

PART OF LOT 5 CON. 3, ESQUESING AND  
PART OF LOTS 3 & 4, CON. 4, ESQUESING  
TOWN OF MILTON, REGION OF HALTON

Regional (ROPA) File: RQ64A

Town Files: 24T-21007/M & 24T-21008/M,  
LOPA-09/21 & Z-26/21 & Z-27/21

# INFORMAL PUBLIC MEETING

FEBRUARY 24, 2022

APPLICATION TO AMEND THE REGION OF HALTON OFFICIAL PLAN,  
TOWN OF MILTON OFFICIAL PLAN,  
TOWN ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISION APPROVAL

**Quarre (Two) Inc.,; Heartland (Two) Limited & Orlando Corporation**

- REGIONAL AND LOCAL OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENTS AND DRAFT PLANS OF SUBDIVISION
- FILE NOS.: RQ64A, 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21
- FEBRUARY 24, 2022



**GSAI**

Glen Schnarr & Associates Inc.



The meeting will be recorded

Press this button to mute/unmute yourself

Click to open chat and type questions

# LOGISTICS

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
REGIONAL FILE NUMBER : RQ64A





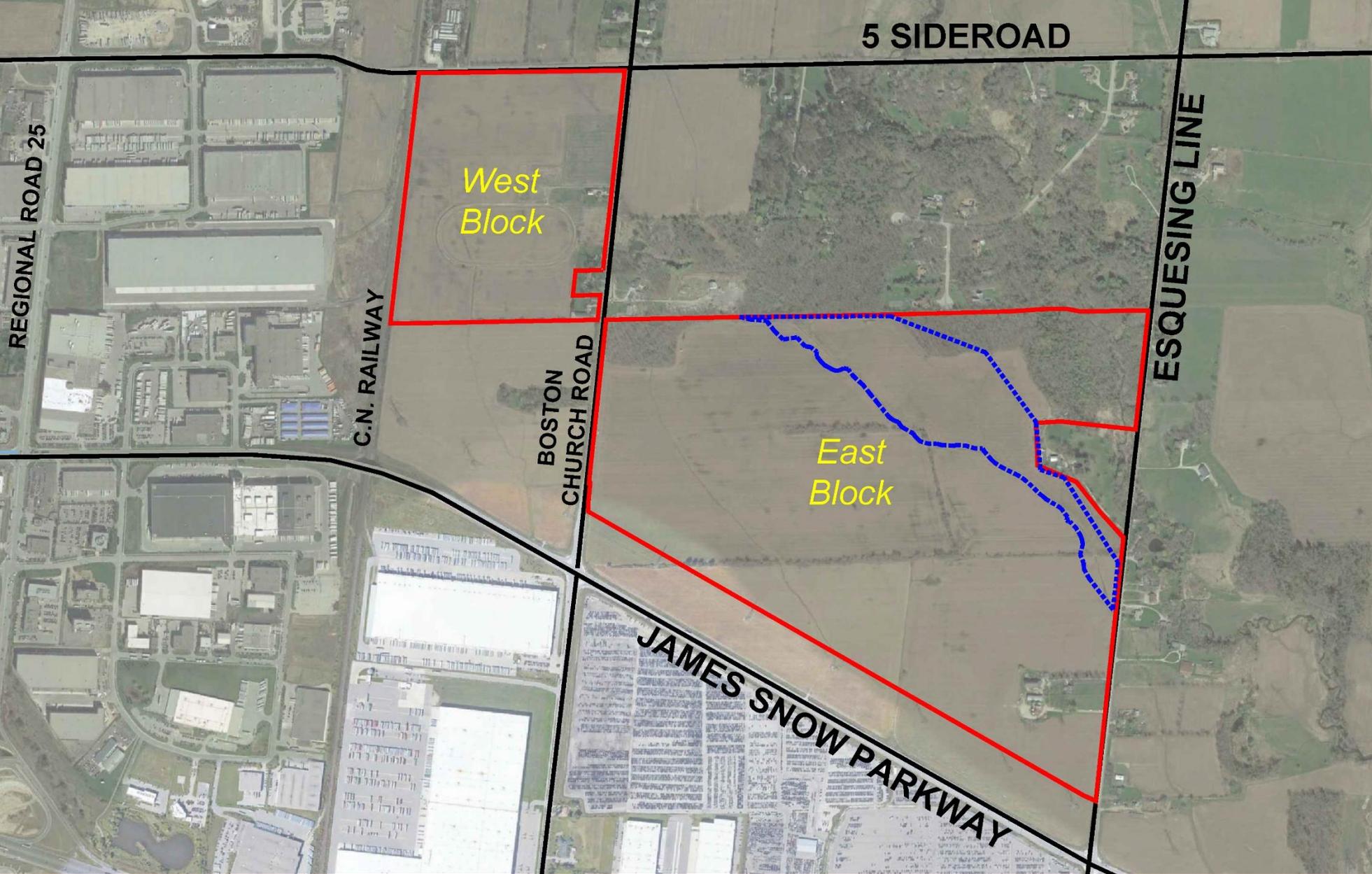
## LEGEND

 SUBJECT LANDS

 ROADS

## AERIAL CONTEXT

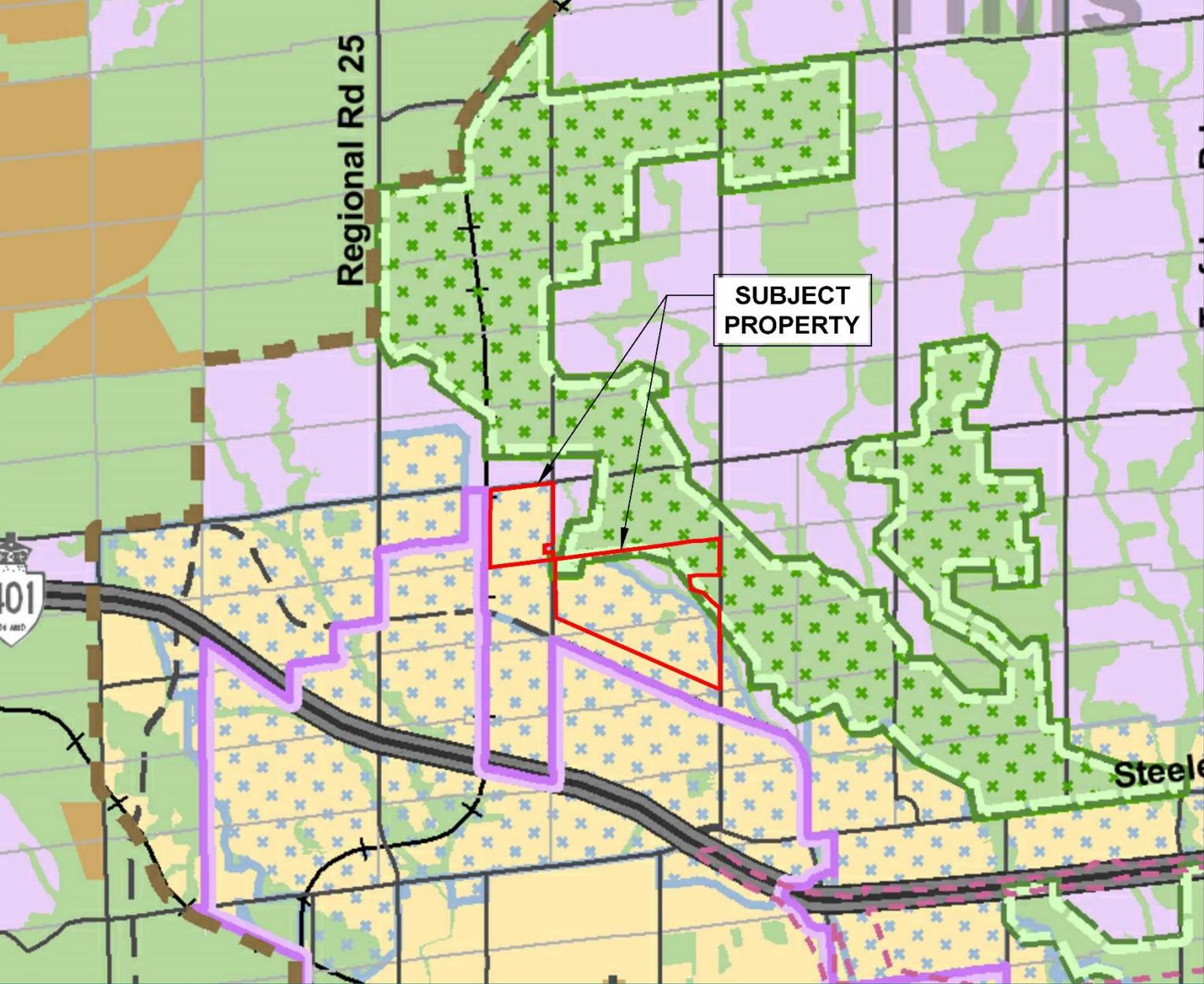
TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A



