an “Enhancement Areas, Linkages and Buffers” overlay have both been added to the northern portion of the ROPA Land Area (consistent with the realigned channel and buffer, respectively).
- **Map 1H** (Attachment #8): This is a new Schedule added through ROPA 48 and the “Urban Area” land use designation and corresponding “Employment Area” overlay have been added to the appropriate (southern) portion of the Sliver Lands ROPA Land Area.
- **Map 3** (Attachment #9): The “Urban Area” land use designation has been updated to be consistent with the other Schedule updates.
- **Map 4** (Attachment #10): The “Urban Area” land use designation has been updated to be consistent with the other Schedule updates.
- **Map 5** (Attachment #11): The “Urban Area” land use designation, and corresponding “Urban Area with Regional Phasing between 2021 and 2031” overlay have been added to the developable (southern) portion of the Sliver Lands ROPA Land Area.

4.0 PROVINCIALY SIGNIFICANT EMPLOYMENT ZONE (PSEZ)

As discussed in the initial submission, the entirety of the Sliver Lands are within a Provincially Significant Employment Zone (“PSEZ”), which are established by the province through the Growth Plan for the Greater Golden Horseshoe, 2020 (“Growth Plan”). The Growth Plan is a long-term plan intended to manage growth through building complete communities, curbing sprawl and protecting the natural environment.

Pursuant to Section 5.2.2 of the Growth Plan, Provincially Significant Employment Zone (PSEZ) has been identified on the Subject Lands. It is noted in the Growth Plan that “*it is also critical that we understand the importance of provincially significant employment zones and consider opportunities to better co-ordinate our collective efforts across municipalities to support their contribution to economic growth ...*” (Section 2.1). The majority of the subject lands are within a PSEZ, including the entirety of the ROPA Lands.

The Growth Plan defines PSEZs as follows:

Areas defined by the Minister in consultation with affected municipalities for the purpose of long term planning for job creation and economic development. Provincially significant employment zones can consist of employment areas as well as mixed-use areas that contain a significant number of jobs.

The Government of Ontario’s website further describes the Provincial intent for PSEZs:

As areas of high economic output, provincially significant employment zones are strategically located to provide stable, reliable employment across the region. They provide opportunities to improve coordination between land use planning, economic development, and infrastructure investments to support investment and job creation over the longer-term.

The Sliver Lands are completely within the limits of the PSEZ. As such, the province’s long-term goal for the lands (and, more specifically, for the developable 6.26 hectares/15.5 acres) is for them to be developed with employment uses, in conjunction with the remainder of the Subject Lands. It is important from a planning perspective to consider the inclusion of these irregularly shaped lands for the overall employment growth for this area since these lands are within the PSEZ limits and are otherwise not sized or shaped appropriately for any one individual development. If these lands were not approved for incorporation into the Urban Area through the subject ROPA application, then they would illogically remain vacant.

Furthermore, as noted above, if the Sliver Lands were excluded from this proposed development, there would be a net loss of 10.29 ha (25.45 acres) of developable lands. This relates not only to lands that are specifically within the Sliver Lands, but also lost developable acreage that would otherwise be available for development if the swale was permitted to be realigned through the inclusion of the sliver lands. This also includes lost developable lands for buffers to the existing swale, and lost developable acreage north of the swale (that is currently not accessible).

In a scenario that excluded the Sliver Lands from this development, these lands would be prevented from being incorporated into an employment development and the Province's PSEZ vision for these lands will never be realized, and this would be contrary to Provincial Policy. The most logical and efficient solution and to ensure these lands are developed in conformity with Provincial Policy, proposes that the Sliver Lands ROPA be approved to bring these lands into the Urban Area now, allowing cohesive development of the entirety of the lands and implementing Provincial policy.

5.0 ROPA 38 – PREVIOUS DIRECTION ON NORTHERN SLIVER LANDS

The Region of Halton adopted Regional Official Plan Amendment 38 ("ROPA 38") on December 16, 2009. During the Municipal Comprehensive Review ("MCR") process related to ROPA 38, the owner of the subject lands requested that the Northern Sliver Lands be included in the Urban Area. As the lands were not included, the owner appealed ROPA 38 in its entirety as appeal No. PL111358. This appeal led to a settlement hearing, the minutes of which are dated October 9, 2014, and which include the following pertinent paragraphs:

3. *The Parties agree that the designations on the Milton North Area Lands, as shown on Map 1 of ROPA 38, are appropriate subject to 'refinements' to the Regional NHS within the meaning of that term in Section 116.1, as amended through the mediation process, and set out in Exhibit "B" for ease of reference. For greater certainty, the meaning of 'refinements' includes, where appropriate, deletions to the Regional NHS and additions to the Urban Area, or vice versa, including the potential deletion or realignment of the stream, on those parts of the Milton North Area Lands shown on Exhibit "A" as potential areas subject to refinement in accordance with Section 116.1. Such refinements, if policy compliant, will be based on (a) a Sub-watershed Study accepted by Halton Region and undertaken in the context of an Area-Specific Plan (as this term is defined in ROPA 38 following the Partial Approval Order), (b) an individual Environmental Impact Assessment accepted by the Region, as required by the Regional Official Plan, or (c) similar studies based on terms of reference accepted by the Region (collectively (a) to (c), "Additional Studies").*
4. *Halton Region advises that the land budget exercise as determined through the Sustainable Halton process was completed and accepted by the MMAH on the understanding that refinements to the Regional NHS boundaries in Halton Region through Additional Studies would produce a 'zero-sum gain' where the amount of land to be redesignated as Urban Area from Regional NHS would be offset by the amount of land to be removed from the Urban Area.*
5. *In the event that Additional Studies are completed to the satisfaction of Halton Region and they result in a net gain of land to the Urban Area which is not offset by net loss adjustments on other lands, the Parties agree that Halton Region may,*

at its own discretion, withhold any approval of a Local Official Plan affecting the Milton North Area Lands. However, Halton Region acknowledges that these lands will be considered as part of the next five year review of the Regional Official Plan (the “Next Five-Year Review”) through the Regional municipal comprehensive review process and in accordance with the applicable Regional Official Plan policies and Provincial Plans. For the purpose of clarity, nothing in these Minutes shall be taken as an agreement or acknowledgement on the part of Halton Region that it is appropriate for those portions of the Milton North Area Lands which are subject to Additional Studies to be brought into the Urban Area in advance of the completion and acceptance of the Region of those Additional Studies.

As these excerpted paragraphs from the Minutes of Settlement confirm, Halton Region was in agreement with assessing opportunity to bring the Sliver Lands into the Urban Area at a later date, subject to the approval of the required environmental studies. Said environmental studies are encompassed in the CESS. Moreover, it should be noted that the referenced “Next Five-Year Review” referred to in Paragraph 5 would be the current ongoing Regional Municipal Comprehensive Review for the 2051 Growth Targets. As such, pursuant to ROPA Application RQ64A and a related detailed CESS, it is appropriate to now consider bringing these lands into the Urban Area, in accordance with the Minutes of Settlement related to ROPA 38.

6.0 HALTON REGION OFFICIAL PLAN AS AMENDED BY ROPA 48 (OFFICE CONSOLIDATION – NOVEMBER 10, 2021)

The Regional Official Plan is a broad land use policy document which provides guidance to the lower-tier municipalities in the preparation and implementation of their local Official Plans. This planning summary provides a broad overview of the relationship of the Regional Official Plan to Provincial Policy and also to the Local Official Plan.

On November 10, 2021, the Minister of Municipal Affairs and Housing approved Regional Official Plan Amendment No. 48 (ROPA 48). The original PJR, submitted on November 2, 2021, did not review the policies as updated by ROPA 48 because ROPA 48 was not yet in full force and effect. Since ROPA 48 is now in full force and effect, this addendum reviews the updated policies and how said changes relate to the Proposed Development. Updated sections / policies are shown in **bold**.

The Region of Halton Official Plan outlines policies and strategies that reflect and conform to the policy directions of the PPS, Growth Plan and other Provincial plans. The policies and strategies contained in the Plan are centred around the concept of sustainable development which, among other things, supports growth and development that takes place by balancing the protection of the natural environment, enhancing economic competitiveness and fostering a healthy and equitable society. The Region of Halton Official Plan guides land use planning decisions within the Region of Halton.

