

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel
Date:	June 15, 2022
Report No:	LPS43-22
Re:	Recommendation Report – Regional Official Plan Amendment No. 52 – “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”

RECOMMENDATION

1. THAT pursuant to the *Planning Act*, Regional Council adopt Regional Official Plan Amendment No. 52 – “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”, being Attachment #1 to Report No. LPS43-22.
2. THAT the Director of Legal Services prepare the necessary By-laws to give effect to Recommendation No.1 above.
3. THAT the Regional Clerk give notice of the adoption of Regional Official Plan Amendment No. 52 in accordance with the *Planning Act* and its regulations.
4. THAT the Regional Clerk forward a copy of Report No. LPS43-22 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 recommend Regional Council adopt Regional Official Plan Amendment (ROPA) No. 52 (File No. RQ64A) – “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” (Attachment #1 to this report).

- Under section 22 of the *Planning Act*, an application for a Regional Official Plan amendment was filed by Glen Schnarr & Associates Inc. on behalf of Orlando Corporation on November 2, 2021 and deemed complete by Regional staff on November 30, 2021. The application proposes to amend the Regional Official Plan to add to the Urban Area the portion of the lands at 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 and shown in Attachment #2 to this report.
- The statutory public meeting was held by the Region on March 23, 2022.
- The effect of proposed ROPA 52 would be to address a technical adjustment to the Urban Area by adding approximately 6.26 hectares to the Region’s Urban Area to facilitate future development comprehensively with the majority of the property to the south which are within the Region’s Urban Area and which are proposed to form part of the Town of Milton’s 401 Industrial/Business Park Secondary Plan.
- This report provides Regional Council with information related to the application and the assessment completed by Regional staff against relevant Provincial and Regional planning policies. It also provides a summary of comments and input received from the public as well as through the circulation of the application and Regional staff’s responses in Attachment #7 to this report.
- For the reasons outlined in this report, staff recommend ROPA 52 be adopted by Regional Council.

Background

This section of the report provides a summary of the proposed North Porta ROPA application, identifies information that has been submitted in support of the application and where it can be accessed, speaks to the relationship of the application to the Regional Official Plan Review process, and outlines the consultation undertaken on the application.

Overview of the Application

- ***Proposed ROPA***

As outlined in Report No. LPS05-22 re: “Orlando Corporation North Porta Regional Official Plan Amendment Application – Initiation Report (File No. RQ64A)”, the majority of the lands at 8350 Esquesing Line are located within a part of the Town of Milton referred to as the ‘North Porta Lands’ – an area added to the Region’s Urban Area through the Sustainable Halton process and ROPA 38 in 2009 in order to accommodate employment growth to 2031.

The specific lands subject to the ROPA application are located at the northern edge of 8350 Esquesing Line. They are bounded by the existing Urban Area designation to the south, which is delineated based on an existing watercourse, and the Protected Countryside boundary of the Greenbelt Plan to the north. The application refers to the

subject lands as the 'northern sliver' lands. They include lands to be re-designated from 'Agricultural Area' to 'Regional Natural Heritage System' and 'Urban Area'. The total land area of the amendment is approximately 14.25 hectares in size, with 6.26 hectares of this area proposed to be designated Urban Area and the remainder to be incorporated into the Natural Heritage System. The amendment area is shown in Attachment #2 to this report.

As part of ROPA application and the concurrent local development applications discussed below, refinements to the Regional Natural Heritage System are proposed based on a Comprehensive Environmental Servicing Study (CESS). Of particular relevance to the ROPA application, a refinement is proposed that would realign the existing watercourse that currently defines the northern extent of the Urban Area designation on the subject lands. In relation to this refinement, the ROPA also proposes to re-designate lands and add them to the Region's Urban Area. The existing and proposed Regional Official Plan land use designations are shown for reference in Attachment #3 to this report.

A number of studies and materials were provided by the applicant in November 2021 in support of the application. These include, among other things, a draft Regional Official Plan Amendment, a Planning Justification Report, a Comprehensive Environmental and Servicing Study (CESS), and a Minimum Distance Separation (MDS) report. In response to comments from Regional staff through the review of the application, additional information was provided by the applicant, including a Planning Justification Report Addendum and an updated CESS in April 2022, as well as a comment response matrix and Agricultural Impact Assessment in May 2022. All application materials have been made available on the project webpage at halton.ca. A summary of this information and how it informed Regional staff's assessment of the application is provided later in this report.