- LEGEND**
- SUBJECT LANDS
  - ROPA/LOPA LIMITS
  - ROADS

# ROPA/LOPA LIMITS ON SUBJECT LANDS

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A

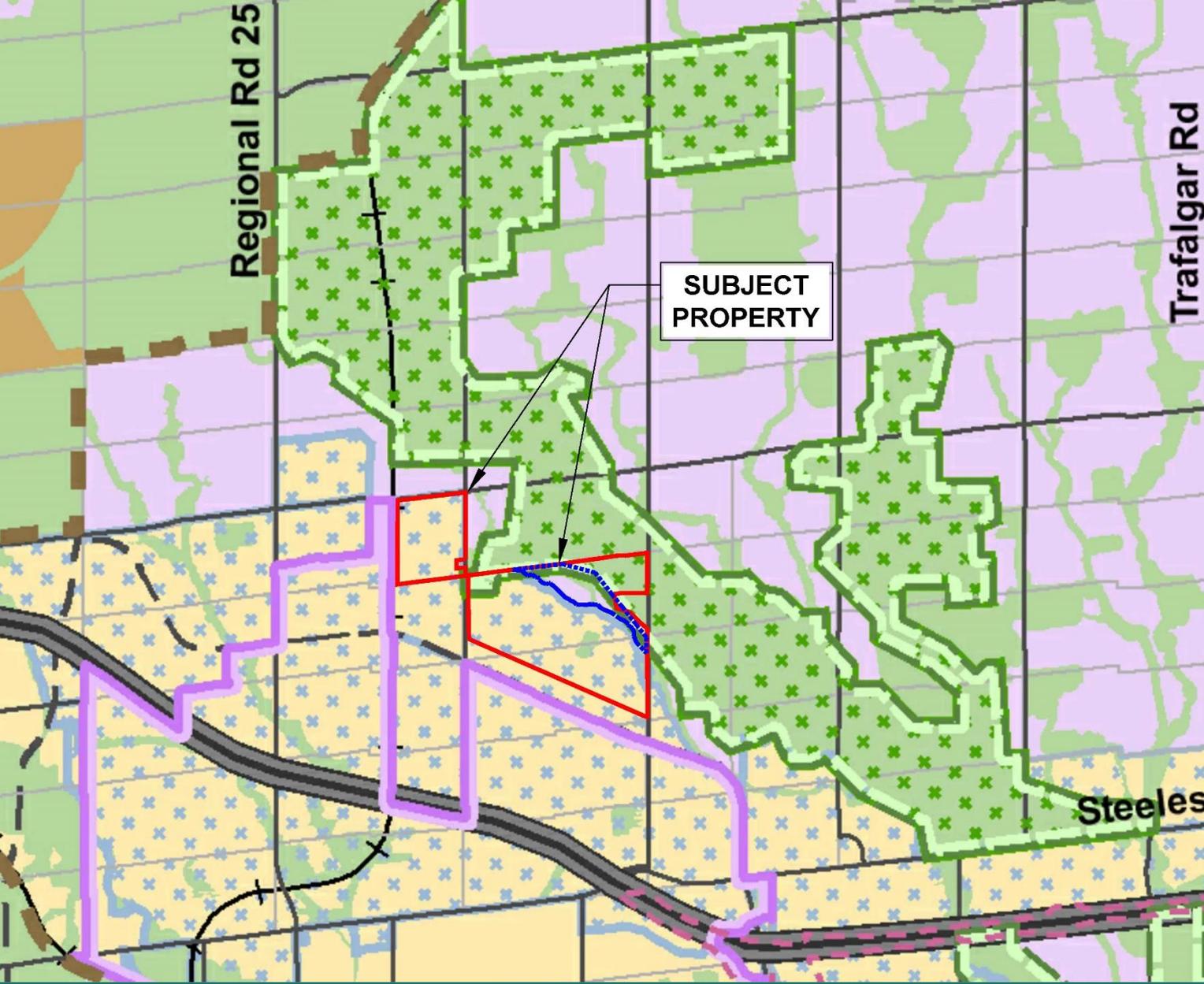


# LEGEND

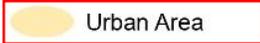
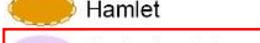
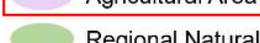
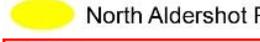
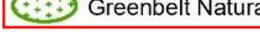
- SUBJECT LANDS
- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site
- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System \*
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)

## HALTON REGIONAL OFFICIAL PLAN MAP 1 — REGIONAL STRUCTURE

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A

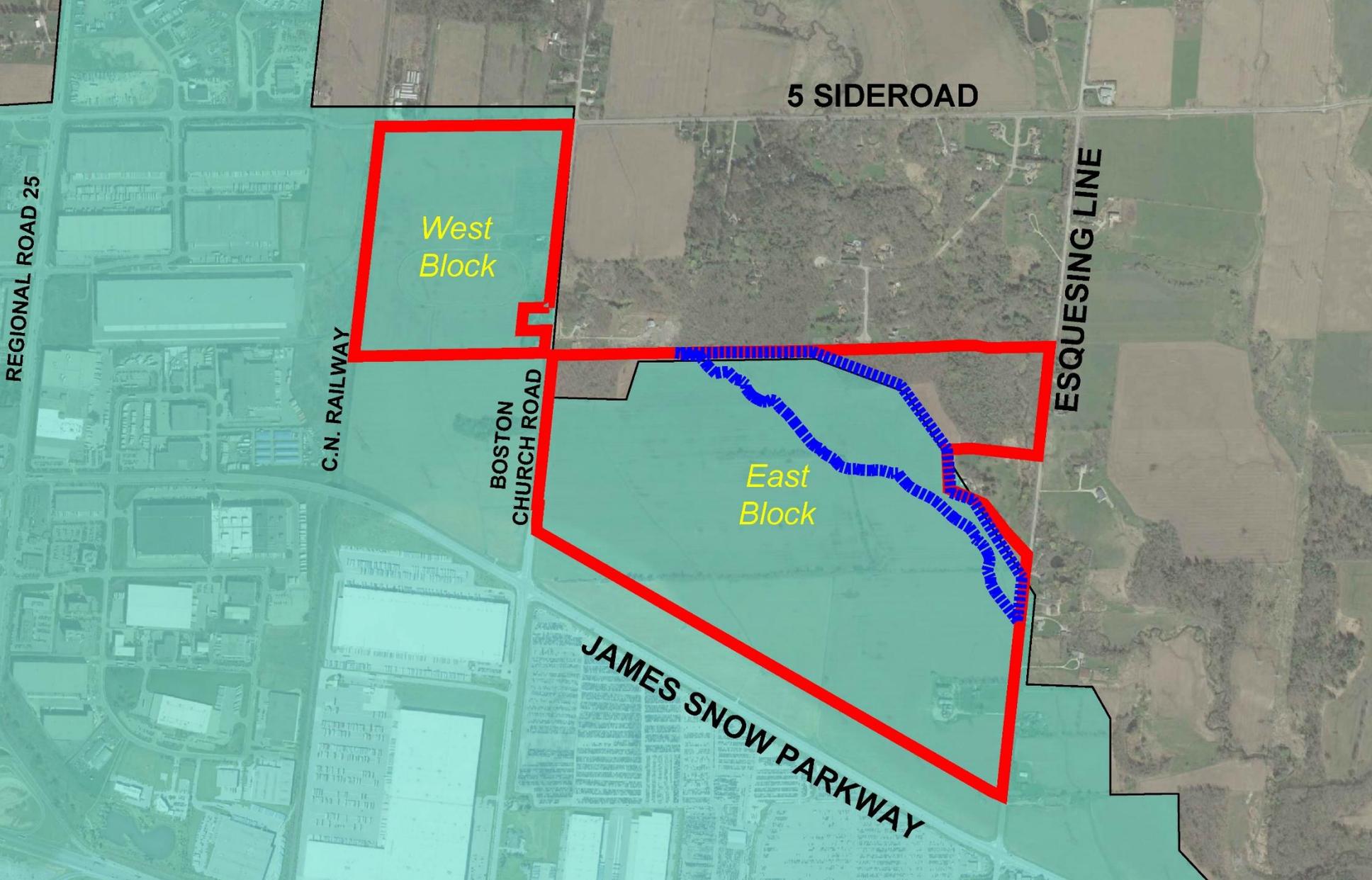


# LEGEND

-  SUBJECT LANDS
-  ROPA/LOPA LIMITS
-  Waterfront Park (See Map 2)
-  Major Transit Station
-  Proposed Major Transit Station
-  Mobility Hub
-  Rail Line
-  Proposed Major Arterial
-  Major Road
-  Provincial Freeway
-  Lot and Concession Line
-  Municipal Boundary
-  Greenbelt Plan Protected Countryside Boundary
-  Niagara Escarpment Plan Boundary
-  Parkway Belt West Plan Boundary
-  Built Boundary
-  Employment Area
-  Urban Growth Centre
-  Area Eligible for Urban Servicing
-  Halton Waste Management Site
-  Urban Area
-  Hamlet
-  Agricultural Area
-  Regional Natural Heritage System \*
-  Mineral Resource Extraction Area
-  North Aldershot Policy Area
-  Greenbelt Natural Heritage System (Overlay)