The Northern Sliver Lands are currently designated “Agricultural Area” and “Regional Natural Heritage System” by *Map 1 – Regional Structure* of the Region of Halton’s Official Plan, as amended by the November 10, 2021 Office Consolidation.

Sections 72 through 77 of the Regional Official Plan set out objectives and policies for the Urban Area **and the Regional Urban Structure**, in which the Sliver Lands are proposed to be located (prior to ROPA 48, this section of the Official Plan referred only to the Urban Area, and not the Regional Urban Structure). The following policies are reviewed, as follows:

“72. *The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improved housing affordability, sustainability, and economic prosperity.*

72.1 *The objectives of the Urban Area are:*

- (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.*
- (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy. [...]*
- (7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.*
- (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.*
- (10.1) To direct where employment uses should be located and to protect areas designated for such uses.”*

The ROPA application, by virtue of bringing the ‘northern sliver’ into the Urban Area, will assist the Region in achieving its objectives for the Urban Area, as it will provide for compact and contiguous industrial/employment lands in an area designated as a PSEZ by the Province. Further, inclusion of the ‘northern sliver lands’ in the Urban Area will assist the Region and Town in achieving economic and fiscal benefits.

In accordance with Policy 72, the proposed ROPA will assist with the Region's economic prosperity, as it will allow for the logical and contiguous development of the additional approximately 6.26 hectares (15.5 acres) of land proposed to be brought into the Urban Area that would otherwise be underutilized.

The PJR submitted with the initial submission included a review of Policies 77.1 and 77.4. These were removed from the Region's Official Plan by ROPA 48 and were replaced with Policies 78 and 78.1, the relevant sections of which are reviewed below:

78.1 The objectives of the Regional Urban Structure are:

- (1) To provide a structure and hierarchy in which to direct population and employment growth within the Urban Area to the planning horizon of this Plan;***
- (2) To focus a significant proportion of population and certain types of employment growth within Strategic Growth Areas through mixed use intensification supportive of the local role and function and reflective of its place in the hierarchy of Strategic Growth Areas identified in this Plan;***
- [...]***
- (4) To identify Regional Employment Areas and to protect them for long-term employment use, while providing flexibility to address changes in the role and function of these areas in relation to prevailing trends in the economy of the Region.***

The proposed ROPA will facilitate the inclusion of the Northern Sliver Lands into the Regional Urban Structure and, ultimately, into the Milton 401 Industrial / Business Park Secondary Plan Area. This will assist with meeting employment numbers and density targets established by the ROP. As the lands are in proximity to the 401 Highway, and are already within a PSEZ, their incorporation into the Regional Urban Structure is a logical implementation of Provincial policy and conforms to the Employment Area policies of the ROP. The cohesive development of the Northern Sliver Lands with the balance of the property will aid the Region in meeting its employment growth numbers, will help to strengthen and diversify the economic base, and will support the Region's economic competitiveness.

Through this review of relevant additional and updated sections of the Region of Halton Official Plan following the approval of ROPA 48, it is clear that the proposed ROPA application will assist the Region in the achievement of many of their objectives and policy directives and that approval of these applications will facilitate the development of the Subject Lands for employment uses in accordance with the Regional goals, objectives and policies for employment growth within the

Region. It is anticipated that this development will significantly assist in the achievement of many Regional goals and objectives and in the implementation of many Regional policies.

8.0 COMPREHENSIVE ENVIRONMENTAL AND SERVICING STUDY (CESS) (Revised April 2022)

A number of additions and amendments have been made to the CESS following comments provided by, and discussions with, Region and Town Staff and Council. Below is a brief summary of the changes and added rationale:

- The green swale will be designed as a flow conveyance feature that will be naturalized with no long-term maintenance requirements. Through discussions with reviewing agencies, the location of the green swale has been refined. The green swale has been moved outside of the 30 metre vegetated buffer, where feasible. However, the green swale is located within the 30 metre buffer near where it connects into the realigned channel as a result of the regional floodline. If the green swale were to be pulled out of the 30 metre buffer in this location, it could expand the future floodlines associated with the realigned channel corridor; therefore, inclusion of this naturalized green swale is recommended within this location of the vegetated buffer.
- Following construction, the green swale will be vegetated with a native seed mix. No long-term maintenance of this green swale is intended; rather, this is a natural feature to facilitate the flows from one natural heritage feature (regionally significant wetland) into another natural feature (realigned channel). The construction of this green swale is not required to support or convey anthropogenic flows. Options for a green swale design that would provide enhanced ecological and biophysical functions were considered, but, after reviewing agency comments, the simplified bioswale design was selected.
- Following completion of channel realignment activities, the linkage function of this watercourse is expected to be enhanced due to protection of a vegetated corridor. Through the vegetative buffers along the retained RNHS and the realigned watercourse, this linkage will be merged into the existing regional linkage to create a more robust linkage connection within the landscape. This will also work to create additional interior habitats.
- No negative impacts to key natural heritage or hydrologic features and their associated functions are expected as a result of the proposed development and/or construction of the created wetland. The created wetland area will be located outside of the 30 metre setback from all key natural and hydrologic features. No removal of natural features is required to construct the wetland compensation area. Rather, revegetation of the actively managed agricultural field is proposed to incorporate this area into the RNHS. Wetland compensation will encourage wildlife movement between the existing RNHS and the created realigned watercourse.

- The proposed elements of the RNHS are expected to result in both a quantitative gain in functional naturalized vegetation communities on the Subject Lands as well as a qualitative increase in ecological and biophysical function, relative to the existing, predominantly agricultural conditions. From a quantitative perspective, the proposed RNHS is expected to increase the amount of naturalized vegetation cover in the area by 9.62 hectares (23.77 acres) through the restoration of existing active agricultural fields. This gain is broken down by the following communities/habitat types:
 - a. 30 metre buffer from Significant Woodlands and Significant Wetlands – 4.05 hectares (10.01 acres) of mineral successional woodland;
 - b. Realigned stream corridor – 0.43 hectares (1.06 acres) of floodplain wetland (mineral meadow marsh and/or shallow marsh) and 1.89 hectares (4.67 acres) of cultural meadow; and
 - c. Planting in naturalized areas between the buffers and the realigned stream channel – 3.25 hectares (8.03 acres) of cultural meadow.

In summary, a substantial net gain in the overall area of naturalized vegetation and watercourse length is predicted as a result of the proposed restoration initiatives within the RNHS. However, a net gain in the overall function is also predicted as a result of the proposed enhancements due to increased habitat complexity, biodiversity and overall connectedness of the various proposed features relative to current conditions.

9.0 AGRICULTURAL IMPACT ASSESSMENT (AIA)

The first submission addressed agricultural impact via two documents: (1) the Planning Justification Report, prepared by GSAI, which included a review of the relevant agriculture-related policies from the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Town of Milton Official Plan; (2) the “Minimum Distance Separation 1 Requirements for East Block” Report (“MDS Report”) prepared by Colville Consulting Inc. (“Colville”).

Comments were provided by the Region of Halton and the Region’s agricultural peer-reviewer on January 25, 2022. Subsequently, a meeting was held with Region Staff, GSAI and Colville on February 16, 2022 to further discuss these comments and establish a scope of work required to respond to said comments. It should be noted that the Region’s comments requested clarity on certain elements of the Agricultural Impact Assessment which they acknowledged may not necessarily change or conflict with the Applicant’s conclusions, noting there is rationale to include these lands in the Urban Area. Specifically, the Region’s comments of Jan 25, 2022 note the following:

“Generally speaking, the peer review comments indicate that the information provided suggests that the impacts on neighbouring farms from the proposed changed in land use designation and associated development proposal will be limited and that the subject lands are not likely to remain in agriculture.”


Colville is preparing a scoped Agricultural Impact Assessment (“AIA”) to address these comments, which will be provided to the Region under separate cover in May 2022 and should be considered as part of this resubmission.