- ***Relationship to Local Planning Initiatives & Concurrent Applications***

In August 2021, Town of Milton Council adopted Official Plan Amendment No. 67 (OPA 67) that had the effect of expanding the Milton 401 Industrial/Business Park Secondary Plan boundary to incorporate the 'North Porta Lands', including the lands at 8350 Esquesing Line within the existing Urban Area (i.e., excluding the 'northern sliver' lands). OPA 67 also introduced area specific policies to guide planning for these lands. OPA 67 was submitted to Halton Region for approval. A decision to approve OPA 67 was issued by the Region on May 12, 2022, and is now in effect as the appeal period has passed and no appeals were received. A large portion of 8350 Esquesing Line is currently within the urban boundary and forms part of the lands subject to OPA 67.

In addition to the ROPA application, Orlando Corporation filed several development applications concurrently 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, would support the overall

development proposal for industrial / employment uses on two blocks of land shown in Attachment #2.

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 the existing Secondary Plan area, identify the specific permitted uses, and assess the technical details related to the development that would be permitted on the subject lands. A recommendation on the ROPA is required before any recommendation can be brought forward on the Local Official Plan Amendment (LOPA) and the other proposed applications.

- ***Relationship to the Regional Official Plan Review Process***

The Region is currently undertaking a Regional Official Plan Review and municipal comprehensive review process. Orlando Corporation also made submissions related to the subject lands as part of that process. As noted in Report No. LPS05-22, settlement area boundary expansions are typically considered as part of a comprehensive process. This application has been filed as a standalone amendment under section 17 of the *Planning Act* which requires Regional staff to review and process the application to avoid the possibility of an appeal by the proponent on the basis of non-decision.

Regional Council has directed staff to advance a Modified Preferred Growth Concept that accommodates growth prior to 2041 within the existing Regional Urban Boundary. While this direction is being fulfilled, it is necessary to assess the merits of this application against the existing planning policy framework, independent of the Regional Official Plan Review. More discussion on the merits of the application is provided further in the report.

Public Consultation

As summarized in Report No. LPS22-22 re: "Statutory Public Meeting for a Proposed Regional Official Plan Amendment (File No. RQ64A) – 'Orlando Corporation North Porta'", public consultation has occurred on the application since it was received in November 2021. This included notice of the complete application in the local newspaper and to property owners within 120 metres of the subject lands, the circulation of the application to agencies and public bodies, a public information centre hosted by the applicant on February 24, 2022, a statutory meeting of Regional Council on March 23, 2022, and information and materials related to the application posted online at halton.ca. A summary of the comments received on the application and Regional staff's responses to these comments is discussed later in this report.

Discussion

This section of the report outlines Regional staff's analysis of the application and as it relates to applicable Provincial and Regional planning policies. It also summarizes the

public and agency feedback received on the application and how this informed Regional staff's recommendation that Regional Council adopt ROPA 52.

Policy Analysis

Provincial Growth Plan

The subject lands are located within an area subject to the Growth Plan for the Greater Golden Horseshoe, 2020 (the "Growth Plan"). The Growth Plan permits settlement area boundary expansions through a municipal comprehensive review and subject to specific criteria to justify the expansion and to determine its feasibility and most appropriate location. Notwithstanding this direction, the Growth Plan contains policies that enable municipalities to adjust boundaries outside of a municipal comprehensive review (under Policy 2.2.8.4) and to expand boundaries in advance of a municipal comprehensive review (under Policy 2.2.8.5), subject to criteria.

The ROPA application proposes an expansion in advance of a municipal comprehensive review under Policy 2.2.8.5 of the Growth Plan. An assessment of the application against the criteria for such an expansion as set out in the Growth Plan is provided below.

