

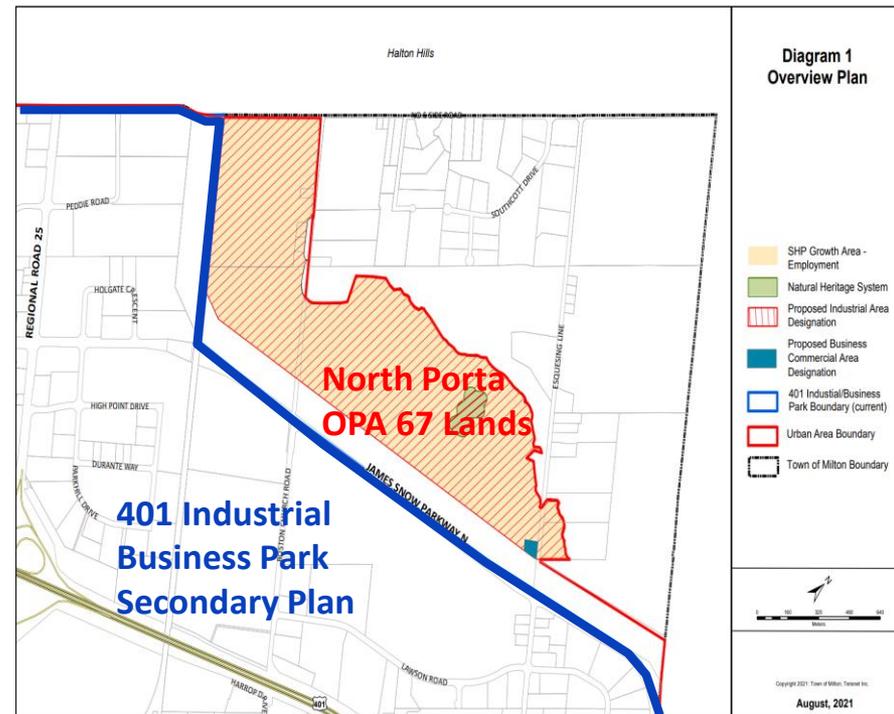
Statutory Public Meeting Regional Official Plan Amendment RQ64A – North Porta - Orlando

Wednesday, March 23, 2022



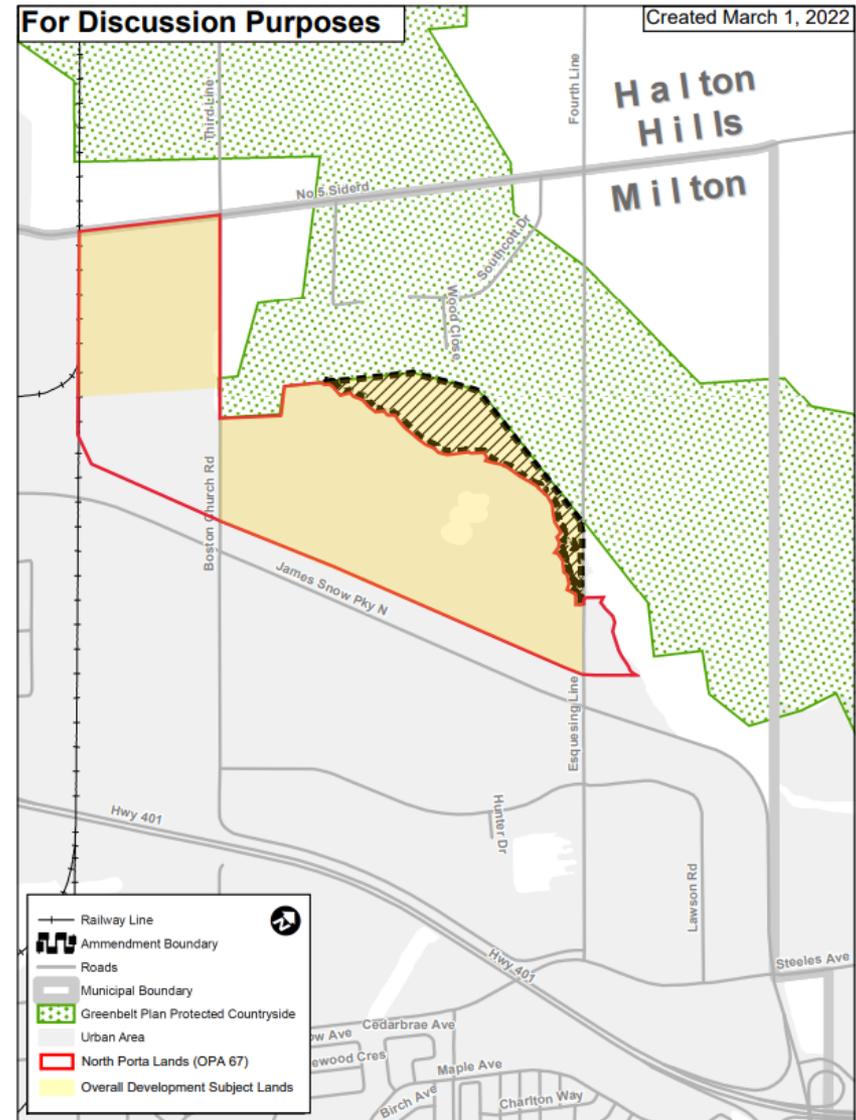
North Porta Lands & 401 Industrial / Business Park Secondary Plan