## HALTON REGIONAL OFFICIAL PLAN MAP 1 — REGIONAL STRUCTURE WITH ROPA/LOPA LIMITS

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A

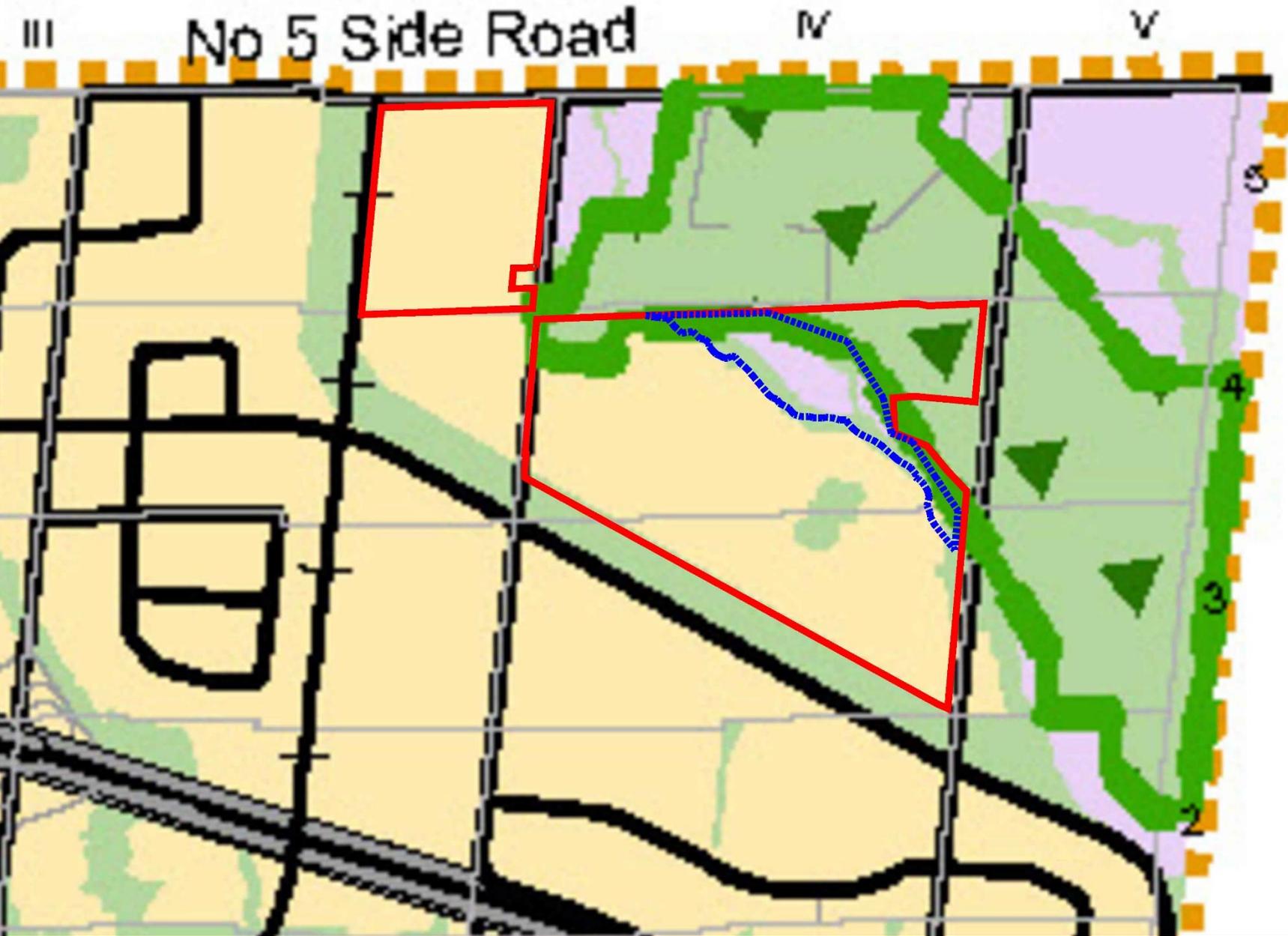


# LEGEND

-  SUBJECT LANDS
-  ROPA/LOPA LIMITS
-  PROVINCIALY SIGNIFICANT EMPLOYMENT ZONE (PSEZ)

## PROVINCIALY SIGNIFICANT EMPLOYMENT ZONE LIMIT

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A



**LEGEND**

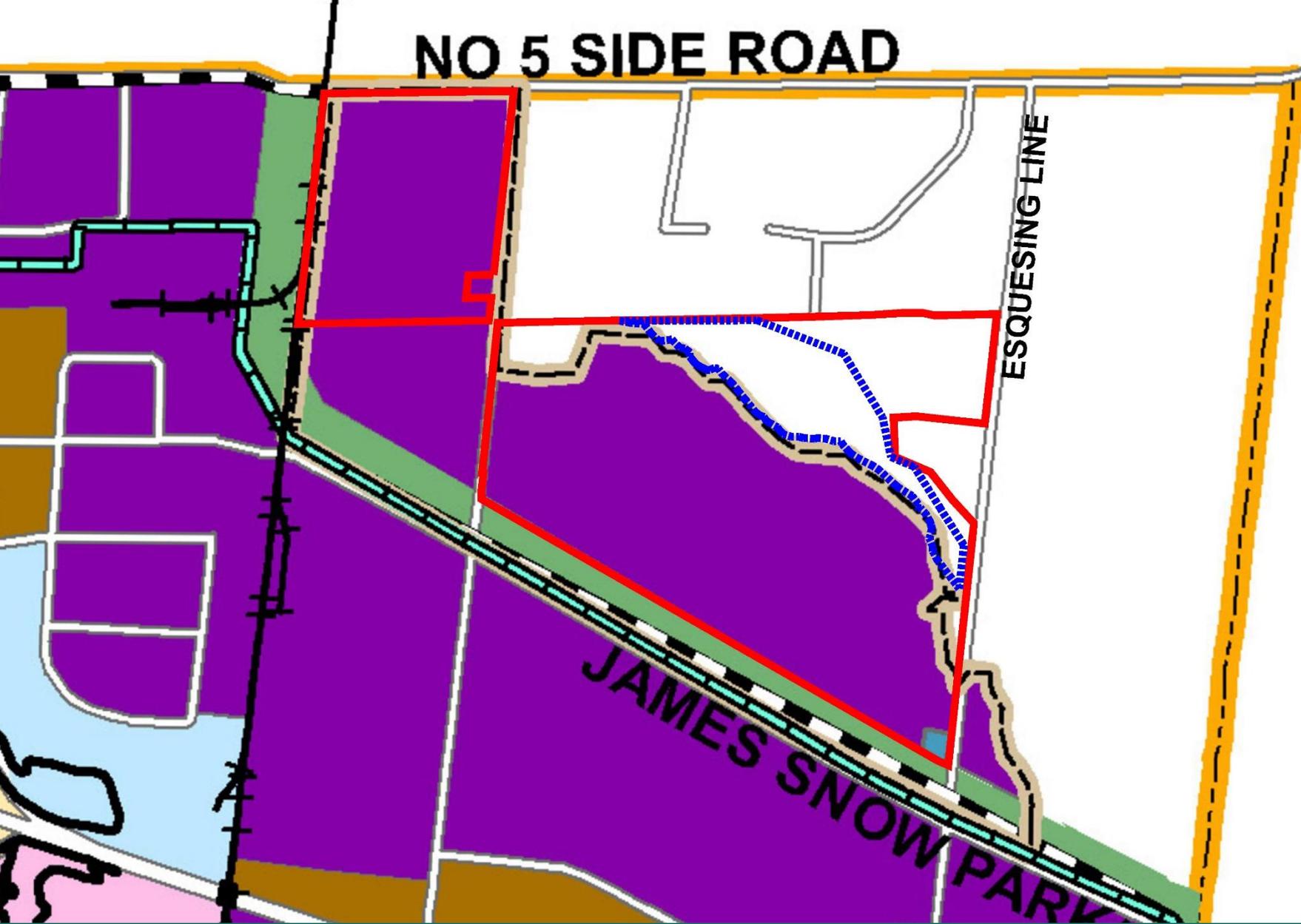
- SUBJECT LANDS
- ROPA/LOPA LIMITS
- Rail
- Proposed Major Arterial
- Highway
- Major Road
- Lot and Concession Line
- Hamlet
- Agricultural Area
- Mineral Resource Extraction Area
- Natural Heritage System
- Urban Area
- Halton Waste Management Site
- Municipal Boundary
- Greenbelt Natural Heritage System
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Greenbelt Plan Protected Countryside Boundary

# TOWN OF MILTON OFFICIAL PLAN: SCHEDULE A — RURAL LAND USE PLAN

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A



# NO 5 SIDE ROAD

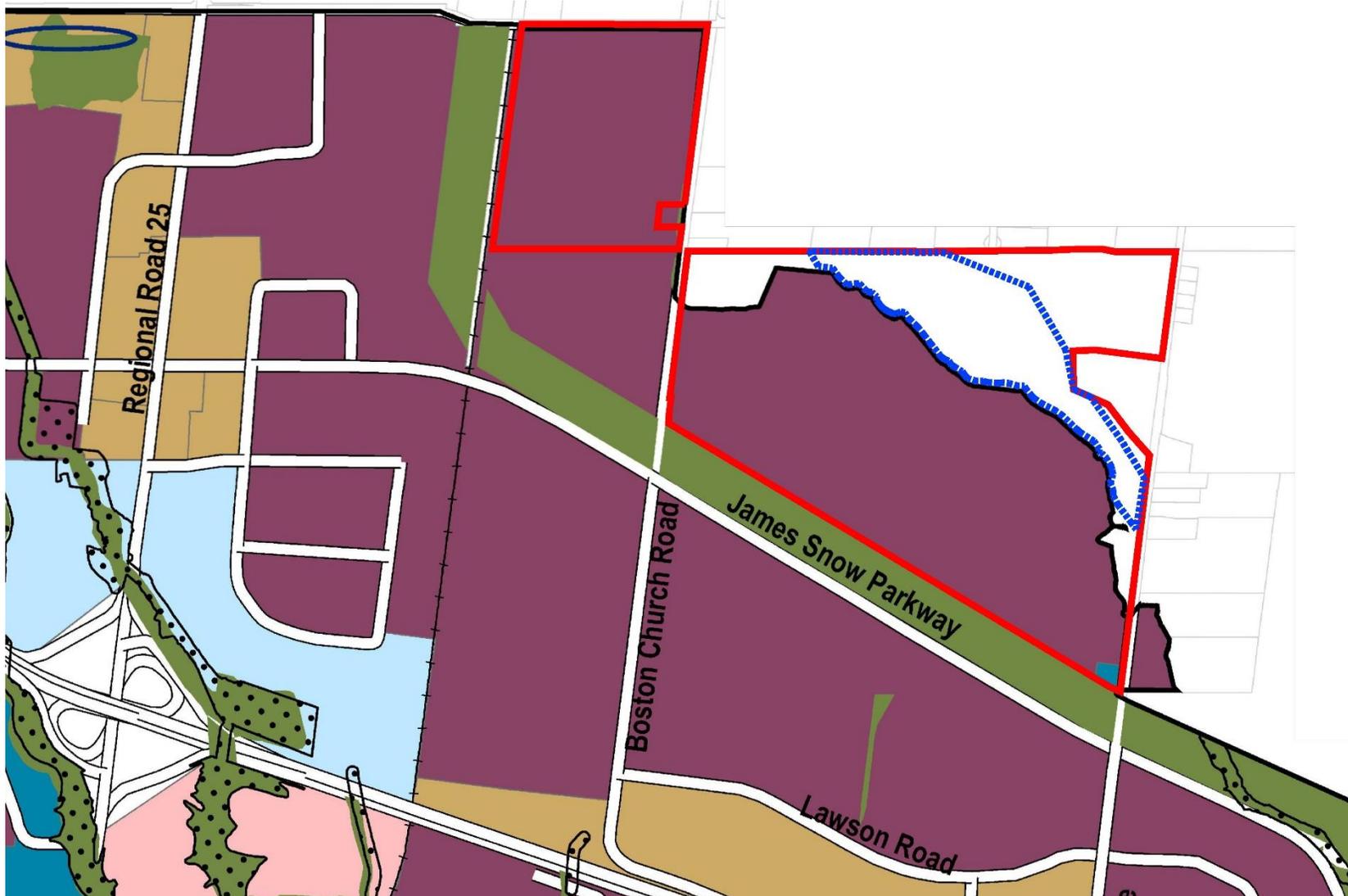


## LEGEND

- SUBJECT LANDS
- ROPA/LOPA LIMITS
- Business Park Area
- Business Commercial Area
- Central Business District
- Community Park
- SHP Growth Area
- SHP Growth Area- Employment
- Industrial Area
- Institutional Area
- Office Employment Area
- Major Commercial Centre
- Residential Area
- Residential Office Area
- Secondary Mixed Use Node
- Natural Heritage System