Requirements for an Expansion in Advance of a Municipal Comprehensive Review

The Growth Plan requires that for any expansion undertaken under Policy 2.2.8.5 of the Growth Plan, the amount of land to be added to the settlement area be no larger than 40 hectares. In the case of the proposed ROPA, the amount of land added to the Urban Area designation is 6.26 hectares. The Growth Plan requires that:

a) the lands that are added will be planned to achieve at least the minimum density target in policy 2.2.7.2 or 2.2.5.13, as appropriate

The subject lands are intended to be incorporated into the Town's 401 Industrial/Business Park Secondary Plan area and developed in conjunction with the remainder of the lands at 8350 Esquesing Line within the Milton North Business Park development. In this context, the lands will contribute to achieving the employment target of 23,700 jobs identified in the Town's Secondary Plan which has been updated in the Region's decision on OPA 67 to ensure it supports achieving the existing employment forecast and density target set out in Table 1 and 2 of the Regional Official Plan, respectively. In this way, the proposed ROPA will enable these lands to meet the minimum density target and address this criterion of the Growth Plan.

b) the location of any lands added to a settlement area will satisfy the applicable requirements of policy 2.2.8.3;

Policy 2.2.8.3 of the Growth Plan identifies a range of criteria that ensure where an expansion has been justified, the location of the expansion area is feasible and appropriate. This requires addressing considerations related to infrastructure, natural heritage, and agriculture, including, among other things:

- ensuring the availability, capacity, and financial viability of existing or planned infrastructure and public service facilities and demonstrating appropriate water, wastewater and stormwater planning;
- avoiding, minimizing and mitigating impacts on watershed resources and avoiding key hydrologic areas and the NHS for the Growth Plan;
- avoiding prime agricultural areas where possible, evaluating alternative locations, and mitigating and minimizing impacts on agriculture and the agri-food network and complying with Minimum Distance Separation formulae; and
- applying applicable policies of the PPS.

The applicant has submitted a number of supporting studies to provide justification related to these policies, including a Comprehensive Environmental Servicing Study, an Agricultural Impact Assessment, and Minimum Distance Separation report. A Planning Justification Report submitted by the applicant also speaks to the results of these studies and how they demonstrate conformity to the Growth Plan. Regional staff concur with this assessment and recognize the context of the subject lands in relation to the existing Urban Area. Additional details on how the proposal addresses considerations related to infrastructure, natural heritage, agriculture and the Provincial Policy Statement are discussed below in relation to criterion d) and in the section of this report that addresses the Regional Official Plan.

c) the affected settlement area is not a rural settlement or in the Greenbelt Area;

The ROPA proposes to add lands to the existing Urban Area in the Town of Milton, which is not a rural settlement or within the Greenbelt Plan area.

d) the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands; and

The ROPA proposes to add lands to the existing Urban Area, which is identified in the Regional Official Plan as the area where urban services (i.e., water and wastewater systems) are to be provided. The broader North Porta area was added to the Region's Urban Area through ROPA 38 in 2009 and subject to further planning through the Region's infrastructure master plans in 2011. In that context, the settlement area is serviced by municipal water and wastewater systems and there will be sufficient capacity to service the lands in accordance with the Region's infrastructure master plans, as required by the Growth Plan.

In addition, it is noted that a detailed Area Servicing Plan has been provided by the applicant and is being reviewed through the concurrent local development applications. The Area Servicing Plan contemplates locating all of the servicing associated with the proposed development within the existing Urban Area lands, therefore it is unlikely that any municipal infrastructure would be located on the lands subject to the proposed ROPA. Regional staff will continue to work with the applicant to finalize the Area Servicing Plan through the local development applications. At this time, there are no concerns related to the servicing of the lands as there is sufficient

infrastructure and servicing capacity to support the inclusion of these lands into the Urban Area.

- e) the additional lands and associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review.**

At the next opportunity, Regional staff will address and account for this addition to the Urban Area in the lands needs assessment and municipal comprehensive review process. As noted above, the effect of the ROPA would be to add approximately six hectares of land to the Region's Urban Area to allow their development in conjunction with the abutting lands. As a result, given the small size of land to be added, this does not represent a significant impact from a land budget perspective.

Through the review of the application and supporting documentation, Regional staff conclude it is appropriate to consider this settlement area boundary expansion under policy 2.2.8.5 of the Growth Plan.

