



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 20, 2022

Report No: DS-048-22

Subject: Public Meeting and Initial Report: Official Plan Amendment, Zoning By-law Amendment Applications and Draft Plans of Subdivision by Orlando Corporation, Heartland (Two) Limited and Quarre (Two) Inc., applicable to lands known as Part of Lot 5, Concession 3 Esquensing and Parts of Lots 3 and 4, Concession 4 Esquensing, Milton. (Town Files: LOPA 09/21, Z-26/21, Z-27/21, 24T-21007/M and 24T-21008/M)

Recommendation: THAT Development Services Report DS-048-22 BE RECEIVED FOR INFORMATION.

EXECUTIVE SUMMARY

Applications have been submitted for Draft Plans of Subdivision for multiple properties located in the northern area of the Milton 401 Industrial/Business Park Secondary Plan Area, described as the North Porta East lands (8350 Esquensing Line) and the West lands (8802, 8820, 8830, 8872 and 8880 Boston Church Road). The Draft Plan of Subdivision for the East lands includes two industrial blocks, a stormwater management pond block, a business commercial area block (for the relocation of the heritage house), a natural heritage system channel block, two woodlot blocks, a wetland block and three road widening blocks. The applicant's proposed concept plan identifies four industrial buildings on the East lands with one access from Boston Church Road and two accesses from James Snow Parkway over the hydro corridor lands.

The Draft Plan of Subdivision for the West lands includes an industrial block, a stormwater management pond block, a natural heritage system channel block and one road widening block. The applicant's proposed concept plan identifies three industrial buildings on the West lands that would be accessed by three entrances from Boston Church Road and two entrances from No. 5 Side Road.

In addition to the above, the applicant is seeking amendments to the Town of Milton Official Plan and Zoning By-law 144-2003, as amended, to facilitate the construction of 7 industrial buildings on the lands described above. The proposed Official Plan Amendment applies



EXECUTIVE SUMMARY

only to the East lands and seeks to include a portion of the subject lands into the Town's Urban Area and Milton 401 Industrial/Business Park Secondary Plan Area. The proposed Official Plan Amendment also intends to create a site-specific policy area to permit additional uses on one of the industrial blocks (Block 2) and the business commercial area block for the relocated heritage house (Block 8) as shown on the Draft Plan of Subdivision for the East lands.

The proposed Zoning By-law Amendment seeks amend the Town's Zoning By-law 144-2003, as amended, to rezone the subject lands to the General Industrial (M2) zone with exceptions to permit additional uses and site-specific standards. The Zoning By-law Amendment also proposes to permit a maximum building height of 35 metres (10 storeys) on the East lands.

The applications are complete pursuant to the requirements of the Planning Act and are being processed accordingly. Upon completion of the consultation and review process, a Technical Report, including recommendations, will be brought forward for Council consideration. The Technical Report will address issues raised through the consultation and review process.

REPORT

Background

Owner: Orlando Corporation, Heartland (Two) Limited and Quarre (Two) Inc., 6205 Airport Road, Suite 500, Mississauga, ON.

Agent: Glen Schnarr & Associates Inc., 10 Kingsbridge Garden Circle, Suite 700, Mississauga, ON.

Location/Description: The subject lands are located at the northern limit of the Milton Urban Area and comprise two land areas that are separated by Boston Church Road, referred to as the East lands and the West lands in this Report. The East lands abut the hydro corridor lands that run parallel to James Snow Parkway and are between Boston Church Road and Esquesing Line. The East lands are municipally known as 8350 Esquesing Line. The East lands do not currently have access to James Snow Parkway as a result of the hydro corridor lands. The East lands are primarily vacant and used for agricultural purposes. The East lands also include an existing listed heritage house, four farm-related outbuildings and woodlots in the northeast and northwest corners.

The West lands are located to the southwest corner of Boston Church Road and No. 5 Side Road and are municipally known as 8802, 8820, 8830, 8872 and 8880 Boston Church Road. The largest portion of the West lands (8880 Boston Church Road) is used for agricultural purposes, while the other four smaller properties contain residential



Background

dwellings that will be demolished. The property located at 8802 Boston Church Road also contains a business (SignFIELD Inflatable Advertising Inc.) operating in an accessory building that will also be demolished.

There are two watercourses that traverse the subject lands and these include the Middle Branch of the Sixteen Mile Creek in the northeastern corner of the East lands (within the Greenbelt) and the tributary of the Middle Branch of the Sixteen Mile Creek that runs through the East lands. The Middle Branch has a permanent flow while the tributary has an intermittent flow. The applicant is proposing to relocate the channel to the northern portion of the East lands and this is being evaluated through a Comprehensive Environmental and Servicing Study (CESS), which is described in further detail later in this Report.