## EXCERPT SCHEDULE B URBAN AREA LAND USE PLAN PER LOPA 67

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A

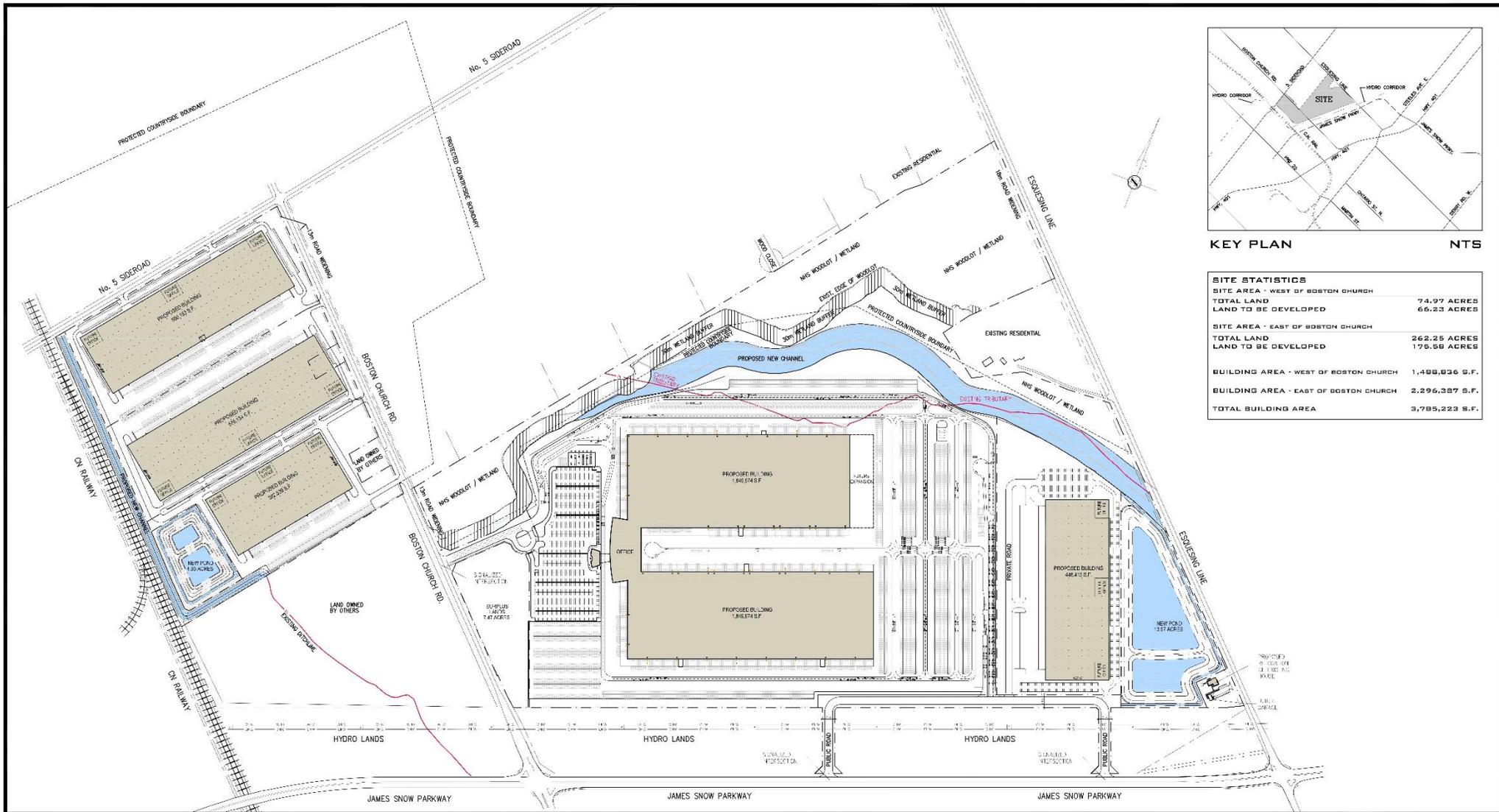


## LEGEND

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

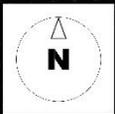
# TOWN OF MILTON OFFICIAL PLAN: MILTON 401 INDUSTRIAL/BUSINESS PARK SECONDARY PLAN LAND USE PLAN (PER LOPA 67)

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A



KEY PLAN NTS

SITE STATISTICS	
SITE AREA - WEST OF BOSTON CHURCH	
TOTAL LAND	74.97 ACRES
LAND TO BE DEVELOPED	66.23 ACRES
SITE AREA - EAST OF BOSTON CHURCH	
TOTAL LAND	262.25 ACRES
LAND TO BE DEVELOPED	175.58 ACRES
BUILDING AREA - WEST OF BOSTON CHURCH	1,488,836 S.F.
BUILDING AREA - EAST OF BOSTON CHURCH	2,296,387 S.F.
TOTAL BUILDING AREA	3,785,223 S.F.



Milton North Business Park  
Milton, Ontario

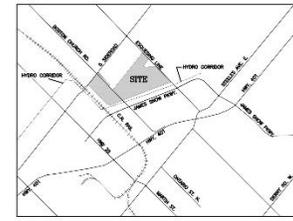
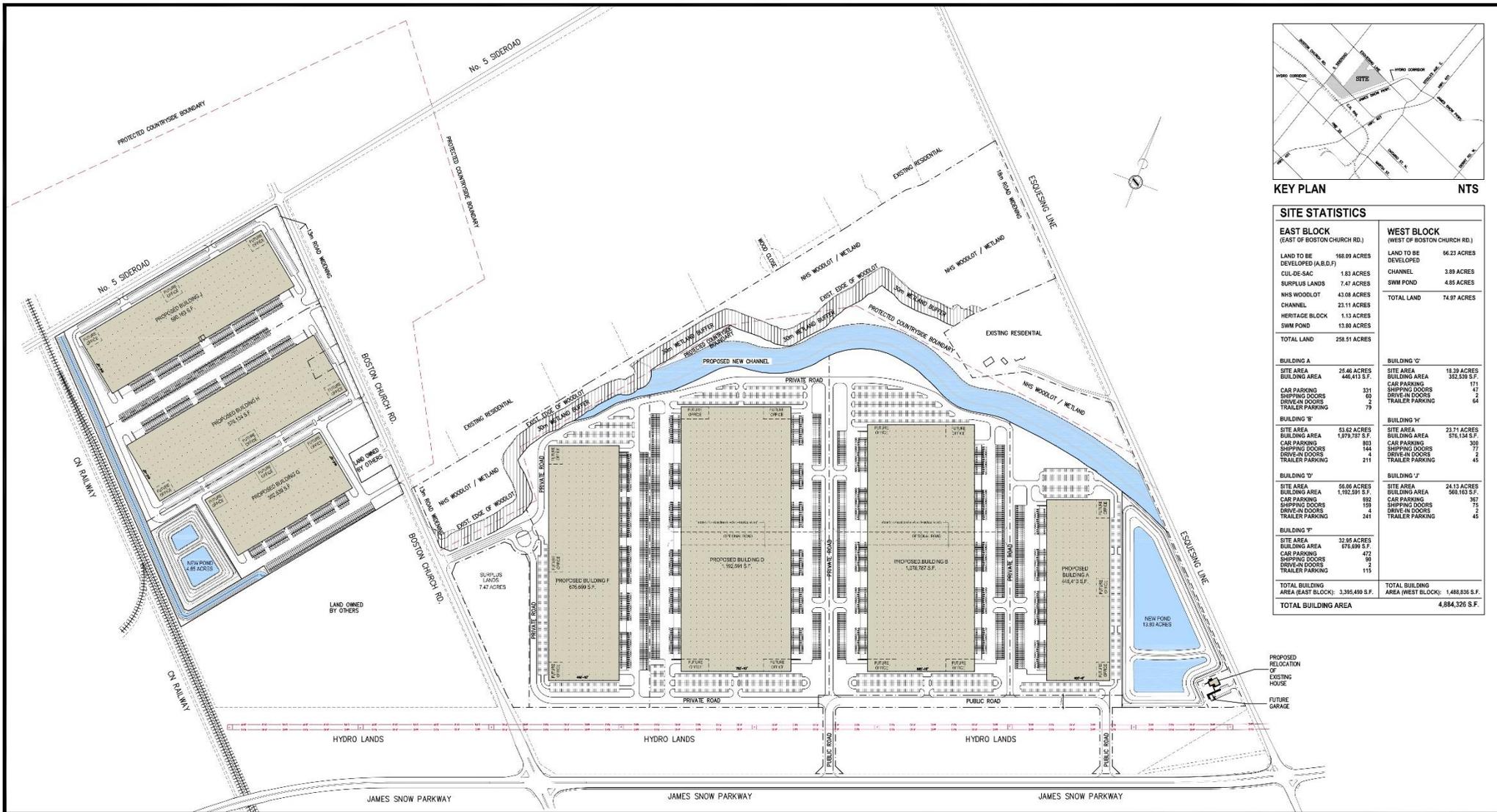
**CONCEPT PLAN**  
SCALE: 1:2500  
DATE: SEPT. 15, 2021