- Expansion of the 401 Industrial / Business Park Secondary Plan by incorporating the North Porta lands through OPA 67
- OPA 67 will:
 - Facilitate employment growth and increase Milton's employment land inventory
 - Preserve the James Snow farmhouse located at 8350 Esquesing Line
 - Establish developable areas and site specific conditions for future applications
- Bounded by the North Hydro Corridor to the south, CN Railway to the west, and No. 5 Side Road and the Town of Halton Hills to the north



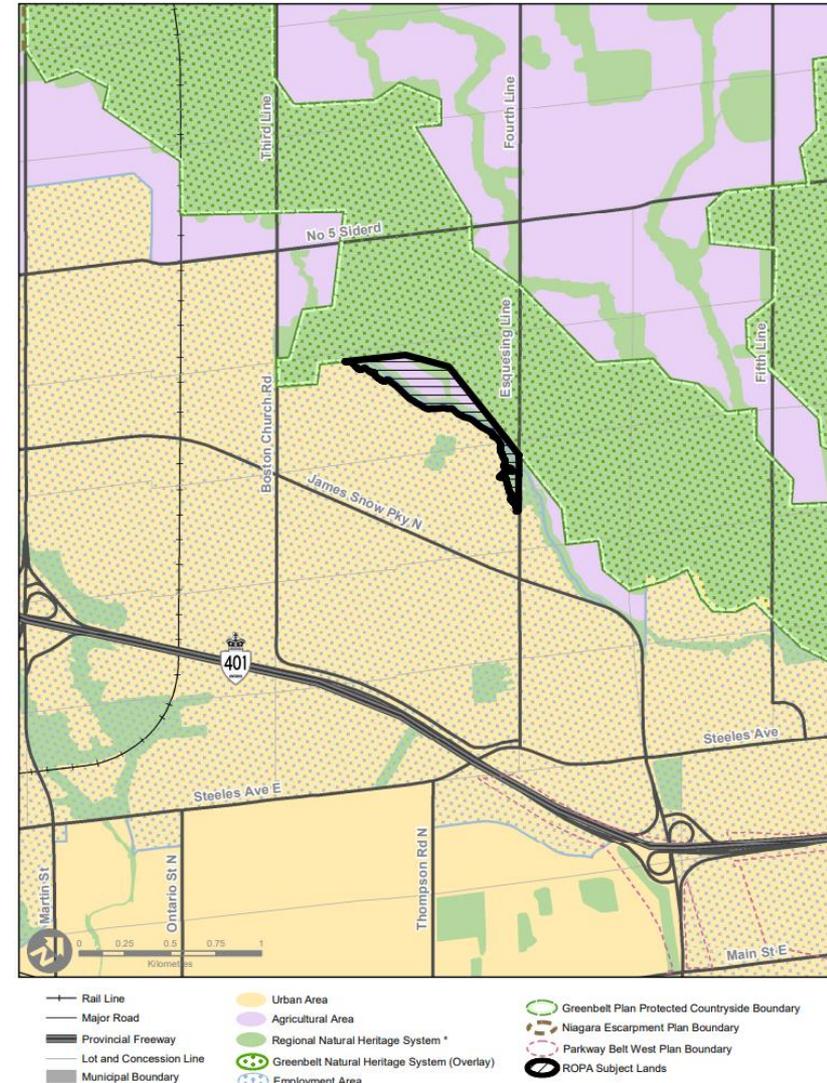
North Porta Background & Related Process