Provincially Significant Employment Zones

The application materials also highlight the relationship of the subject lands to the Provincially Significant Employment Zones (PSEZs) identified in the Growth Plan. The Province introduced the PSEZs through changes to the Growth Plan made in 2019. At that time, a new Policy 2.2.5.12 was added to the Growth Plan which states:

“The Minister may identify *provincially significant employment zones* and may provide specific direction for planning in those areas to be implemented through appropriate official plan policies and designations and economic development strategies.”

The Minister undertook a process to identify PSEZs and issued mapping in 2019. The mapping identifies the subject lands are included within a PSEZ. The boundaries of the PSEZ and the lands subject to the ROPA application are shown in Attachment #4 to this report.

To date, the Province has not provided any specific direction for planning for these areas. From an implementation perspective, the only reference to the PSEZs in the Growth Plan is found in Policy 2.2.5.10c). This policy provides municipalities an opportunity to consider employment conversions outside of a municipal comprehensive review process, provided they are outside a PSEZ. Other than that reference, there is no specific direction to municipalities to map or implement policies related to the PSEZs in their official plans. The Provincial PSEZ webpage reinforces this and notes that the PSEZs only apply to areas within a zone which have been designated as employment areas in a municipality's official plan and that land uses currently permitted will not change because of their identification within a PSEZ.

As a result, the PSEZ mapping has not been determinative in informing Regional staff's assessment of the application. Having said that, Regional staff are satisfied that given

the location of the lands adjacent to an existing Regional Employment Area and the conformity to other policies of the Growth Plan, alignment with the Provincial direction on PSEZs is logical and appropriate in this instance.

Summary of Assessment of Growth Plan Conformity

In addition to the policies discussed above, the proposed ROPA conforms to and advances many of the Growth Plan policies related to planning for employment growth. It supports the direction to focus growth in settlement areas that have existing or planned municipal water and wastewater infrastructure and can support the achievement of complete communities. It also supports the policies of the Growth Plan that promote economic development and competitiveness through the more efficient use of existing employment areas and accommodating forecasted employment growth.

In summary, based on a detailed review and circulation to municipal partners and agencies, Regional staff is satisfied the proposed ROPA conforms to the Growth Plan.

Provincial Policy Statement.

The Provincial Policy Statement, 2020 (the “PPS”) contains similar criteria to the Growth Plan for considering municipal boundary expansions and similar criteria to the Greenbelt Plan with respect to Agricultural and NHS considerations and these have been discussed in detail throughout the report.

The PPS states that where the policies of provincial plans address the same, similar, related, or overlapping matters as the policies of the Provincial Policy Statement, applying the more specific policies of the provincial plan satisfies the more general requirements of the Provincial Policy Statement.

The proposed amendment satisfies all relevant policies of the PPS which are detailed in other sections of this report and staff are satisfied the proposed ROPA is consistent with the PPS.

Greenbelt Plan & Niagara Escarpment Plan

The subject lands do not fall within the Greenbelt Plan Area or the Niagara Escarpment Plan Area and therefore are not subject to the policies contained within either plan. The subject lands are however adjacent to lands within the Greenbelt Plan Protected Countryside boundary to the north. Accordingly, consideration must be given to activities and changes in land use, both within and in proximity to the Greenbelt and how they relate to the broader agricultural and natural systems. Further, given the presence of the Regional Natural Heritage System on the subject lands which connects with the Greenbelt Natural Heritage System on the Greenbelt lands, consideration and evaluation of impacts associated with the boundary of the designation is warranted.

The Regional Official Plan provides further detail in implementing Provincial direction on these matters, therefore analysis in relation to agricultural and natural heritage matters is provided below.

Regional Official Plan

The Regional Official Plan (ROP) identifies the subject lands within the Agricultural Area and Regional Natural Heritage System designations on Map 1 – Regional Structure. Portions of the subject lands are also identified as Prime Agricultural Areas within the Region’s Agricultural System as shown on Map 1E. The relevant policies of the Regional Official Plan are discussed in detail below. Regional staff are satisfied the proposed amendment satisfactorily addresses all requirements of the Regional Official Plan.