**A-1**

**CONCEPT PLAN — SEPTEMBER 15, 2021**

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A

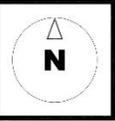




KEY PLAN NTS

**SITE STATISTICS**

EAST BLOCK (EAST OF BOSTON CHURCH RD.)		WEST BLOCK (WEST OF BOSTON CHURCH RD.)	
LAND TO BE DEVELOPED (A,B,D,F)	168.09 ACRES	LAND TO BE DEVELOPED	66.23 ACRES
CUL-DE-SAC	1.83 ACRES	CHANNEL	3.89 ACRES
SURPLUS LANDS	7.47 ACRES	SWM POND	4.85 ACRES
NHS WOOLLOT	43.08 ACRES	TOTAL LAND	74.97 ACRES
CHANNEL	23.11 ACRES		
HERITAGE BLOCK	1.13 ACRES		
SWM POND	13.80 ACRES		
TOTAL LAND	258.51 ACRES		
<b>BUILDING A</b>		<b>BUILDING 'C'</b>	
SITE AREA	25.46 ACRES	SITE AREA	19.39 ACRES
BUILDING AREA	446,413 S.F.	BUILDING AREA	352,539 S.F.
CAR PARKING	321	CAR PARKING	171
SHIPPING DOORS	60	SHIPPING DOORS	47
DRIVE-IN DOORS	2	DRIVE-IN DOORS	2
TRAILER PARKING	79	TRAILER PARKING	64
<b>BUILDING 'B'</b>		<b>BUILDING 'H'</b>	
SITE AREA	53.62 ACRES	SITE AREA	23.71 ACRES
BUILDING AREA	1,079,737 S.F.	BUILDING AREA	576,134 S.F.
CAR PARKING	903	CAR PARKING	506
SHIPPING DOORS	144	SHIPPING DOORS	77
DRIVE-IN DOORS	4	DRIVE-IN DOORS	2
TRAILER PARKING	211	TRAILER PARKING	45
<b>BUILDING 'D'</b>		<b>BUILDING 'J'</b>	
SITE AREA	56.09 ACRES	SITE AREA	24.13 ACRES
BUILDING AREA	1,102,591 S.F.	BUILDING AREA	568,163 S.F.
CAR PARKING	892	CAR PARKING	307
SHIPPING DOORS	109	SHIPPING DOORS	75
DRIVE-IN DOORS	4	DRIVE-IN DOORS	2
TRAILER PARKING	241	TRAILER PARKING	45
<b>BUILDING 'E'</b>		<b>BUILDING 'I'</b>	
SITE AREA	32.85 ACRES	SITE AREA	24.13 ACRES
BUILDING AREA	676,639 S.F.	BUILDING AREA	568,163 S.F.
CAR PARKING	472	CAR PARKING	307
SHIPPING DOORS	90	SHIPPING DOORS	75
DRIVE-IN DOORS	2	DRIVE-IN DOORS	2
TRAILER PARKING	115	TRAILER PARKING	45
TOTAL BUILDING AREA (EAST BLOCK):	3,355,489 S.F.	TOTAL BUILDING AREA (WEST BLOCK):	1,488,836 S.F.
TOTAL BUILDING AREA	4,844,325 S.F.		



Milton North Business Park  
Milton, Ontario

**CONCEPT PLAN**

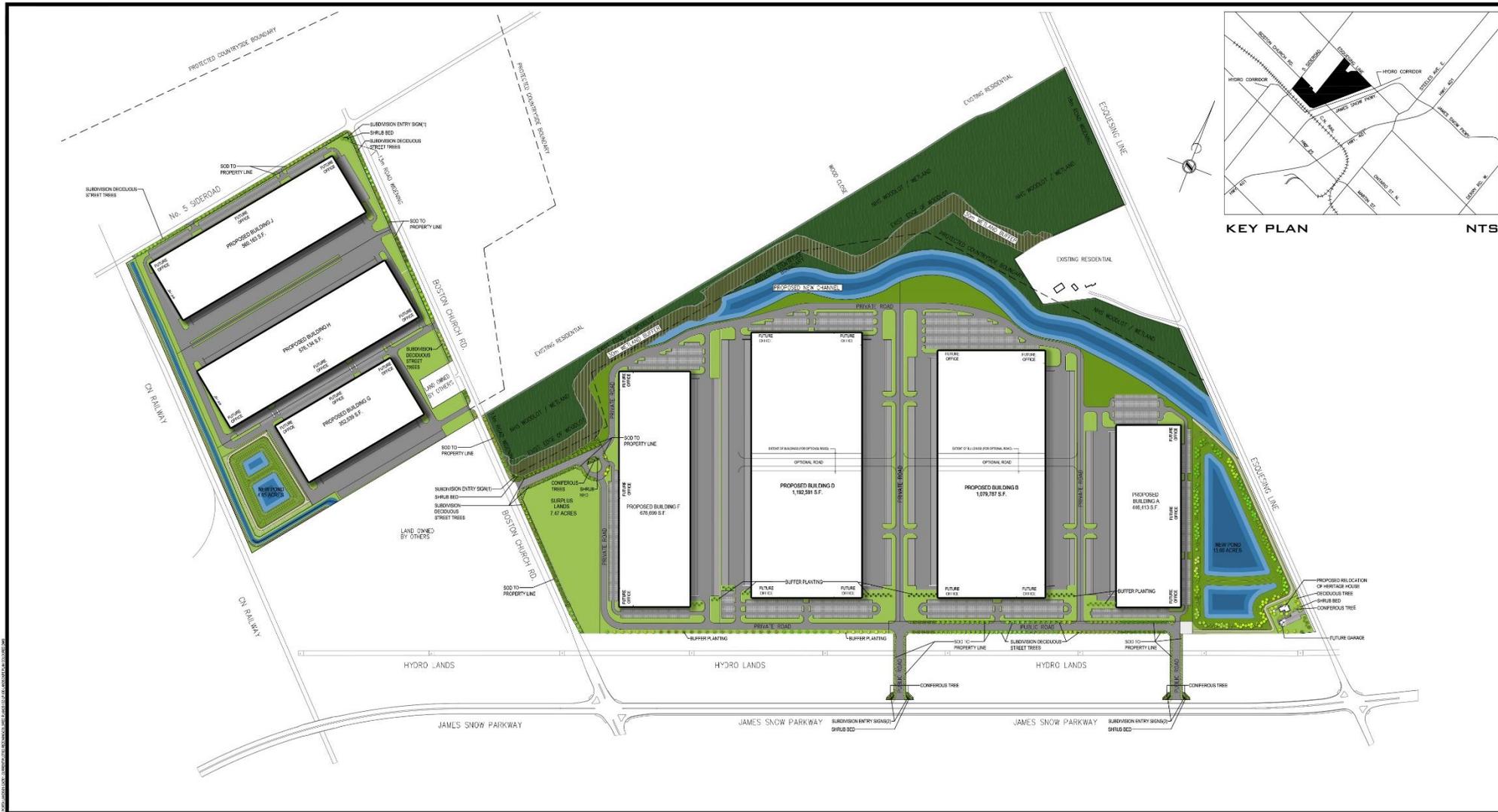
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**A-1**

**REVISED CONCEPT PLAN**

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
REGIONAL FILE NUMBER : RQ64A





Milton North Business Park  
Milton, Ontario

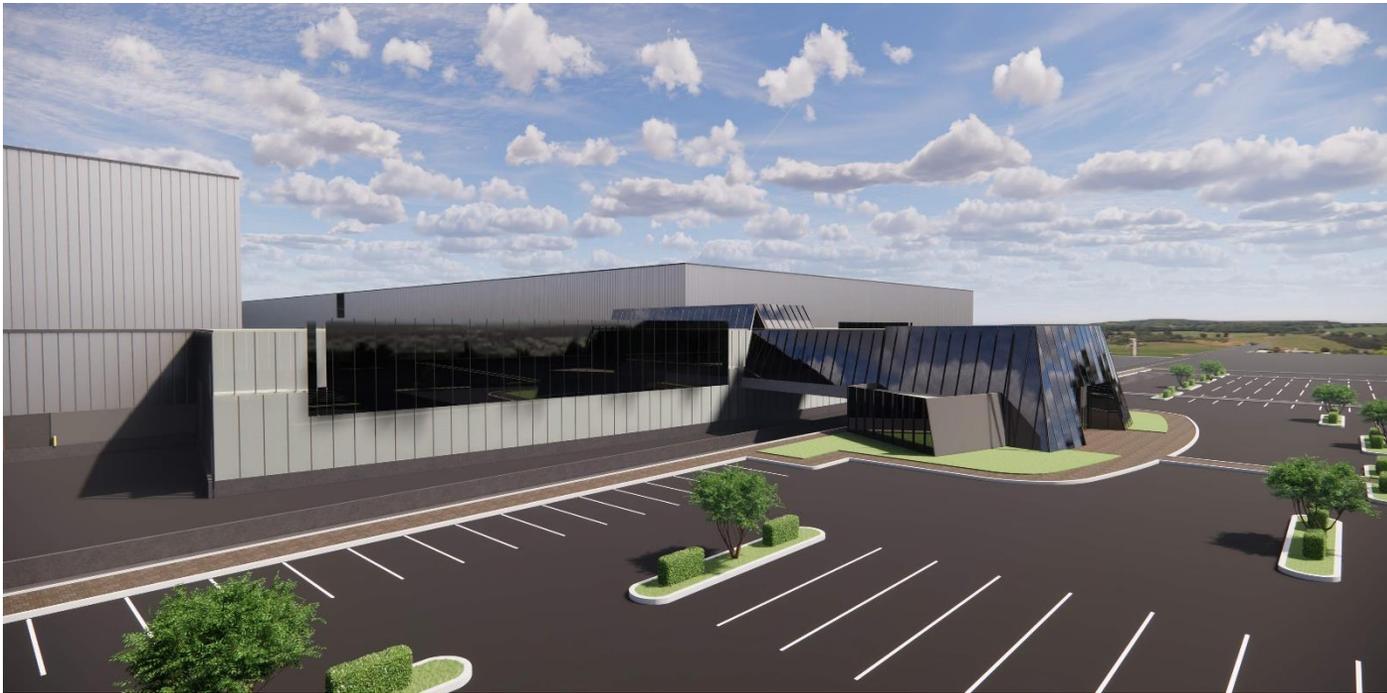
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DATE: FEBRUARY 9, 2022  
20-132