- ***Sustainable Halton (ROPA 38)*** –added lands to the Region’s Urban Area in 2009
- ***Town of Milton OPA 31 & 67***
- ***Concurrent Local Development Applications*** - propose development of the North Porta Lands for industrial / employment uses
- ***Regional Official Plan Review (ROPR)***



ROPA Location & Site Characteristics -

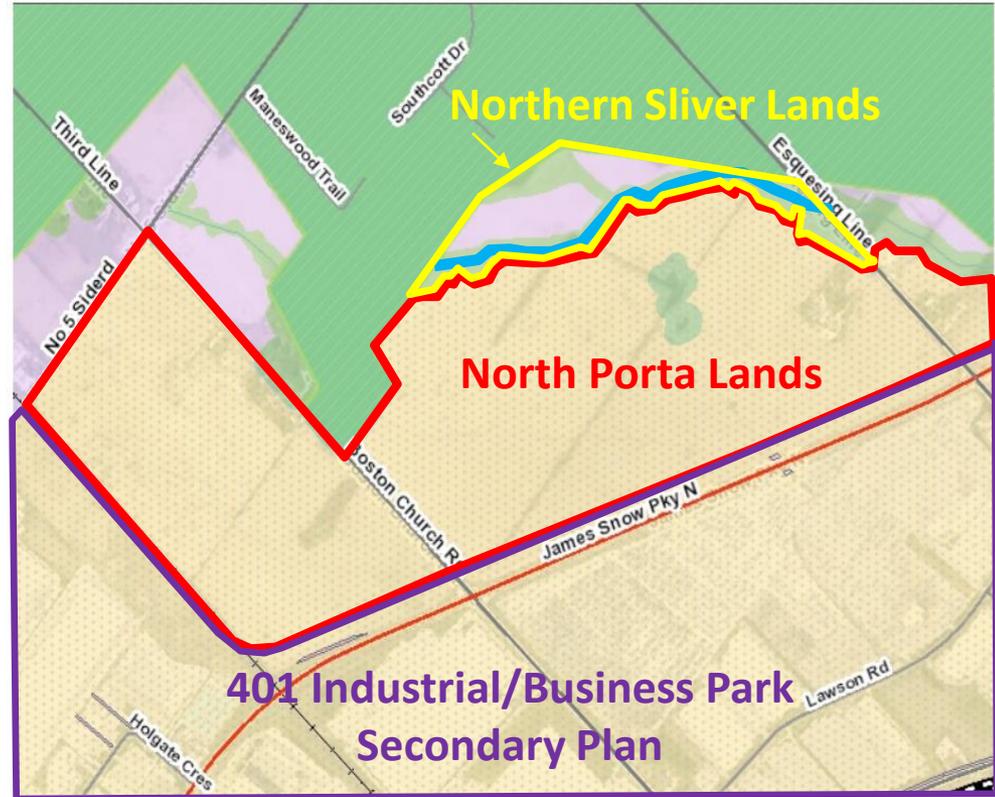
- The subject lands are bounded by:
 - Boston Church Road to the west;
 - Esquesing Line to the east;
 - James Snow Parkway, the Urban Area boundary, and the North Porta Lands to the south; and,
 - Lot 4 / Concession 4 and Greenbelt Plan Protected Countryside to the north
- Currently used for agricultural purposes
- Designated “Regional Natural Heritage System” and “Agricultural Area” on the Regional Official Plan
- Southern boundary delineated by the Urban Area and northern boundary delineated by the Greenbelt Plan Protected Countryside
- Designated Provincially Significant Employment Zone on Provincial Mapping