Section 77(7) of the Regional Official Plan requires that urban area expansions be considered through amendment to the ROP by way of a municipal comprehensive review on the basis of the Region’s statutory 5-year review, subject to the demonstration of specific criteria. One of the principal criteria is that it must be demonstrated that sufficient opportunities to accommodate the growth are not available within the Region. This direction implements the 2006 Provincial Growth Plan that provided no opportunities for expansions to the urban area outside of a municipal comprehensive review.

The current Provincial Growth Plan, however, allows for the consideration of minor adjustments to the urban area outside of the municipal comprehensive review process. In an effort to align the ROP to the Growth Plan, the current draft of ROPA 49 contains a proposed section 77(10) that replicates the criteria of the Provincial Growth Plan as described above. This standard is appropriate given the circumstance. While it’s important to assess this ROPA against existing approved policy, it is also instructive to assess it under the in force Provincial framework. Given the direction in the Provincial Growth Plan to permit minor expansions in advance of the MCR process, the proposed amendment is consistent with the Growth Plan and does not conflict with the Greenbelt Plan or Niagara Escarpment Plan and provides a logical and contiguous technical adjustment of the existing planned urban area to the south, approved through the ROPA 38 municipal comprehensive review process.

The remainder of the policies contained within 77(7) are reflective of those within the PPS, Growth Plan, Greenbelt Plan addressing appropriate and sufficient infrastructure, prime agricultural lands and agricultural impacts, Minimum Distance Separation formulae and consistency with provincial planning documents, all of which are discussed in detail throughout this report.

Regional Natural Heritage System and Proposed Refinements

As part of the proposed ROPA and concurrent local development applications, refinements to the existing Regional Natural Heritage System designation on the subject lands are proposed in accordance with section 116.1 of the Regional Official Plan. This policy permits additions, deletions and/or boundary adjustments based on studies accepted by the Region and based on a Terms of Reference approved by the Region.

Refinements to the Regional Natural Heritage System are often considered in the context of local development applications and the more detailed environmental study and analysis

that occurs at the site-specific scale. A Comprehensive Environmental and Servicing Study (CESS) was prepared by the applicant based on a Terms of Reference approved by the Town and Region, in consultation with Conservation Halton. The CESS was submitted in October 2021 and was reviewed by the Region, Town, and Conservation Halton. Comments were provided to the applicant based on this review. An updated CESS was submitted to the agencies in April 2022 to respond to the comments provided.

The existing and proposed Regional Natural Heritage System boundaries are shown in Attachment #5 to this report, which depicts excerpts from the revised CESS provided in April 2022. The first figure in Attachment #5, labelled as 'Figure 12', identifies the existing Regional Natural Heritage System and its components, including the current location of a watercourse that generally traverses the property from the northwest to the southeast and which defines the current extent of the Urban Area designation. The second figure in Attachment #5, labelled as 'Figure 13', identifies the proposed boundaries of the Regional Natural Heritage System on the subject lands using a systems based approach to identify existing natural areas, assess their ecological functions, identify mitigation measures and provide enhancement opportunities set out in the CESS. This includes a realignment of an existing watercourse (in order that it be located further north, adjacent to the Greenbelt Plan lands), including associated buffers and other associated enhancements to the Regional Natural Heritage System. The realigned watercourse associated buffers, enhancements, and linkages will result in a net ecological gain in the overall function of the Natural Heritage System.

Section 2.1 of the PPS states that natural features and areas shall be protected for the long term and goes on to state that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved. The Regional Official Plan builds on this Provincial direction through the Region's Natural Heritage System. The Regional Official Plan allows for essential watershed management and flood and erosion control projects carried out or supervised by a public authority through section 117.1(15) and requires, through section 118, that alteration to any components of the Regional Natural Heritage System only occur if it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions.

Justification for the realignment of the watercourse to the Regional Natural Heritage System is contained in the CESS. The study concludes that any negative impacts to the Key Features and components of the Regional Natural Heritage System or its ecological functions will be minimized and will result in a net gain to the Regional Natural Heritage System through restoration and enhancement of the watercourse as a result of these proposed refinements. Regional staff have reviewed this report and are satisfied that the refinements to the Regional Natural Heritage System as shown in the proposed ROPA are appropriate and would not result in any negative impacts to the Regional Natural Heritage System and further provides net ecological gains.