**LC-1**

# LANDSCAPE PLAN

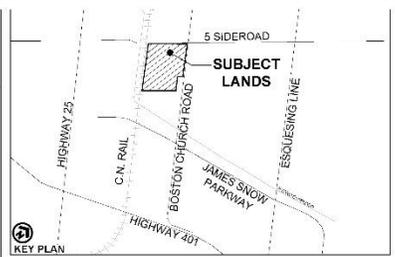
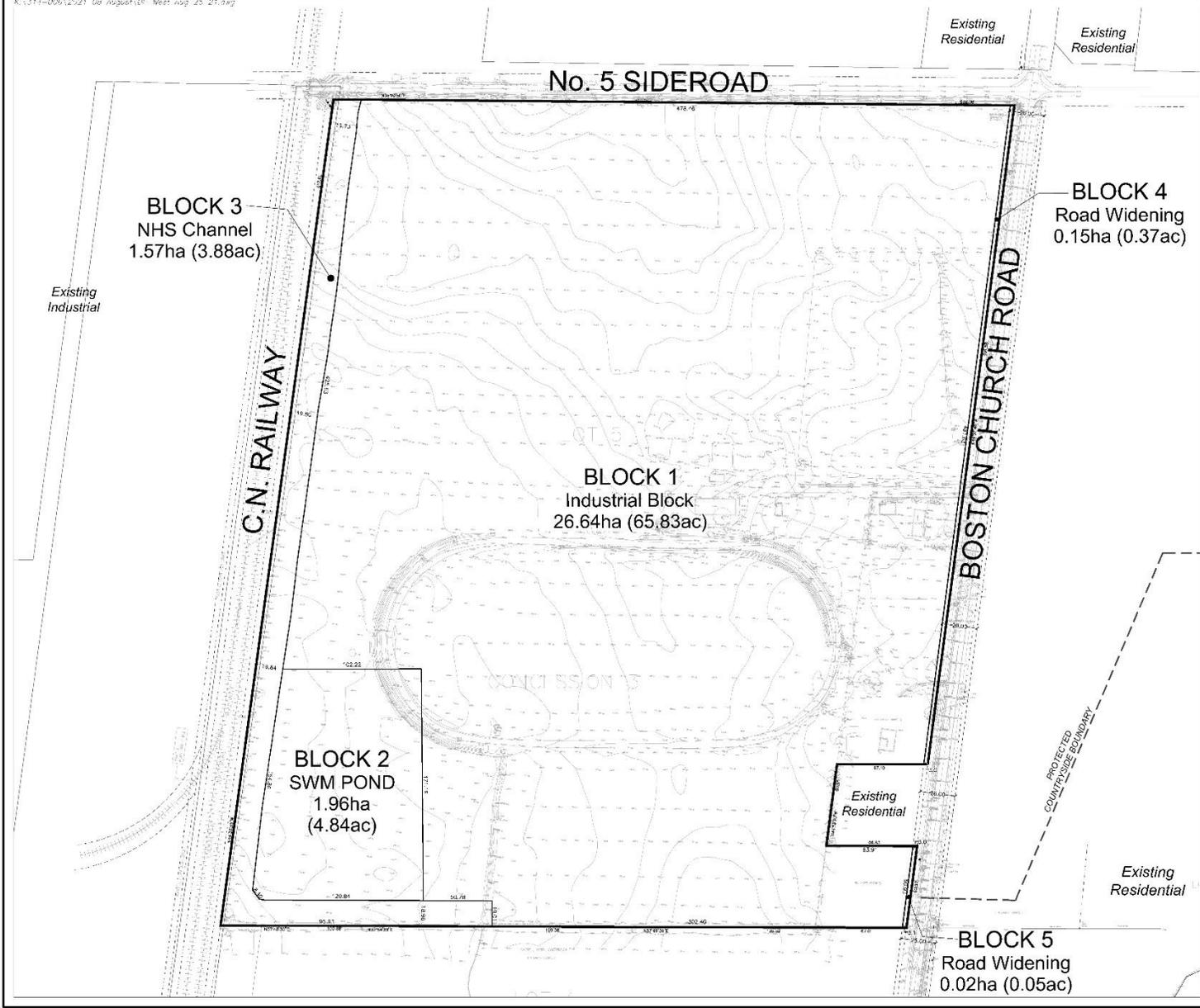
TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
REGIONAL FILE NUMBER : RQ64A





## CONCEPTUAL RENDERINGS — INDUSTRIAL LANDS

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
REGIONAL FILE NUMBER : RQ64A



**DRAFT PLAN OF SUBDIVISION  
ORLANDO CORPORATION**  
PART OF LOT 5, CONCESSION 3,  
TOWNSHIP OF ESQUESING  
REGIONAL MUNICIPALITY OF HALTON

**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
PHIL KING, PRESIDENT  
ORLANDO CORPORATION

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
ALISTAR SHIRKEY, O.L.S.  
David B. Searies Surveying Ltd.  
1000 SHEPPARD AVENUE EAST, SUITE 100, MARKHAM, ONTARIO L3R 9V7  
905.947.2222 FAX 905.947.9414  
WWW.DBSURVEYING.COM

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

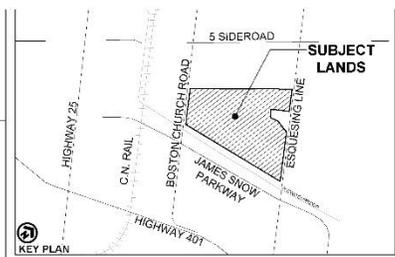
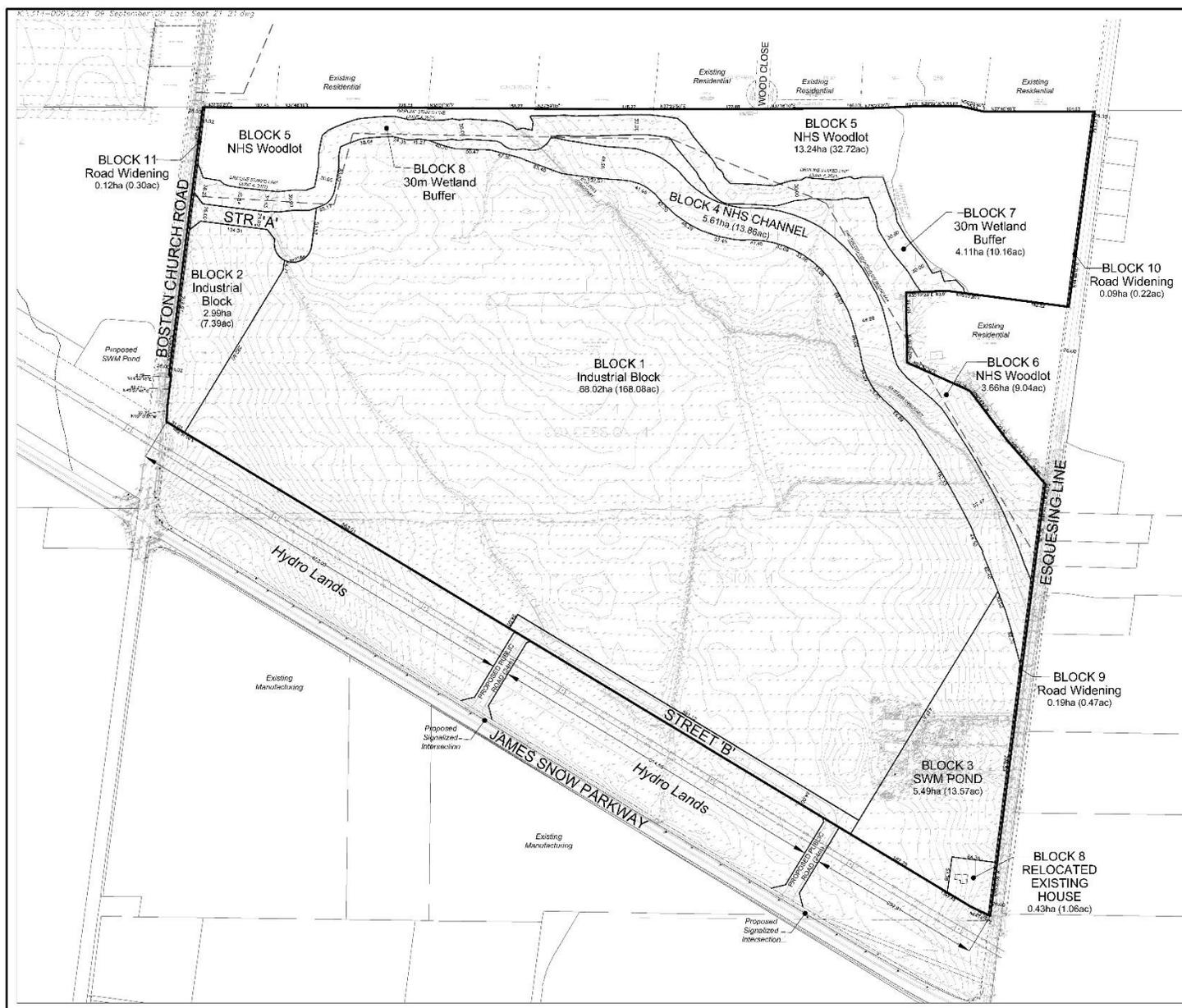
**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1	26.64	65.83
SWM Pond	2	1.96	4.84
NHS Channel	3	1.57	3.88
Road Widening	4, 5	0.17	0.42
<b>TOTAL</b>	<b>5</b>	<b>30.34</b>	<b>74.97</b>