10.0 CONCLUSIONS

As previously noted, the policies and objectives of the PPS, Growth Plan, and Region of Halton Official Plan will be met through the advancement of the proposed development and the associated Regional Official Plan Amendment. The proposed ROPA will allow for the logical and cohesive development of employment lands within a Provincially Significant Employment Zone, and will have a net positive effect on the Regional Natural Heritage System, for the reasons identified in our original Planning Justification Report dated October 2021, as well as within this Addendum.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Karen Bennett, MCIP, RPP
Partner



Stephen Closs, MCIP, RPP
Planner

APPENDIX A – REVISED DRAFT ROPA AND SCHEDULES

Draft Amendment No. XX
to THE REGIONAL PLAN
Official Plan for the Halton Planning Area
Regional Municipality of Halton

An Amendment to Address the
Addition of Employment Lands to
the Urban Area and to the Town of
Milton's '401 Industrial / Business
Park Secondary Plan'

April 2022

DECLARATION

IN THE MATTER OF REGIONAL OFFICIAL PLAN AMENDMENT NUMBER XX

IN THE REGIONAL MUNICIPALITY OF HALTON

I, [Name of Regional Clerk], in my capacity as Regional Clerk for the Regional Municipality of Halton, hereby declare that notice of adoption by Council for the Regional Municipality of Halton was given under Section XX of the *Planning Act*, R.S.O., 1990, c.P.13.

There were no appeals to ROPA XX within the time allowed for appeal. Under Section 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, Regional Official Plan Amendment Number XX came into force and effect on _____, 2022, being the day following the last day for filing a notice of appeal.

[Name of Regional Clerk]

Regional Clerk
Regional Municipality of Halton

Date

TABLE OF CONTENTS

THE CONSTITUTIONAL STATEMENT	1
PART A THE PREAMBLE	2
Purpose	2
Location	2
Basis.....	3
PART B THE AMENDMENT	4
Introductory Statement	4
Details of the Amendment	4
PART C THE APPENDICES	7
Appendix I Notice of Public Meeting	8

THE CONSTITUTIONAL STATEMENT

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 11 items, constitutes Amendment No. XX to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton. The Amendment will incorporate certain lands into the Region's Urban Area with an Employment Area overlay. The title of Amendment No. XX is "An Amendment to Address the Addition of Employment Lands to the Urban Area and to the Town of Milton's '401 Industrial / Business Park Secondary Plan'".

Part C, The Appendices, does not constitute part of this Amendment.

PART A THE PREAMBLE

Purpose

The purpose of this Amendment is to add lands to the Urban Area to facilitate future Employment development within the area of the Town of Milton known as the Milton 401 Industrial / Business Park Secondary Plan Area. The result of the amendment is to incorporate into the Urban Area lands to be planned and developed for employment uses.

Location

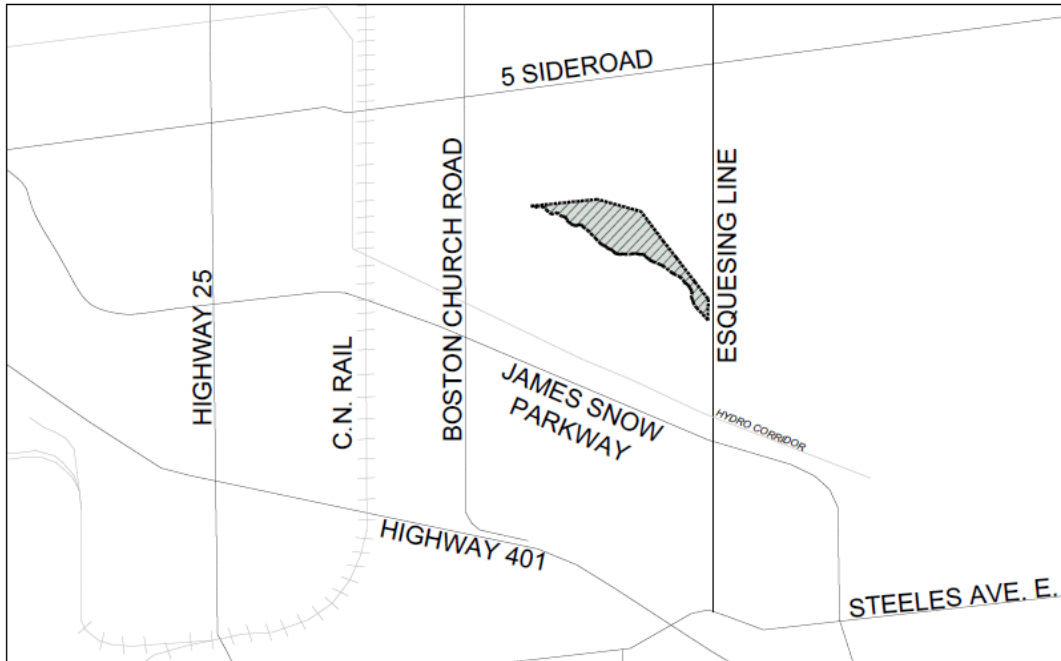
The area containing lands to be incorporated in the Urban Area is referred to as the “Amendment Area” and is shown in Figure 1 below. It contains the lands bounded by:

- i) North – limit of the Greenbelt Plan
- ii) East – Esquesing Line
- iii) South – the existing Urban Area limit
- iv) West – the existing Urban Area limit

Figure 1

July 22, 2021

The Amendment Area



Basis

The current 2031 'Urban Area' limit for the Town of Milton was established through Halton Region Official Plan Amendment No. 38 (ROPA 38) and in this vicinity it was meant to accommodate employment growth to 2031. The current 2031 'Urban Area' limit falls short of including all lands that are mapped as "Provincially Significant Employment Zone" (PSEZ) and as a result, excludes a portion (or 'northern sliver') of a property that is proposed for future employment growth, consistent with the Province's "Provincially Significant Employment Zone" (PSEZ) area. This 'northern sliver' of land should logically be included within the Regional and Town "Urban Area".

ROPA XX will bring the 'northern sliver' lands into the 'Urban Area' and will facilitate the advancement of development applications to develop these lands for employment uses consistent with the Provincially Significant Employment Zone (PSEZ) mapping and related Growth Plan objectives and policy directives.

This will be achieved by redesignating the lands within the Amendment Area currently within the "Agricultural Area" designation to the "Urban Area" designation with an "Employment Area" overlay. As well, the northern portion of the Amendment Area is proposed to be redesignated "Regional Natural Heritage system" to reflect the realignment and enhancement of natural heritage features within the Amendment Area. As a result of this change to Map 1, a number of corresponding changes are required to other Maps to reflect the change to the "Urban Area" and "Regional Natural Heritage System" designations within the Amendment Area. ROPA XX will enable comprehensive planning of these lands and the continued implementation of the growth strategy set out in the Regional Plan and the PSEZ mapping and related employment policy directives as set out in the Growth Plan, as well as facilitating continued and enhanced protection for natural heritage system features and their functions.

PART B THE AMENDMENT

Introductory Statement

All of this part constitutes Amendment No. XX to the Regional Plan, the Official Plan for Halton Planning Area, Regional Municipality of Halton.

Details of the Amendment

The Amendment consists of 11 items.

The Regional Plan is amended as follows:

Item 1	Map 1, <i>Regional Structure</i> , is amended by redesignating the lands designated “Agricultural Area” within the southern portion of the Amendment Area to “Urban Area” and applying the “Employment Area” overlay to these lands, and designating the northern portion of the Amendment Area to “Regional Natural Heritage System” as shown herein on Map 1 provided as Attachment #1.
Item 2	Map 1B, <i>Parkway Belt Transportation and Utility Corridors</i> , is amended to reflect the modified “Urban Area” designation on the southern portion of the Amendment Area as shown herein on Map 1B provided as Attachment #2.
Item 3	Map 1C, <i>Future Strategic Employment Areas</i> , is amended to reflect the modified “Urban Area” designation and “Employment Area” overlay on the southern portion of the Amendment Area as shown herein on Map 1C provided as Attachment #3.
Item 4	Map 1D, <i>Municipal Wellhead Protection Zones</i> , is amended to reflect the modified “Urban Area” designation on the southern portion of the Amendment Area as shown herein on Map 1D provided as Attachment #4.
Item 5	Map 1E, <i>Agricultural System and Settlement Areas</i> , is amended to reflect the modified “Urban Area” designation and to remove the “Prime Agricultural Areas” constraints from the southern portion of the Amendment Area as shown herein on Map 1E provided as Attachment #5.