Regional staff have no further concerns with respect to the proposed change to the land use designations proposed in the ROPA and will continue to ensure conformity with the

Regional Official Plan through the processing of the local development applications, including any further refinements to the Regional Natural Heritage System as required through section 116.1.

Agricultural Considerations

The portions of the subject lands outside the Regional Natural Heritage System are designated 'Agricultural Area' in the Regional Official Plan and are approximately 5.2 hectares in size. The lands are also identified as prime agricultural areas within the Agricultural System on Map 1E of the Regional Official Plan. The proposed ROPA would remove these lands from the Agricultural System and re-designate them as 'Urban Area' and 'Regional Natural Heritage System'.

Section 2 of the PPS contains policies that apply to prime agricultural areas that support protecting these areas for long term use for agriculture. The PPS does enable planning authorities to remove land from prime agricultural areas, but only for expansions of a settlement area, subject to criteria.

The Regional Official Plan contains a similar policy framework. It identifies an overall goal of maintaining a permanently secure, economically viable agricultural industry and sets out a series of criteria that must be met in order to permit the removal of land from prime agricultural areas in section 139.9.2(3). This includes identifying the need for the expansion, determining that there are no reasonable alternate locations that avoid prime agricultural areas, or locations with lower capability agricultural lands, and that there are no negative impacts to adjacent agricultural operations or the natural environment. These criteria are similar to those set out in section 1.1.3.8 of the PPS and Policy 2.2.8.3 of the Growth Plan.

There are three documents provided by the applicant that describe how the proposal addresses the criteria set out in the PPS, Growth Plan, and Regional Official Plan. These are: the Planning Justification Report prepared by GSAI dated October 2021 (along with an addendum dated April 2022), the Minimum Distance Separation (MDS) Report prepared by Colville Consulting Inc. and dated October 2021, and an Agricultural Impact Assessment (AIA) prepared Colville Consulting Inc. and dated May 2022. The Planning Justification Report speaks to agricultural considerations throughout. The MDS report reviews the relationship between the proposed development and livestock facilities in the area. Finally, the AIA provides a comprehensive analysis of the impacts to the Region's Agricultural System.

The submitted studies:

- confirm the subject lands consist of prime agricultural areas and their re-designation will result in the loss of prime agricultural lands;
- confirm these lands are not impacted by any neighbouring livestock facilities that would otherwise create an MDS arc;

- identify the lands as being irregularly shaped, generally isolated between the current Urban Area and the Greenbelt Plan and likely to be underutilized for agricultural purposes should they remain outside of the Urban Area; and,
- conclude that it is logical and appropriate to include the lands in the Urban Area due to their being no reasonable alternatives which avoid prime agricultural areas and given their size, location and proximity to adjacent employment lands they can be developed efficiently and cost effectively.

As part of the planning process, Regional staff and a peer review consultant participated in the review of the documents listed above and conclude the requirements of the Region's AIA Guidelines have been addressed and there will be minimal impacts on the Region's Agricultural Area. In this regard, staff agree that the subject lands are currently used as farmland but their size, location and proximity to adjacent employment lands diminish their agricultural utility. Staff agree with the submitted documentation indicating that the implications on neighboring farms will be minor, and can be further reduced through the identified mitigation to be implemented through the development applications. There are no MDS implications expected on nearby livestock production (and livestock production in the area is limited). This land is also disconnected from other farms (separated by residential, industrial, and natural heritage uses) and it is expected that traffic emanating from the site will be directed onto James Snow Parkway. As the subject lands are adjacent to existing planned urban development and are isolated from other farm lands it is noted that while the overall footprint of agriculture in this area is reduced the impacts on agriculture are limited.

Regional staff considers that the application is consistent with the policies and required assessments contained in the PPS, Growth Plan, and Regional Official Plan, and is satisfied that the policy intent to support the inclusion of the 'northern sliver' lands into the Urban Area has been appropriately addressed.