The location of the subject lands is shown in Figure 1 to this Report.

The surrounding land uses for the East lands include rural residential uses and woodlands (largely contained within the limits of the Greenbelt Plan) to the north. Beyond these properties, are lands used for agricultural purposes. Rural residential and natural heritage features are located to the east and lands designated for industrial uses are located to the south and west.

The surrounding land uses for the West lands include rural residential and agricultural uses to the north and east as well as lands designated for industrial uses to the south and west. The CN Railway abuts the boundary for the West lands.

Proposal:

Applications have been submitted for Draft Plans of Subdivision for the East and West lands. The Draft Plan of Subdivision for the East lands includes two industrial blocks, a stormwater management pond block, a business commercial area block (for the relocation of the heritage house), a natural heritage system channel block, two woodlot blocks, a wetland block and three road widening blocks. It is noted that the business commercial area block is the intended site for the proposed relocation of the existing heritage house. The applicant's proposed concept plan identifies four industrial buildings on the East lands that would be accessed from an entrance off of Boston Church Road as well as two new accesses from James Snow Parkway over the hydro corridor lands.

The Draft Plan of Subdivision for the West lands includes an industrial block, a stormwater management pond block, a natural heritage system channel block and one road widening block. The applicant's proposed concept plan identifies three industrial buildings on the West lands that would be accessed by three entrances from Boston Church Road and two entrances from No. 5 Side Road.

Background

The proposed Draft Plans of Subdivision are attached as Figure 2 (East lands) and Figure 3 (West lands) to this Report. The proposed Concept Plan is attached as Figure 4 to this Report.

In order to facilitate the proposed development, the applicant has submitted applications for an Official Plan Amendment (OPA) and Zoning By-law Amendment. The purpose of the proposed OPA is to expand the boundary of the Town's Urban Area and the Milton 401 Industrial/Business Park Secondary Plan Area to include a portion of the East lands, also referred to as the northern sliver lands. The northern sliver lands were not subject to OPA 67 and are currently designated for agricultural uses. The proposed OPA also intends to create a site-specific policy area to permit additional uses on one of the industrial blocks (Block 2) and the business commercial area block for the heritage house (Block 8) as shown on the Draft Plan of Subdivision for the East lands.

A related Regional Official Plan Amendment (ROPA) has been submitted to Halton Region to expand the Urban Area boundary to include the northern sliver lands.

The proposed Zoning By-law Amendment seeks amend the Town's Zoning By-law 144-2003 to rezone the subject lands to the General Industrial (M2) zone with exceptions to permit additional uses and site-specific standards. The Zoning By-law Amendment also proposes to permit a maximum building height of 35 metres (10 storeys) on the East lands.

Figure 5 to this Report also provides a conceptual rendering of the proposed built form.

The following reports have been submitted in support of the applications:

- Development Application Pre-Consultation Form, issued by the Town of Milton, dated April 28, 2021;
- Complete Application Forms for the Official Plan Amendment (East and West lands), Zoning By-law Amendments (East and West lands) and Draft Plans of Subdivision (East and West lands);
- Draft Plan of Subdivision (East lands), prepared by Glen Schnarr & Associates Inc. dated September 21, 2021;
- Draft Plan of Subdivision (West lands), prepared by Glen Schnarr & Associates Inc. dated September 21, 2021 and revised April 27, 2022;
- Topographic Surveys (East and West lands), prepared by David B. Searles Surveying Ltd., dated May 5, 2020;
- Draft Amendment to the Town of Milton Official Plan (East lands), prepared by Glen Schnarr & Associates Inc., dated October 2021;
- Draft Implementing Zoning By-laws (East lands), prepared by Glen Schnarr & Associates Inc. dated October 2021;