**NOTES**  
- Base mapping obtained from DB Searies

# WEST BLOCK — DRAFT PLAN OF SUBDIVISION (AUGUST 25, 2021)

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A



**DRAFT PLAN OF SUBDIVISION  
ORLANDO CORPORATION**  
PART OF LOT 3 AND 4, CONCESSION 4,  
TOWNSHIP OF ESQUESING  
REGIONAL MUNICIPALITY OF HALTON

**OWNERS CERTIFICATE**  
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
DAVID KING, PRESIDENT  
ORLANDO CORPORATION

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_  
DAVID B. SEARLES, O.L.S.  
David B. Searles Surveying Ltd.  
1000 WILSON AVENUE, SUITE 100  
1000 WILSON AVENUE, SUITE 100  
ESQUESING, ONT. L9W 5G6

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A, B, C, D, E, F, G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

**LAND USE SCHEDULE**

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
Industrial Block	1, 2	71.01	175.47
SWM Pond	3	5.49	13.57
NHS Channel	4	5.61	13.88
NHS Woodlot	5, 6	16.90	41.76
30m Wetland Buffer	7	4.11	10.16
Relocated Existing House	8	0.43	1.06
Road Widening	9 - 11	0.40	0.99
24.0m - 26.0m R.O.W. (791m Length)		2.18	5.39
<b>TOTAL</b>	<b>11</b>	<b>106.13</b>	<b>262.25</b>

**NOTES**  
-Base mapping obtained from DB Searles  
-daylight triangle at Street 'A' and Boston Church Road: 15m x 15m

# EAST BLOCK — DRAFT PLAN OF SUBDIVISION (SEPTEMBER 21, 2021)

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A





## CONCEPTUAL RENDERINGS — AITKIN-SNOW HOUSE

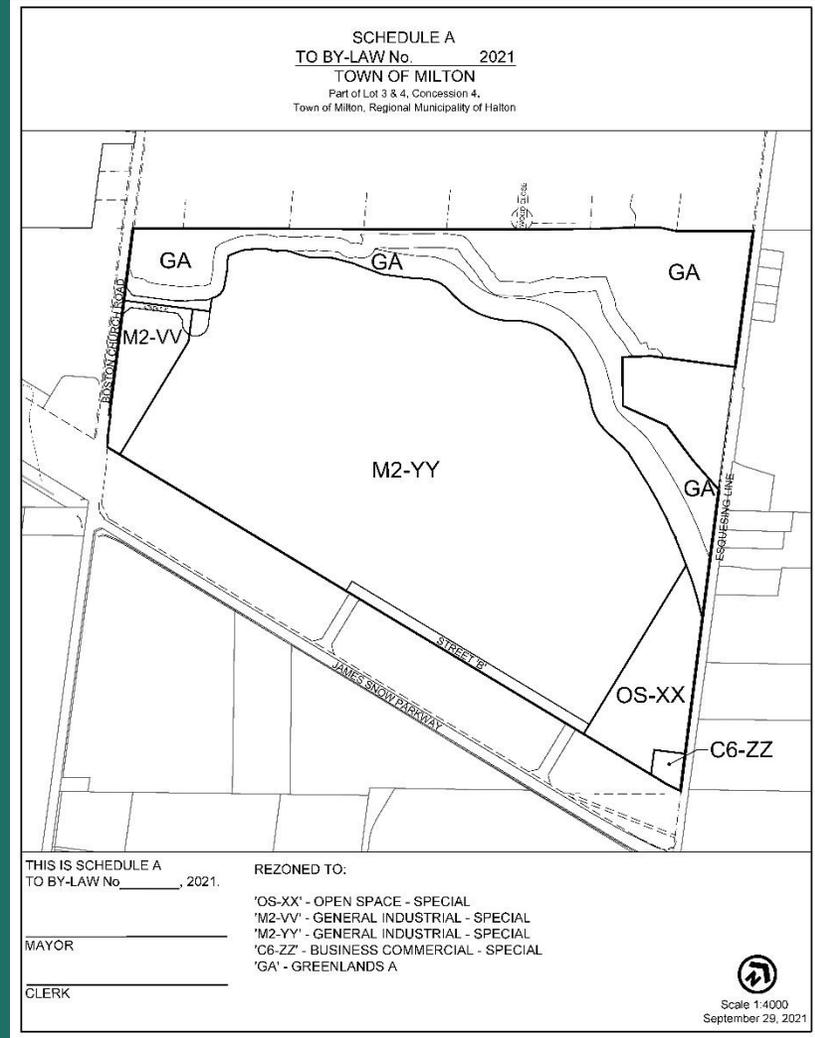
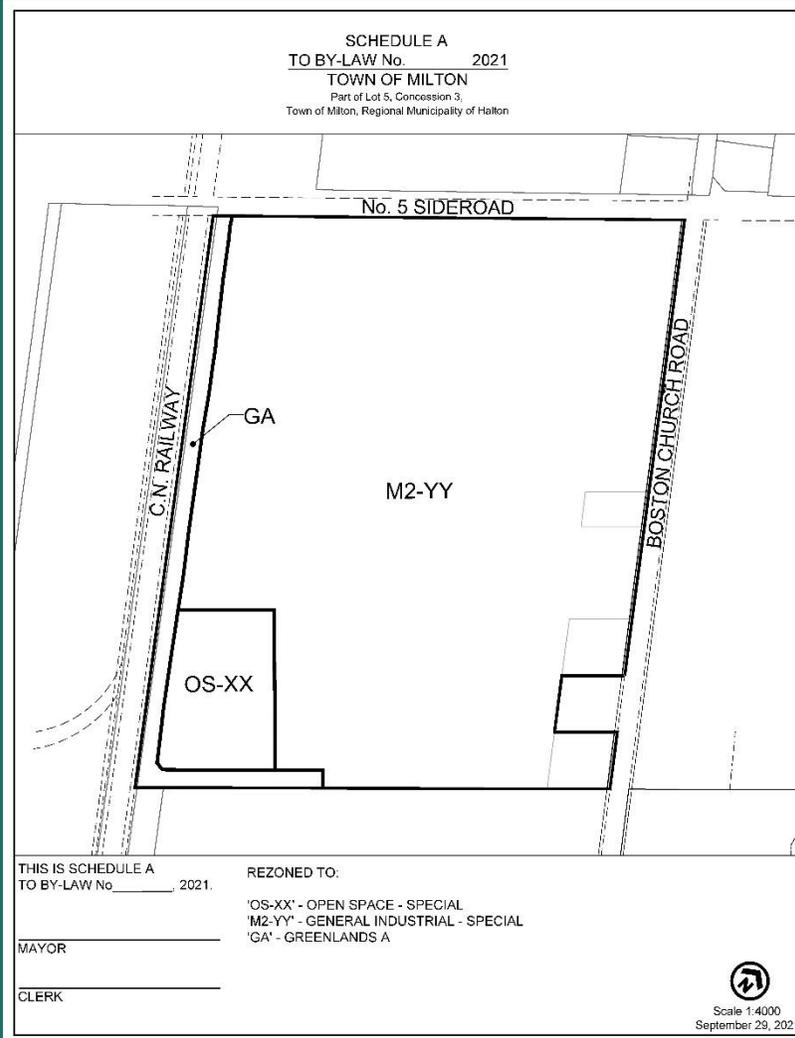
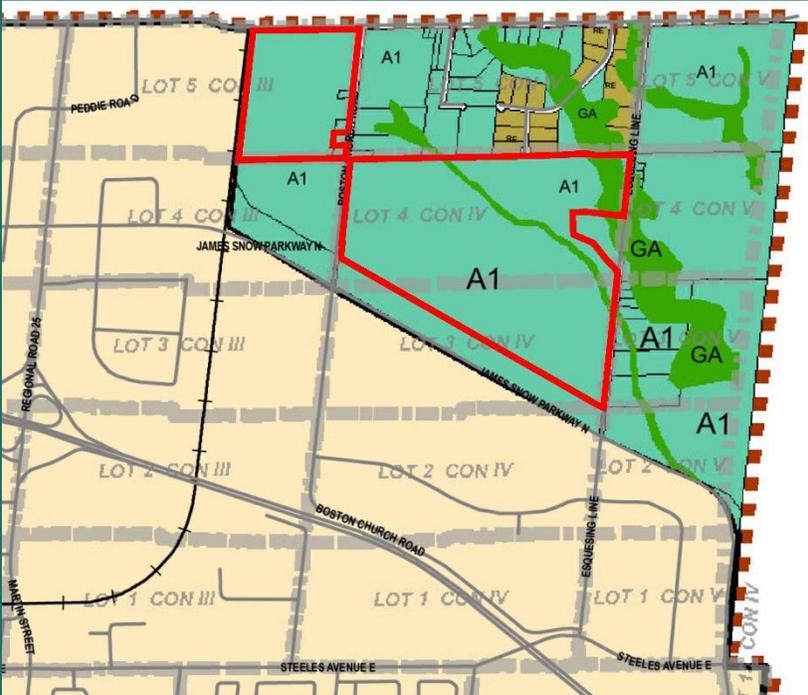
TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A