Additional Considerations

Other Technical Studies & Information

In addition to the assessment of the application against key policies of the PPS, Growth Plan and Regional Official Plan as described above, Regional staff have also considered other detailed technical matters and supporting information. This includes information related to hydrogeologic and well impacts, transportation impacts, noise impacts, archaeological assessments, and environmental site assessments, among other things. As these matters do not relate directly to the proposed ROPA and its proposal to add lands to the Region's Urban Area, they have not been addressed in detail as part of this recommendation report. These matters will be considered and addressed as part of the review of the concurrent local development applications.

Impact of the Proposal on Developable Land

During the Statutory Public Meeting on March 23, 2022, Regional Council requested information with respect to the impacts of the development potential on the lands as a

result of the application and its proposed refinement to the Regional Natural Heritage System. The applicant provided analysis in response to this request as part of an addendum to the Planning Justification Report dated April 2022.

The information provided by the applicant identifies the potential benefits to the development proposal should the 'northern sliver' lands be included within the Urban Area. In Attachment #6 to this report, a graphic prepared by the applicant shows a concept plan subject to further refinement and identifies the location of the existing watercourse and the proposed relocation and the lands that would be available for development on the basis of its relocation in yellow. It also identifies in black hatching the changes to the size of the proposed industrial buildings and the site layout that would result in this scenario. The applicant calculates that the proposed urban expansion would enable a further 10.29 hectares of developable land and a corresponding additional gross floor area estimated between 850,000 and 1,000,000 square feet. Information is also provided on corresponding estimates to the impact on development charge revenue, tax revenue, and employment potential, all of which would increase should the additional lands form part of the development proposal.

Summary of Public Feedback

Halton Region received comments from members of the public, as well as public bodies and agencies, regarding the proposed changes to the Regional Official Plan. These comments, along with responses from Regional staff as to how they have informed a recommendation on the application, are provided in Attachment #7 to this report.

Most of the concerns raised are from residents in close proximity to the subject lands with an interest in receiving supporting information and to be kept informed of the processing of the application and Regional staff's recommendation. The majority of concerns expressed to date include the potential impacts to: private well services, stormwater management and flooding, the environment, and traffic. Through the processing of the application, the applicant is addressing the concerns raised by the public through the submission of the supporting documentation and technical studies provided with the application and throughout its processing. Additional technical considerations related to the development of the site will be addressed through the concurrent local development applications.

Conclusion

Glen Schnarr & Associates Inc. on behalf of the Orlando Corporation have applied to amend the Regional Official Plan to add lands to the Region's Urban Area. This proposal also requires that local Official Plan and Zoning By-law Amendments as well as applications for plan of subdivision and site plan be approved by the Town of Milton.

The statutory public meeting and other public meetings for this proposal have been held by the Region of Halton and are planned to be held by the Town of Milton for the local applications on June 20th, 2022. The applicant provided a number of studies and

documents in support of the Regional Official Plan Amendment and there have been, in Regional staff's opinion, no major technical concerns raised which have not been addressed in relation to this proposal. Furthermore, Regional staff is satisfied that the application conforms to the Growth Plan and is consistent with the Provincial Policy Statement.

Regional staff recommend approval of proposed ROPA 52 and if approved will provide detailed input during the local planning applications and any required permit approvals processes.

Once a notice of decision is issued the ROPA is subject to appeal to the Ontario Land Tribunal.

FINANCIAL/PROGRAM IMPLICATIONS

The application fee for a Regional Official Plan Amendment in the amount of \$9,130.82, plus HST was received for this application in accordance with the Fees By-law 68-20. The cost of reviewing the Regional Official Plan amendment is funded from application fees received for this application and the Planning Services Operational Budget.

Respectfully submitted,



Curt Benson
Director, Planning Services and Chief
Planning Official



Bob Gray
Commissioner, Legislative and Planning
Services and Corporate Counsel

Approved by



Jane MacCaskill
Chief Administrative Officer

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

Curt Benson

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Attachments: Attachment #1 – Proposed ROPA 52
Attachment #2 – Subject Lands Context Map
Attachment #3 – Existing & Proposed Land Use Designations
Attachment #4 – Provincially Significant Employment Zone Map
Attachment #5 – Proposed Regional Natural Heritage System
Attachment #6 – Developable Land Analysis
Attachment #7 – Submission Response Document