Item 6	Map 1F, <i>Identified Mineral Resource Areas</i> , is amended to reflect the modified “Urban Area” designation on the southern portion of the Amendment Area as shown herein on Map 1F provided as Attachment #6.
Item 7	Map 1G, <i>Key Features within the Greenbelt and Regional Natural Heritage Systems</i> , is amended to reflect the modified “Urban Area” designation and to remove the areas identified as “Prime Agricultural Areas” on the southern portion of the Amendment Area, and to designate “Enhancements / Linkages / Buffers” and “Key Features” on the northern portion of the Amendment Area as shown herein on Map 1G provided as Attachment #7.
Item 8	Map 1H, <i>Regional Urban Structure</i> , is amended to reflect the modified “Urban Area” designation with “Employment Area” overlay on the southern portion of the Amendment Area as shown herein on Map 1H provided as Attachment #8.
Item 9	Map 3, <i>Functional Plan of Major Transportation Facilities</i> , is amended to reflect the modified “Urban Area” designation on the southern portion of the Amendment Area as shown herein on Map 3 provided as Attachment #9.
Item 10	Map 4, <i>Right-of-Way Requirements of Arterial Roads</i> , is amended to reflect the modified “Urban Area” designation on the southern portion of the Amendment Area as shown herein on Map 4 provided as Attachment #10.
Item 11	Map 5, <i>Regional Phasing</i> , is amended to reflect the modified “Urban Area” designation and applying the overlay “Urban Area with Regional Phasing between 2021 and 2031” on the southern portion of the Amendment Area as shown herein on Map 5 provided as Attachment #11.

- Items 1 through 11 (changes to and addition of maps)

Specified maps of the Plan are amended as shown on Attachments 1 through 11.

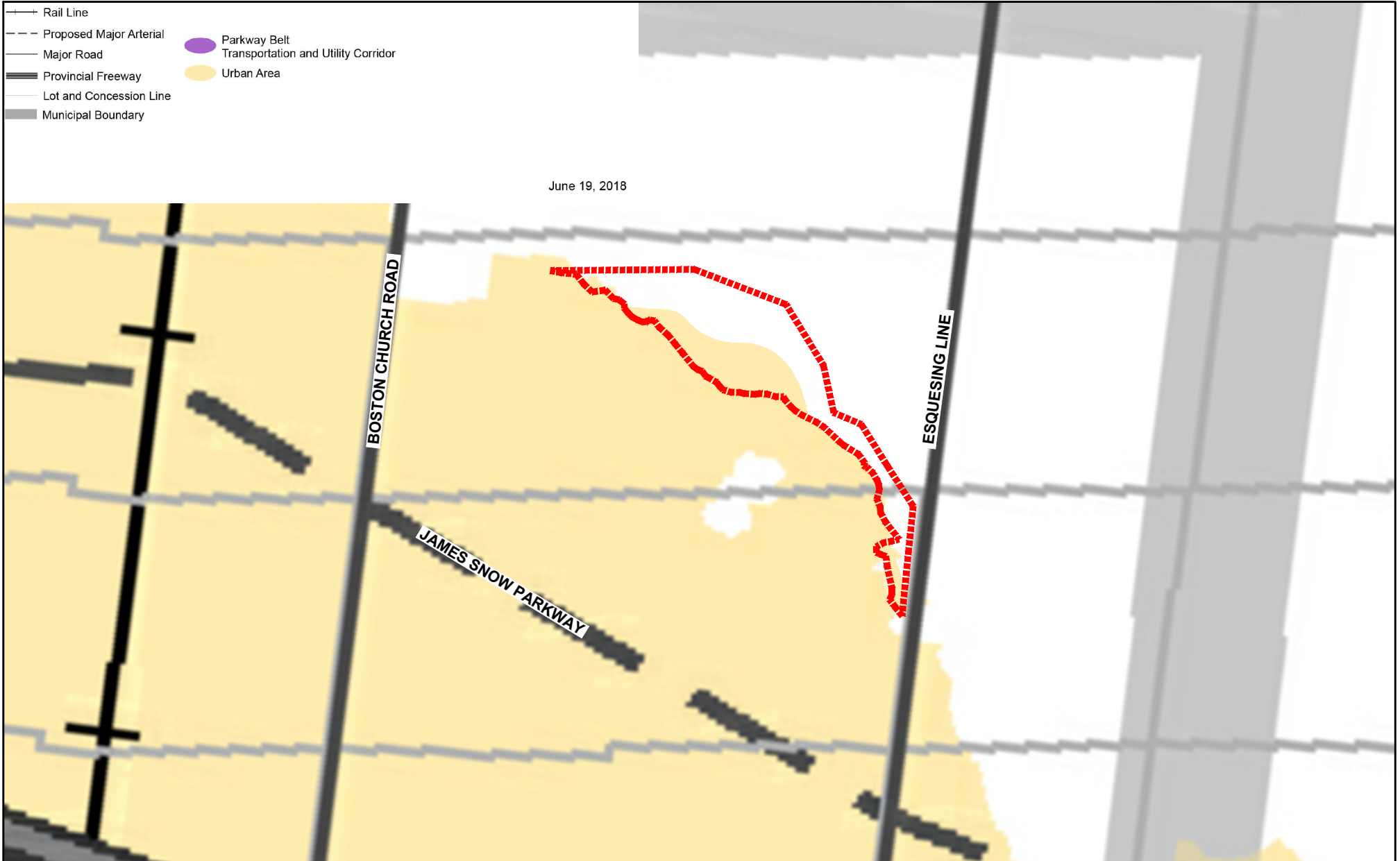
Map 1 Regional Structure

 Draft Amendment Area



Map 1B Parkway Belt Transportation and Utility Corridors

 Draft Amendment Area



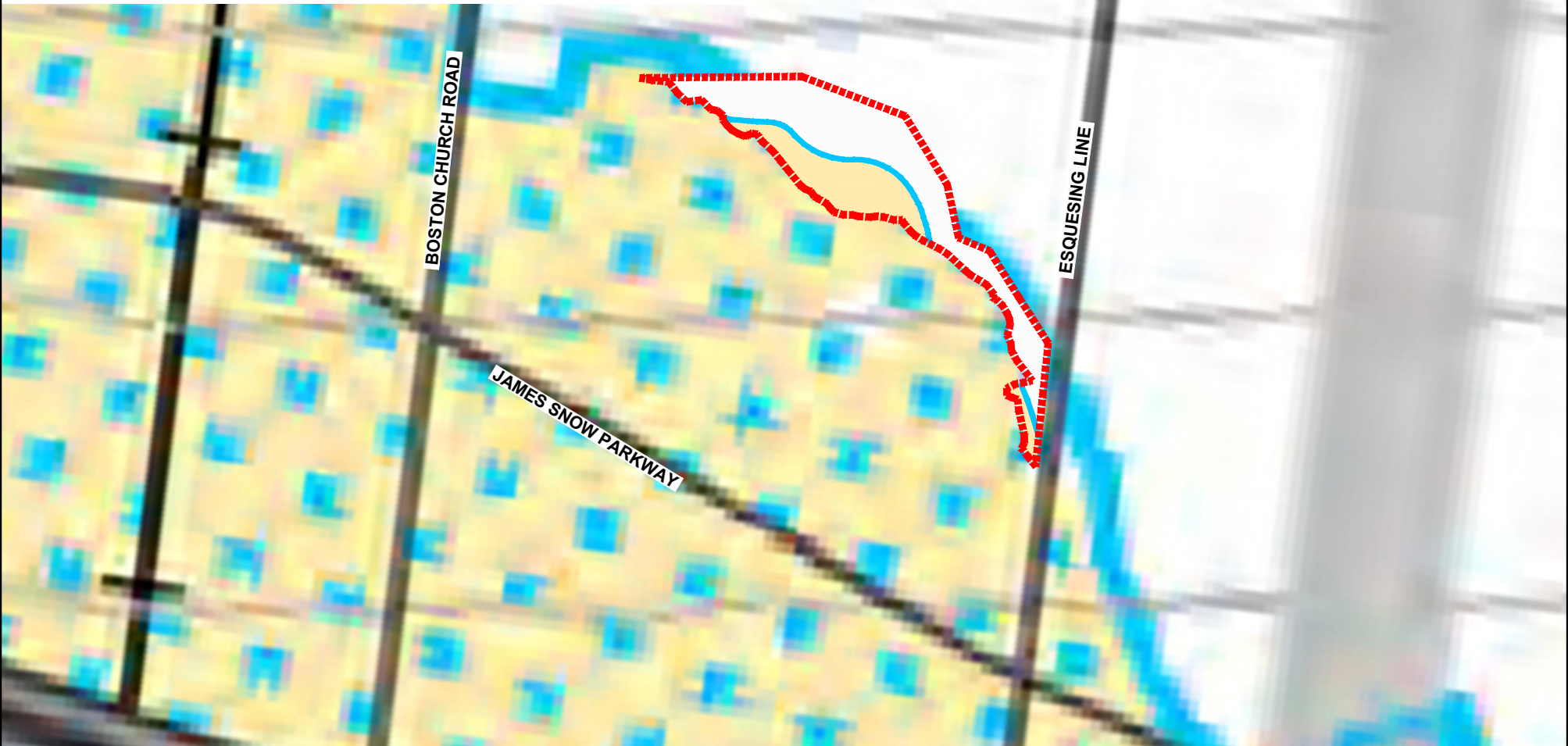
Map 1C Future Strategic Employment Areas