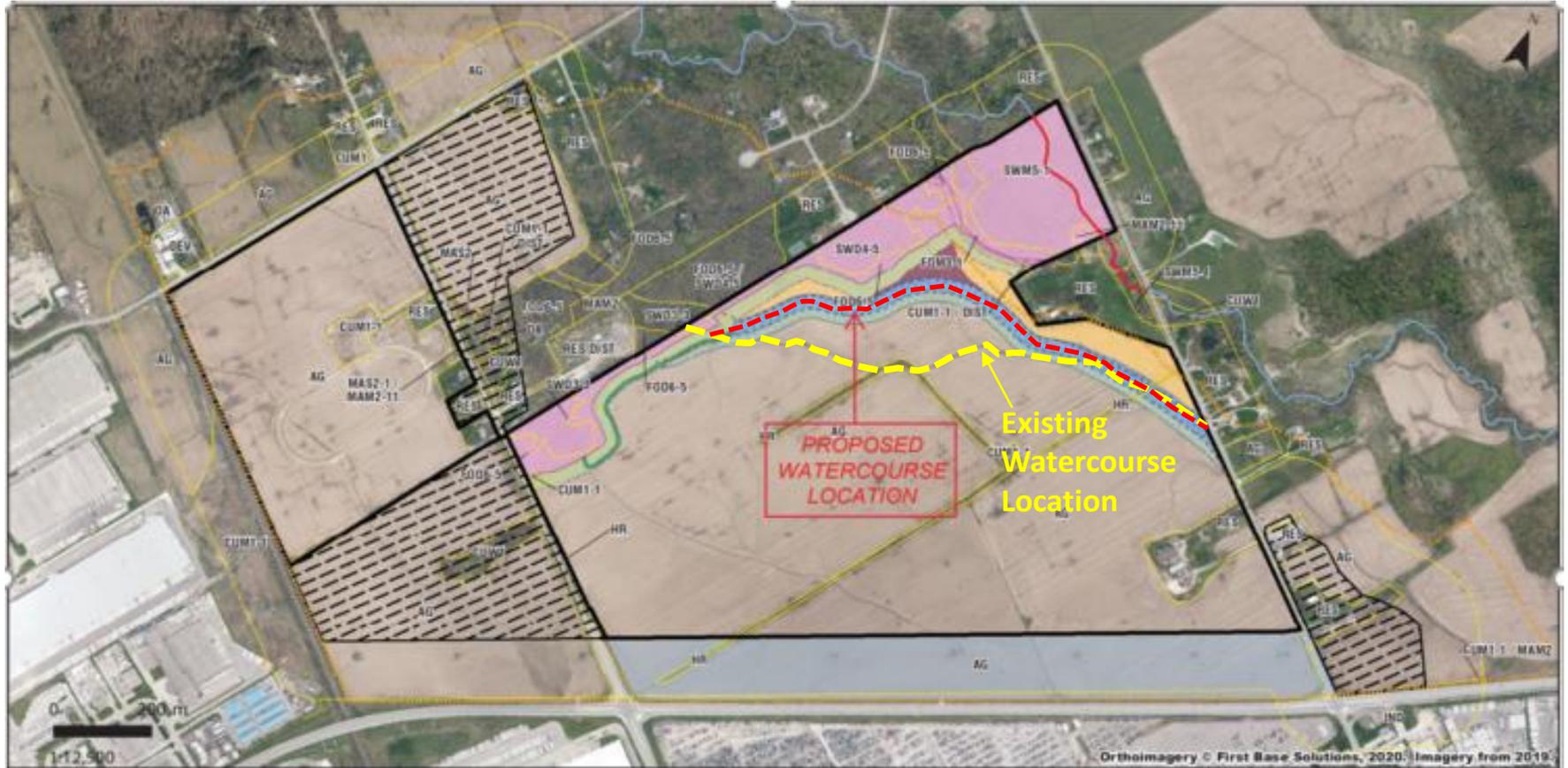
Proposed ROPA

The ROPA application proposes the following:

- Re-designate the 'northern sliver lands' to the Urban Area with an Employment Area overlay; and,
- Re-align the Urban Area boundary along with the existing watercourse
- Surrounding land uses are generally rural in character
- Greenbelt Plan Protected Countryside and Natural Heritage System to the north and east
- Urban Area (North Porta Lands) immediately to the south
- The Milton 401 Industrial/Business Park District further to the south