Background

- Draft Implementing Zoning By-laws (East lands), prepared by Glen Schnarr & Associates Inc. dated October 2021 and revised May 2022;
- Concept Plan, prepared by Orlando, dated September 15, 2021 and revised March 21, 2022;
- Landscape Concept Plan, prepared by Orlando and Studio TLA, dated September 10, 2021;
- Planning Justification Report, prepared by Glen Schnarr & Associates Inc. dated October 2021;
- Urban Design Brief, prepared by Glen Schnarr & Associates Inc., dated October 2021;
- Traffic Impact Study, prepared by TMIG, dated September 2021;
- Tree Inventory and Tree Preservation Plan Report, prepared by Kuntz Forestry Consulting, dated April 6/21;
- Noise Feasibility Study, prepared HGC Engineering., dated September 15, 2021;
- Milton North Business Park Shadow Study, prepared by Orlando, dated July 8, 2021;
- Heritage Impact Assessment, prepared by Architects Rasch Eckler Associates Ltd., dated October 2021;
- Heritage House Graphics, Plans and Perspectives, prepared by Architects Rasch Eckler Associates Ltd. and Studio TLA, dated July 22, 2021;
- Architectural Renderings, prepared by Stendel + Reich Architecture, dated September 2021;
- Minimum Distance Separation I Requirements for East Block, prepared by Colville Consulting Inc., dated October 1, 2021;
- Stage 1-3 Archaeological Assessment (East Parcel) Report, prepared by Archaeological Assessments Ltd., dated July 27, 2020;
- Stage 1-3 Archaeological Assessment (West Parcel) Report, prepared by Archaeological Assessments Ltd., dated July 29, 2020;
- Stage 4 Archaeological Assessment of the Andrew Aitkin Site (East lands) Report, prepared by Archaeological Assessments Ltd., dated September 14, 2020;
- Stage 4 Archaeological Assessment of the Laidlaw 1 Site (West lands) Report, prepared by Archaeological Assessments Ltd., dated September 15, 2020;
- Phase 1 Environmental Site Assessment (East Block), prepared by Terrapex, dated July 6, 2020;
- Phase 1 Environmental Site Assessment (West Block), prepared by Terrapex, dated July 3, 2020;
- Phase 2 Environmental Site Assessment (East Block), prepared by Terrapex, dated August 5, 2020;
- Phase 2 Environmental Site Assessment (West Block), prepared by Terrapex, dated July 31, 2020; and,



Background

- Environmental Site Screening Questionnaire (northern sliver lands only), completed by Orlando, dated May 31, 2021.

In addition to the technical studies above, on August 27, 2021, the applicant submitted a Comprehensive Environmental and Servicing Study (CESS) related to the alteration of watercourses and floodplains in the absence of an existing Subwatershed Impact Study. The CESS assesses the existing conditions and potential impacts of the proposed development with respect to the natural environment and ecological functions, hydrology, hydraulics, fluvial processes, erosion and hydrogeology. At the time of writing this Report, the CESS has not been completed and remains under review by staff at the Town of Milton, Halton Region and Conservation Halton. It is noted that the completion of the CESS may have an impact on size and/or configuration of the proposed blocks on the Draft Plans of Subdivision.

Discussion

Planning Policy

On August 23, 2021, Town of Milton Council adopted Official Plan Amendment 67 (OPA 67), which had the effect of expanding the Milton 401 Industrial/Business Park Secondary Plan Area boundary to include most of the subject lands. On May 12, 2022, Halton Region issued a Notice of Decision to approve OPA 67, with modifications. The modifications generally included clarification on transportation matters, an updated employment forecast for the Milton 401 Industrial/Business Park Secondary Plan Area and other housekeeping mapping updates.

Most of the subject lands are designated Industrial Area on Schedule B - Urban Area Land Use Plan in the Town of Milton Official Plan. The Industrial Area designation permits a full range of light and general industrial uses including recycling industries, a cannabis production facility, accessory service, wholesale, retail and office uses directly related to the industrial use within an industrial building. Office use and research and development technology uses are also permitted, excluding any use that produces biomedical waste, when located within a multi-unit building. However, a multi-unit building may not be used for an office building.

There is also a small portion of the subject lands that is designated Business Commercial Area on Schedule B - Urban Land Use Plan in the Town of Milton Official Plan. Land within this designation is intended for the relocation of an existing heritage house and barn timbers that are currently located to the north on the subject lands. On May 9, 2022, Town of Milton Council approved the relocation of the existing heritage house and barn timbers as well as the demolition of the remaining outbuildings.

Discussion

The only permitted uses for the land within the Business Commercial Area designation are business and professional offices as well as service commercial uses that are complementary to, and serve, the employment area.

Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan designates the subject lands as Industrial Area and Business Commercial Area, which include the same permitted uses as those described above.

In addition to the above, Site Specific Policy Area No. 42 as shown on Schedule I1 - Urban Area Specific Policy Areas also applies on most of the subject lands. The site specific policies address development application requirements for the subject lands including, but not limited to, study requirements, road connections and development requirements in the Business Commercial Area designation.

As mentioned above, there is a portion of the subject lands that is outside of the Urban Area of the Milton 401 Industrial/Business Park Secondary Plan area. This portion, also referred to as the northern sliver lands, is located along the northern portion of the East lands and is currently designated Agricultural area and Natural Heritage System. The applicant has submitted an application for an Official Plan Amendment to bring the northern sliver lands into the Urban Area and the Milton 401 Industrial/Business Park Secondary Plan Area and apply the Industrial Area designation. The Official Plan Amendment also proposes to add additional permitted uses to one of the industrial blocks (Block 2) and the Business Commercial Area block (Block 8) for the relocated existing house on the Draft Plan of Subdivision for the East lands.