Draft Amendment Area

- Rail Line
- Proposed Major Arterial
- Major Road
- == Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- North Aldershot Policy Area
- /// Future Strategic Employment Areas (Overlay)*
- Employment Area

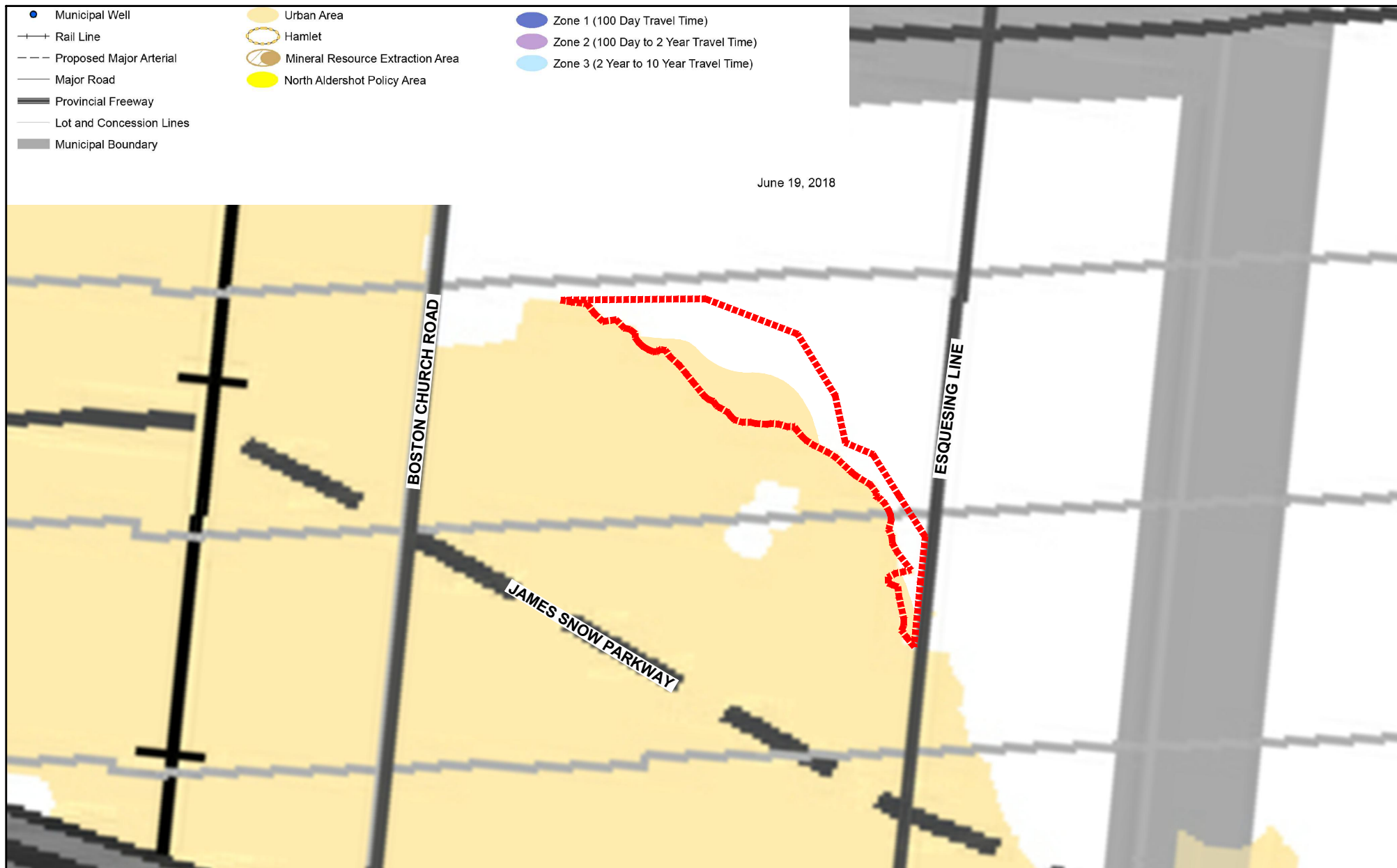
November 10, 2021



Map 1D Municipal Wellhead Protection Zones



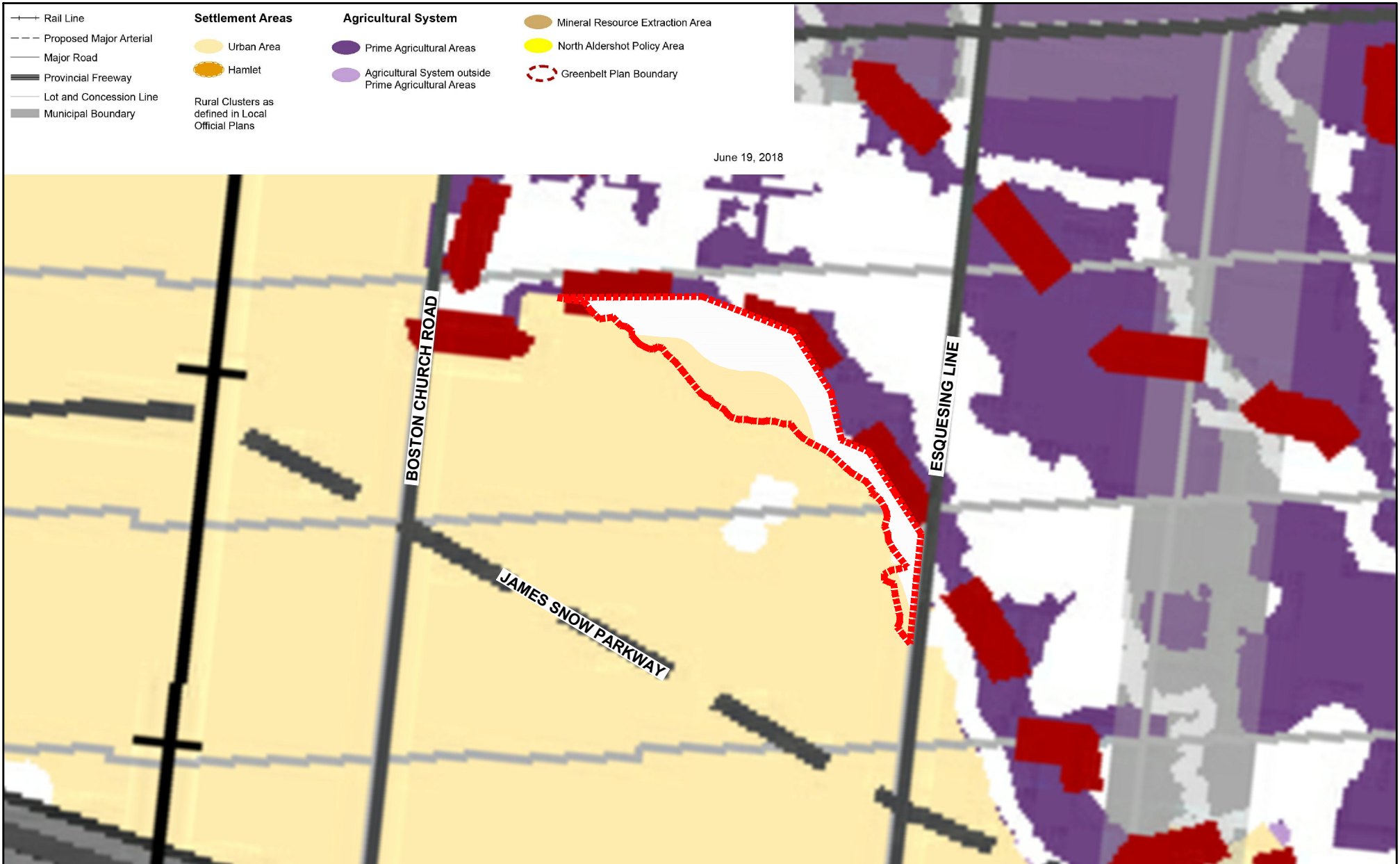
Draft Amendment Area



Map 1E Agricultural System and Settlement Areas