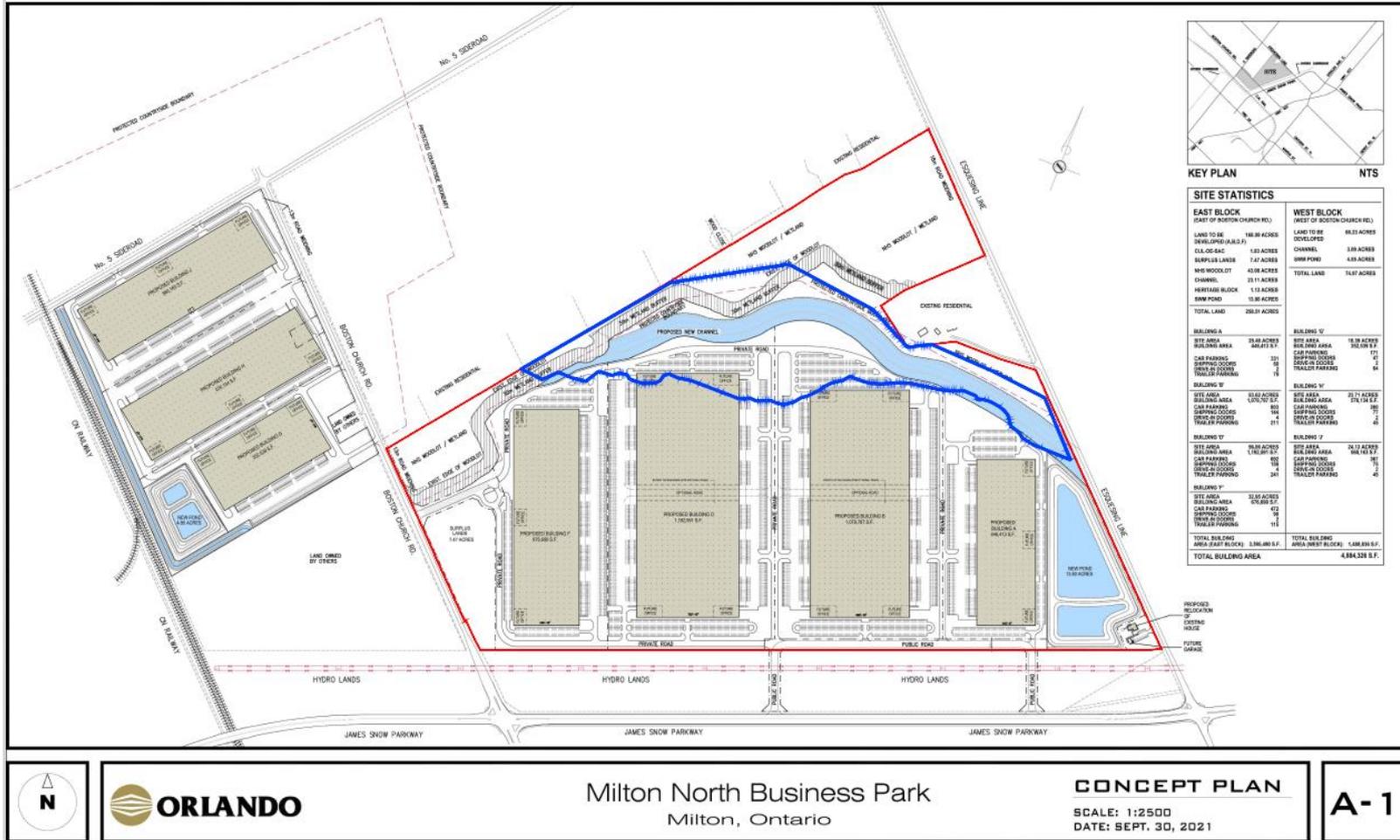


Watercourse Re-alignment



Development Concept

Below is the development concept plan for the North Porta Lands



Milton North Business Park
Milton, Ontario

CONCEPT PLAN
SCALE: 1:2500
DATE: SEPT. 30, 2021

A-1



Key Considerations

- The Growth Plan allows for settlement area boundary expansions outside of the Municipal Comprehensive review process subject to certain criteria such as size, location, servicing and ability to achieve minimum density.
- Staff must evaluate the proposal against key objectives and policy tests that address impacts to the various systems (Natural Heritage, Water Resource, Agricultural) identified within Provincial and Regional planning documents
- The amendment proposes re-aligning the Urban Area boundary along with an existing natural watercourse, which may have environmental impacts

Next Steps

- Public Information Centre/Public Open House has occurred, Region will continue to receive and assess public and agency input and comments;
- Work with the Orlando Corporation to finalize supporting studies and address technical and policy matters and any required revisions;
- Continued collaboration with the Applicant and the Town of Milton to advance developments not impacted by the ROPA application;
- Regional Council decision on ROPA is required prior to a decision on development proposed on the North Porta Lands that includes the Northern Sliver Lands.
- Full details with respect to the proposed amendment are available on the Region's website under the Regional Official Plan Amendments section.
[https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-\(ROP\)-\(1\)/Official-Plan-Amendment-Process](https://www.halton.ca/The-Region/Regional-Planning/Regional-Official-Plan-(ROP)-(1)/Official-Plan-Amendment-Process)