# TOWN OF MILTON ZONING BY-LAW 144-2003

## RURAL AREA — EXISTING ZONING

# PROPOSED ZONING SCHEDULE — WEST BLOCK

# PROPOSED ZONING SCHEDULE — EAST BLOCK



## LEGEND

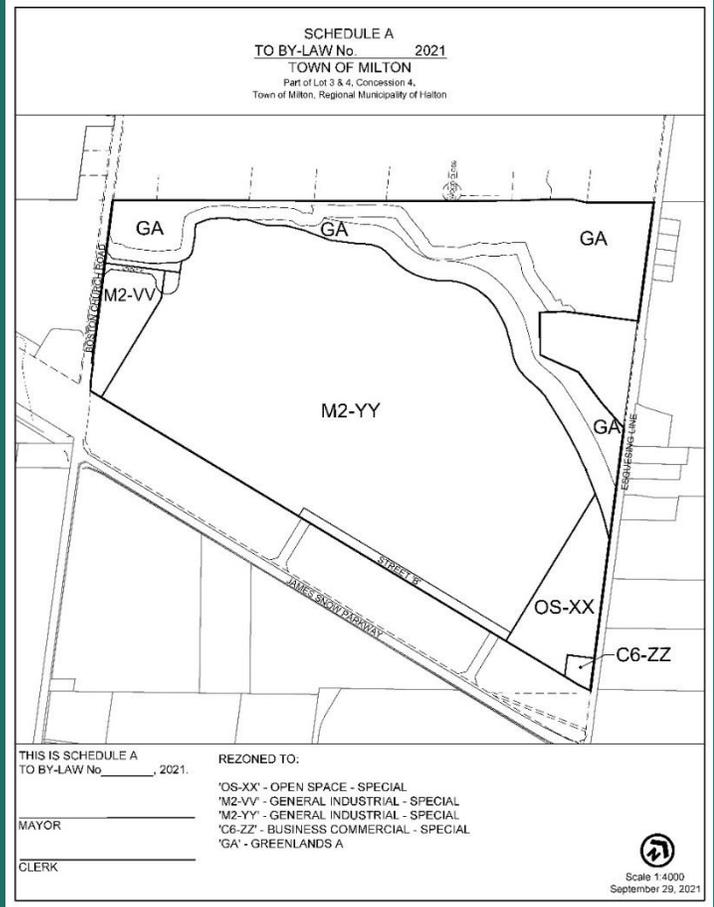
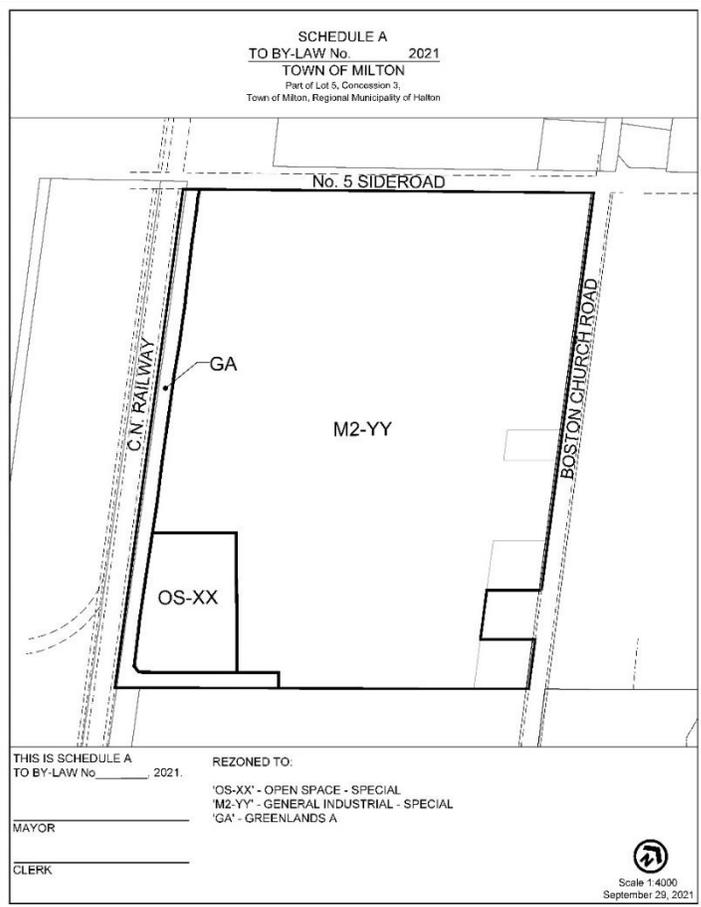
SUBJECT LANDS

GA

A1

# ZONING BY-LAW

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
REGIONAL FILE NUMBER : RQ64A



Provision in Zoning By-Law	Required	Provided
<b>M2 (General Industrial) Zone - West</b>		
Additional Permitted Uses		Contractor Service Shop, Courier / Messenger Service, Medicinal Product Manufacturing, Repair Establishment, Take-out / Convenience Restaurant
Accessory Office Permission	Limited to 25% of GFA	Limited to <b>49 %</b> of GFA
Accessory Retail Permission	Limited to 5% of GFA	Limited to <b>20%</b> of GFA
Landscape Buffer Abutting Streetline	Min 4.5 m	Min <b>3.0 m</b>
<b>M2 (General Industrial) Zone - East</b>		
Additional Permitted Uses		Banquet Hall / Convention Centre, Broadcasting / Communication Facility, Contractor Service Shop, Courier / Messenger Service, Medicinal Product Manufacturing, Office Building, Repair Establishment, Restaurant, Service Commercial Uses, Science and Technology Facility, Parking Lot, Wholesaling Facility, Vehicle Sales and Service
Accessory Office Permission	Limited to 25% of GFA	Limited to <b>49 %</b> of GFA
Accessory Retail Permission	Limited to 5% of GFA	Limited to <b>20%</b> of GFA
Max Height for Buildings	Max 15.0 m	Max 35.0 m
Min Landscape Buffer Abutting Greenlands A	Min 7.5 m	Min 2.5 m
<b>C6 (Business Commercial) Zone - East</b>		
Additional Permitted Uses		Equipment Sales and Rental, Research and Technology use, Science and Technology Facility, Service and Repair Shop
Maximum Lot Area	3,000 sq.m.	4,600 sq.m.

# PROPOSED RELIEF TO THE ZONING BY-LAW \*NON-EXHAUSTIVE

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
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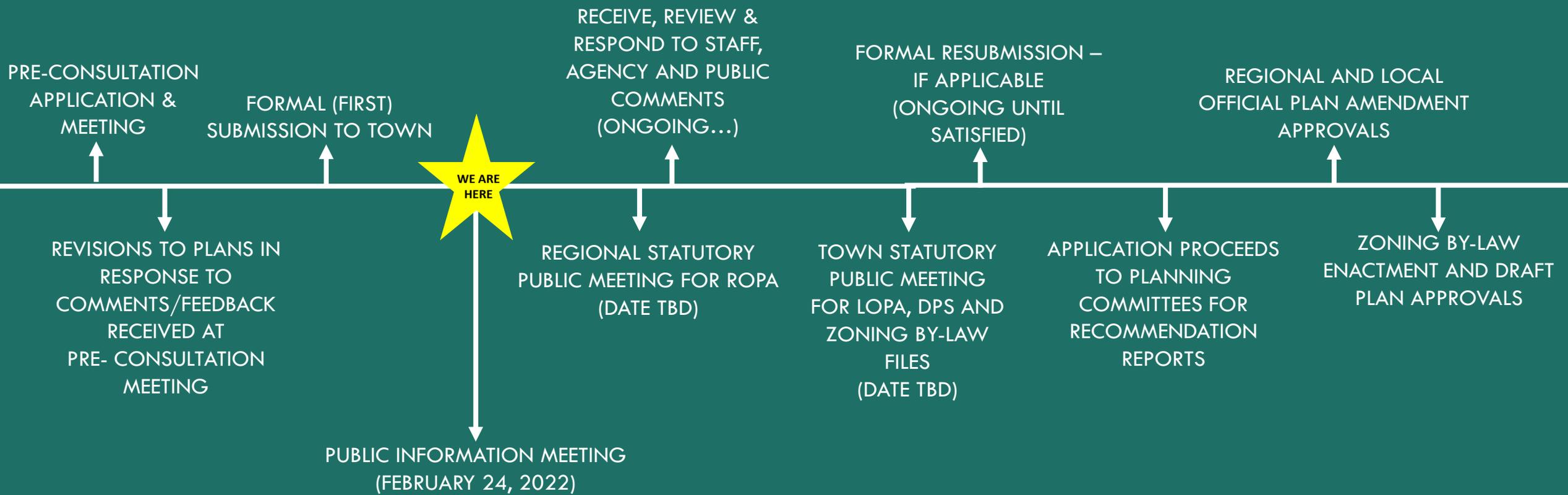


- Comprehensive Environmental and Servicing Study
- Planning Justification Report
- Architectural Design Guidelines
- Traffic Impact Study
- Heritage Impact Study
- Tree Inventory and Preservation Plan
- Urban Design Brief
- Noise Feasibility Study
- Shadow Study

## SUBMITTED STUDIES

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
REGIONAL FILE NUMBER : RQ64A

ADDITIONAL PLANNING PROCESS  
**FORMAL SITE PLAN  
 APPLICATIONS**



# TYPICAL PLANNING APPROVALS PROCESS

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21 & Z-27/21  
 REGIONAL FILE NUMBER : RQ64A

- Proposed ROPA and LOPA seek to add ‘Sliver Lands’ to Urban Area and to Industrial Area, and are consistent with PSEZ Mapping and Provincial Policy Directives, including Growth Plan, Greenbelt Plan and Provincial Policy Statement (PPS)
- Proposed Draft Plans of Subdivision and Zoning By-Law Amendments seek to implement Provincial and Regional objectives and policies, especially related to employment growth and natural heritage.
- Proposed Development generally conforms to the policies in the Milton Official Plan and implements the Milton 401 Industrial / Business Park Secondary Plan (incl. LOPA 67 and Subject LOPA).
- Proposed Development will result in a net overall enhancement of features and buffers on and off site, will not encroach within the Greenbelt Plan area and will protect the Greenlands A lands on site and in vicinity of Subject Lands.
- Proposed Development will protect the Aitkin-Snow House through a proposed relocation and adaptive re-use for Business Employment Uses
- Proposed Development will facilitate development of **138,317 sq.m. of Industrial space** for all three buildings on WEST lands and **315,451 sq.m. of Industrial space** for all four buildings on EAST lands.
- Proposed Development and proximity to 401 Highway, allows for compatibility and synergy between land use and the existing transportation infrastructure.
- The proposed Built Form is compatible with surrounding land uses and implements the policies and design guidelines contained within the Milton 401 Industrial/Business Park Secondary Plan, strengthening the District’s status as a gateway to the urban area.

## IN SUMMARY

TOWN FILE NUMBER: 24T-21007/M & 24T-21008/M, LOPA-09/21, Z-26/21& Z-27/21  
 REGIONAL FILE NUMBER : RQ64A

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE COMMENTS,  
PLEASE CONTACT KAREN BENNETT or STEPHEN CLOSS  
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**THANK YOU**