Draft Amendment Area



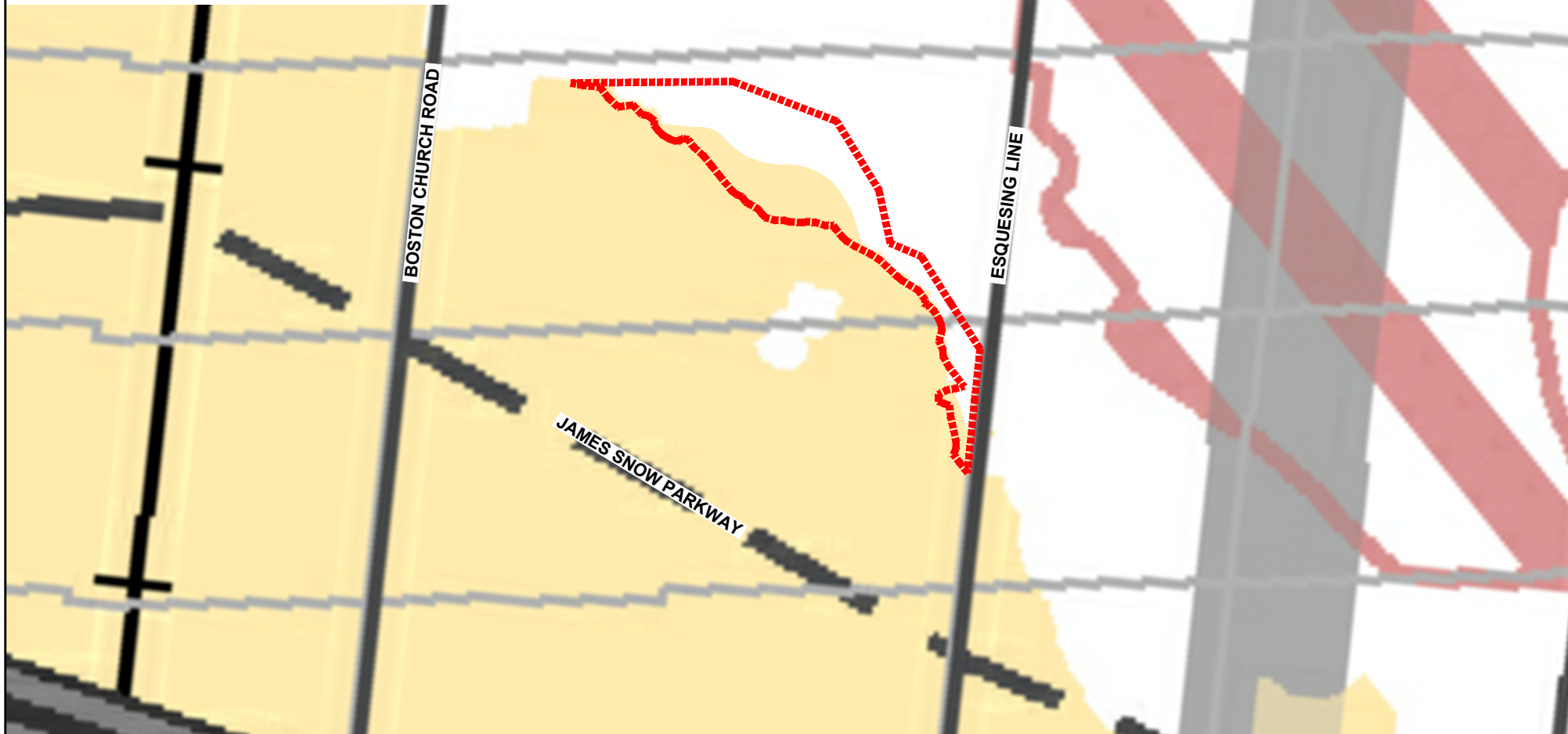
Map 1F Identified Mineral Resource Areas



Draft Amendment Area

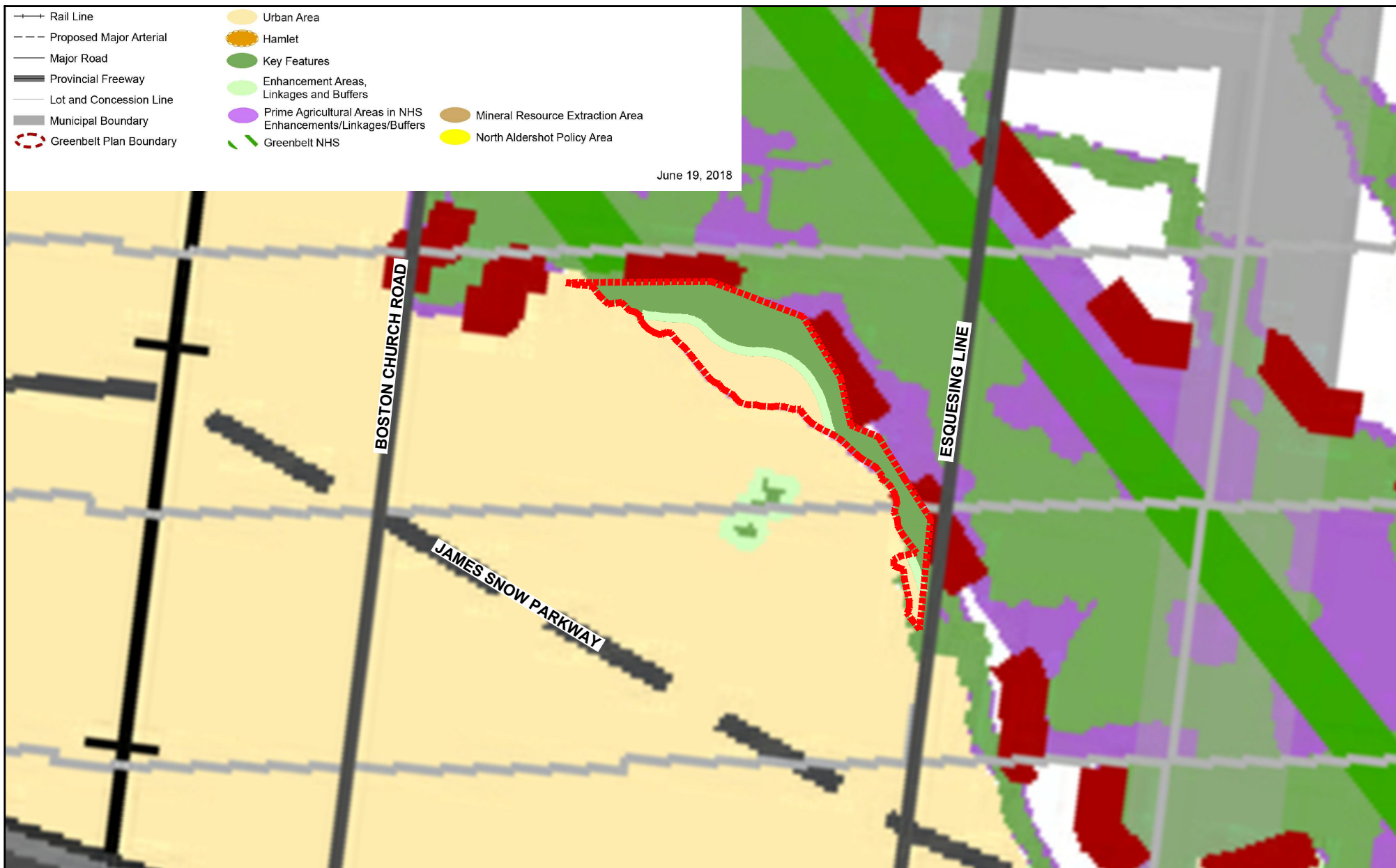
- Rail Line
- Proposed Major Arterial
- Major Road
- ▬ Provincial Freeway
- Lot and Concession Line
- ▬ Municipal Boundary
- Urban Area
- Hamlet
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Identified Mineral Resource Area