Attached as Appendix 1 to this Report is the Draft Official Plan Amendment. A related Regional Official Plan Amendment is also being considered concurrently by Halton Region.

Official Plan policies relevant to the proposal include:

- 3.7.1.4 Development within an employment designation, subject to:
 - c) the proposed development complies with the Community-wide policies of Section 2.0 of this Plan;
 - d) Applicants can demonstrate that there is adequate water and wastewater treatment capacity to accommodate the proposed use;
 - e) a high quality of landscaped site development, particularly adjacent to Provincial Freeways, Highways, Major Arterial, Minor Arterial or Multi-Purpose Arterial roads
- 3.7.1.6 Urban Design - requires all development to conform to urban design policies (section 2.8) as appropriate.
- 3.7.6.2 Business Commercial Area - establishes the permitted uses within the Business Commercial Area designation.

Discussion

- 3.9.2 Industrial Area - establishes the uses that are permitted within the Industrial Area designation.
- 3.9.3 Industrial Area policies - establishes requirements for development within areas designated as Industrial Area.
- 4.11.3.42 Special Policy Area No. 42 - sets out the development application requirements for the subject lands.
- C.2.2.2 Design Elements - sets out the key design elements for the Milton 401 Industrial/Business Park Secondary Plan area.

Zoning By-law 144-2003, as amended

The East lands are zoned Agriculture (A1) and Greenlands A (GA) under the Town of Milton Zoning By-law 144-2003, as amended, while the West lands are entirely within the Agriculture (A1) zone. The proposed industrial uses are not permitted by the current zoning that applies to the subject lands.

The applicant has made an application for a Zoning By-law Amendment to rezone the lands to the following zones: Greenlands A (GA), Open Space Exception (OS*XX), General Industrial Exception zones (M2*XX and M2*YY) and Business Commercial Exception (C6-ZZ). In the proposed General Industrial Exception zones, the applicant is seeking to increase the maximum building height to 35.0 metres, permit additional uses, permit an exemption from restrictions on the type of building where an office use is permitted, increase the ground floor area (GFA) for office uses and retail sale of goods and allow for a reduced landscape buffer.

In the proposed Business Commercial exception zone, the applicant is seeking to permit additional uses and to increase the maximum lot area that applies.

Appendix 2 and 3 to this Report include the draft Zoning By-law Amendments for the East and West lands, respectively. Staff will review the appropriateness of the uses proposed as part of the technical review of the application.

Site Plan Control

Should the applications be approved, the applicant will be required to receive Site Plan Approval prior to the commencement of any development.

Public Consultation and Review Process

Notice for the public meeting was provided pursuant to the requirements of the Planning Act on May 26, 2022.



Discussion

The applicant held a virtual Public Information Centre session (PIC) on February 24, 2022. The Applicant provided a presentation of the proposed development applications and this was followed by a period for questions and discussion. The purpose of the PIC was to provide the public with an informal opportunity to not only view the drawings and concepts illustrating the proposal, but also to ask questions of the applicant and technical consultants and learn about the application process. Town staff were present at the PIC as well. There were approximately 20 individuals that attended the virtual PIC and 5 individuals from the public provided comments. A number of concerns were raised including ongoing site alteration works, traffic and pedestrian safety, potential impacts to groundwater as well as stormwater management and flooding along Esquesing Line specifically. Town staff have also received comments about the existing public transit service levels in the Milton 401 Industrial/Business Park Secondary Plan Area and concerns about the potential burden on public transit service levels as a result of additional employment generated by the proposed development.

With regard to the proposal, Town staff have identified the following matters to be addressed through the review process:

- Site design, built form, and urban design;
- Traffic impacts, vehicle access and circulation;
- Noise impacts;
- Shadow impacts;
- Consistency with Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe; and,
- Servicing and stormwater management.

A technical report with recommendations will be brought forward for Council consideration at a later date, upon completion of the evaluation of the applications.

Financial Impact

None arising from this report.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Jessica Tijanic, M.Sc. MCIP RPP Phone: Ext. 2221
Senior Planner, Development
Review



Attachments

Figure 1 - Location Map
Figure 2 - Draft Plan of Subdivision - East lands
Figure 3 - Draft Plan of Subdivision - West lands
Figure 4 - Proposed Concept Plan
Figure 5 - Architectural Renderings
Appendix 1 - Draft Official Plan Amendment
Appendix 2 - Draft Zoning By-law Amendment - East lands
Appendix 3 - Draft Zoning By-law Amendment - West lands

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.