June 19, 2018



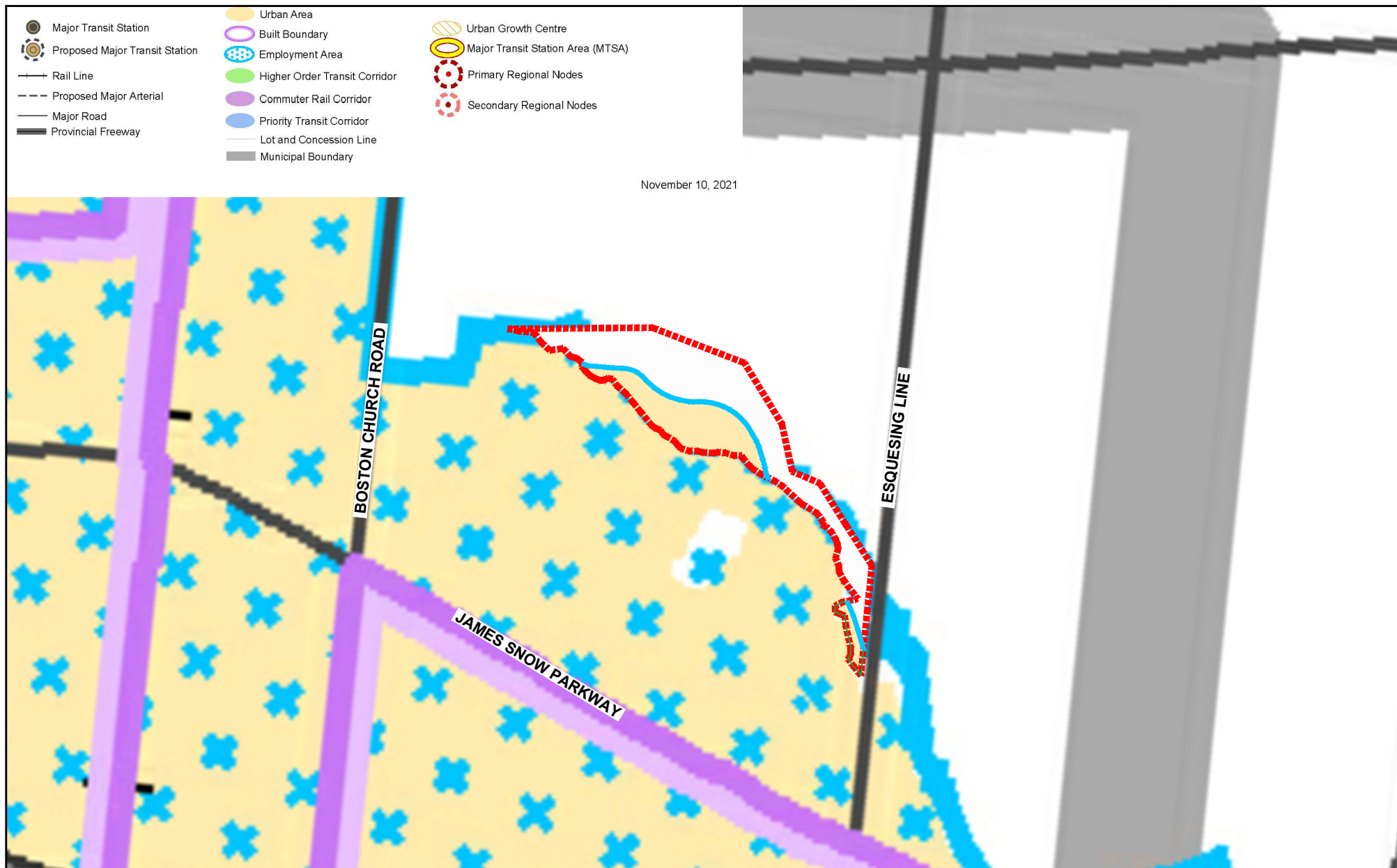
Map 1G Key Features Within the Greenbelt and Regional Natural Heritage Systems

 Draft Amendment Area



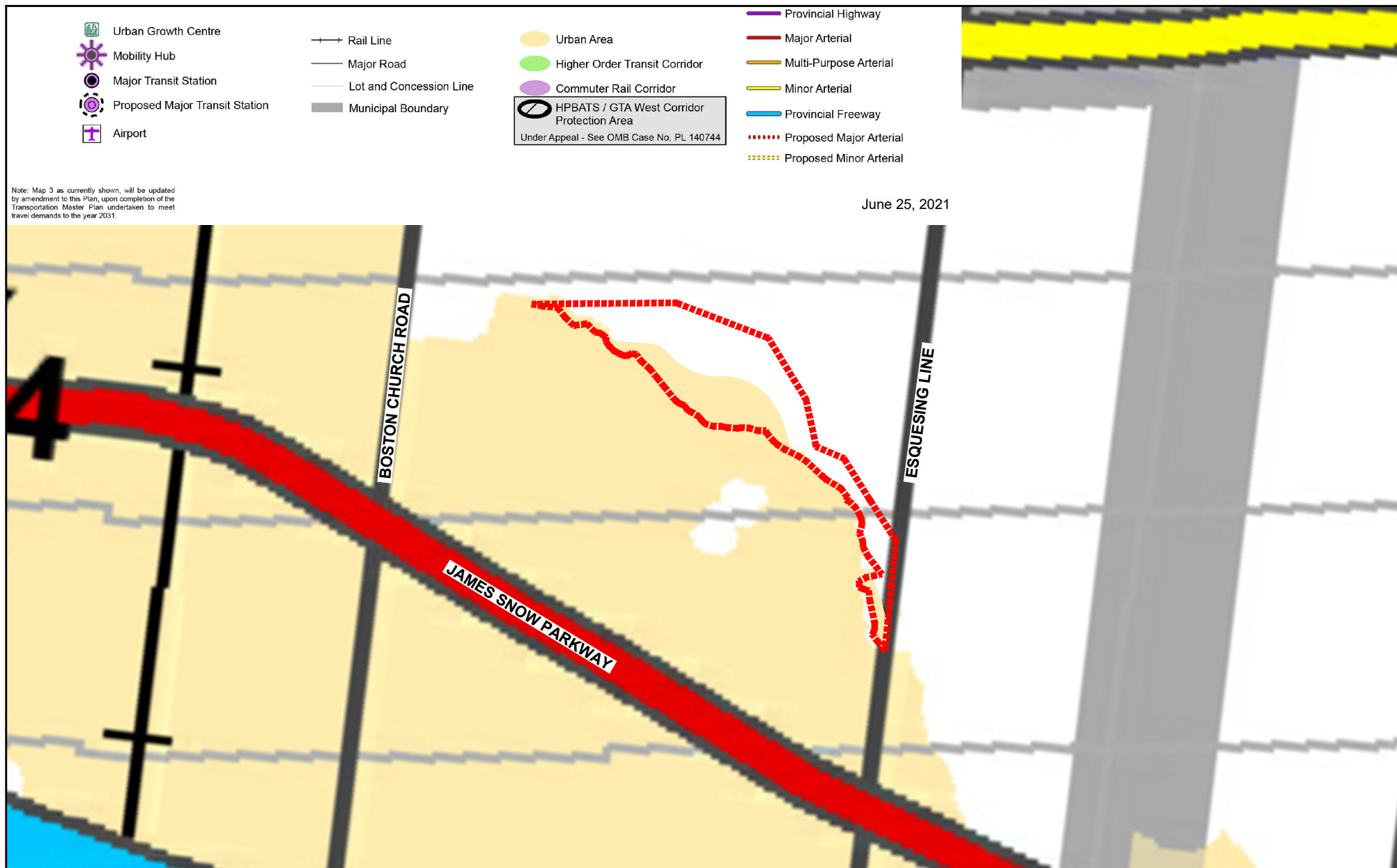
Map 1H Regional Urban Structure

 Draft Amendment Area

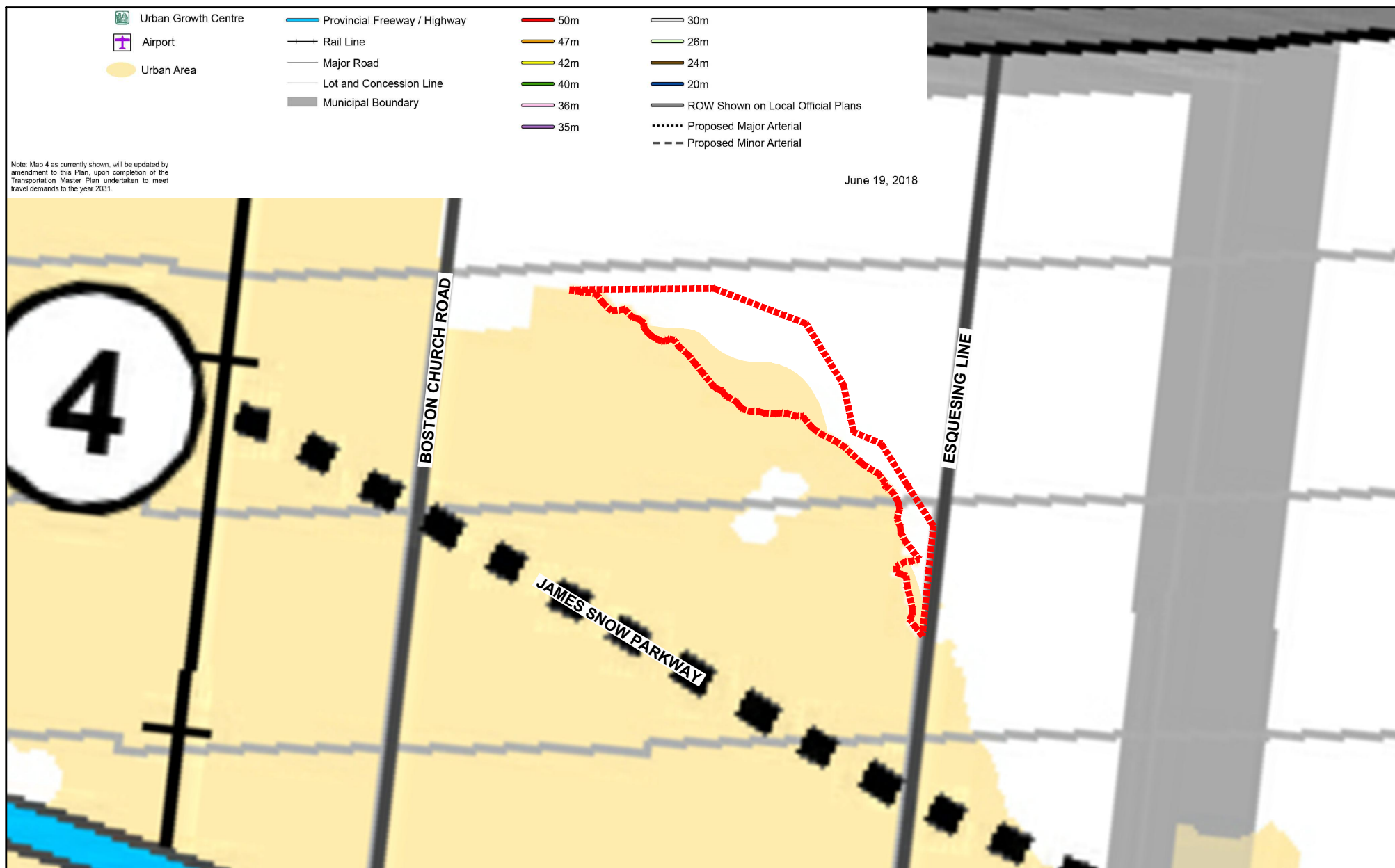


Map 3 Functional Plan of Major Transportation Facilities

 Draft Amendment Area

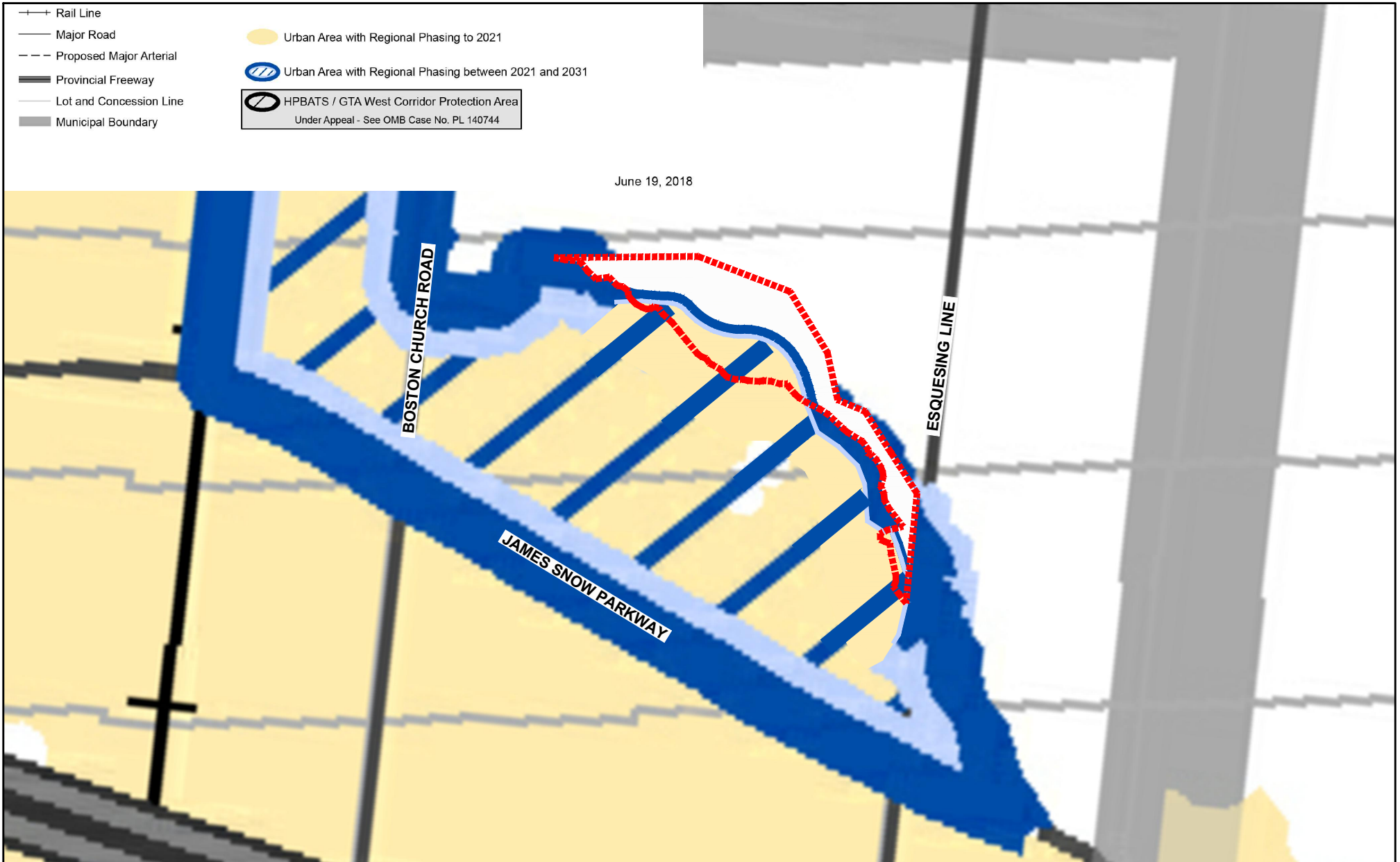


Map 4 Draft Amendment Area Right-of-Way requirements of Arterial Roads



Map 5 Regional Phasing

 Draft Amendment Area



PART C THE APPENDICES

The following Appendices do not constitute part of Amendment No. **XX**, but are included as information supporting the amendment.

Appendix I Notice of Public Meeting

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