



# **Planning Justification Report**

**Parts 14 and 16**

**Plan 20R-20039**

**Revised July 2023**

## **Background**

Riepma Consultants was retained by E. Manson Investments Limited to prepare this Planning Justification Report as part of the rezoning approval for the subject land.

## **Property Description**

The subject lands are located on the north side of James Snow Parkway, between the Parkway and 5 Sideroad. The property is approximately triangular in shape. The legal description is Parts 14 and 16, Registered Plan 20R-20039. The property contains some 3.35ha. (8.2 acres) and is currently vacant.

## **Proposed rezoning**

The property is currently zoned Future Development (FD). The proposed zoning is Business Park 1 (M1). No special provisions are requested. This zoning is consistent with the lands to the south. The draft rezoning bylaw is included in Appendix 1.

## **Surrounding Land Uses**

The property to the east is currently under development for a truck rental agency. Lands to the south and west on the other side of James Snow Parkway are part of a draft plan 24T-21004M being developed for industrial purposes. On the north side of 5 Sideroad are rural residential homes zoned agricultural in the Town of Halton Hills bylaw.

## **Planning Policy Review**

### **Provincial Policy Statement 2020**

With respect to Employment lands, the PPS states in Section 1.3:

*“Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of*

*economic activities and ancillary uses, and take into account the needs of existing and*

*future businesses;*

*c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*

*d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*

*e) ensuring the necessary infrastructure is provided to support current and projected needs.”*

The Town of Milton and the Region of Halton have identified the Escarpment Industrial Area as an employment area in their Official Plans for many years. These lands are one of the last remaining undeveloped sites in the designated area. All of the necessary infrastructure required to support this employment area is in place.

Section 1.3.2 of the PPS further states that:

*“1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

*1.3.2.6 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.”*

All needed infrastructure is available to the site. The property is proximate to major transportation corridors and is therefore very suitable for use by a variety of shipping companies.

The development of the site for employment purposes is consistent with the Provincial Policy Statement.

### **Growth Plan**

Section 2.2.5 of the Places to Grow Plan deals with employment and states in part:

*“Economic development and competitiveness in the GGH will be promoted by:*

*a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*

*b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*

*c) planning to better connect areas with high employment densities to transit; and*

*d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.”*

*“Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.”*

The subject lands are within the Milton Settlement Area and are designated for employment uses. The development as proposed is consistent with the Places to Grow plan.

### **Region of Halton Official Plan**

The subject property is designated as Urban Employment Area in the Halton Official Plan. Urban areas are locations where urban services are or will be available to accommodate development. Full urban services are available to the site.

Section 77.1 states that the objectives of the Employment Areas are:

*“(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton’s and its Local Municipalities’ economic competitiveness.*

*(2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.*

*(3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.*

The development as proposed conforms to both the designation and objectives of the Regional Official Plan.

### **Town of Milton Official Plan**

Schedule C 2 B of the Official Plan (see Appendix 3) designates the subject property as Business Park Area.

Section C.2.5.2.1 permits general industrial uses. Additional commercial uses can also be considered subject to a rezoning.

The uses proposed by this Zoning bylaw amendment conform to the Town’s Official Plan. Adequate municipal services exist in the area to service the proposed development.

## **Site Considerations**

A conceptual site plan is included as Appendix 2. As the site is a triangular corner lot with road access on three sides, its' development presents a unique design challenge

### **Wetland**

A pre-consultation for the development of the site was undertaken on October 5, 2021. Conservation Halton indicated that there may be a regulated wetland on the site which would constrain development.

Beacon Environmental was retained to investigate the environmental constraints on the site. In consultation with Conservation Halton, it was determined that there are no environmental constraints on the site and it will be dealt with in a similar manner to the truck leasing facility to the east.

### **Traffic**

The Pre-consultation meeting determined the need for a Traffic Impact Study. GHD has undertaken this work and concluded that the land use will not impact traffic in the area. While the Region of Halton has a general policy of not permitting access to a regional road such as James Snow Parkway if alternative access is available, the preliminary site plan does provide for a right in-right-out access to James Snow. This access is required in order to provide suitable access to the site when it is developed. As the entrances to the building units will be toward James Snow Parkway, and entrance to the facility from the Parkway will be required in order to avoid driver confusion. Truck access will be limited to 5 Sideroad.

The traffic comments also included the need for road widenings which will be provided at the time of site plan approval.

The Town of Milton will be prohibiting truck traffic on Old No. 5 Sideroad and the site is designed to accommodate this requirement.

### **Other considerations**

Site engineering, site lighting, soils and noise reports have also been completed and support the requested rezoning.

## **Public Engagement Strategy**

Pursuant to the *Planning Act* and Ontario Regulations 543/06 and 544/06 as amended, the following outlines the public consultation strategy proposed by the proponent for this application:

1. The Municipality will circulate the application to all property owners within 120 meters of the subject property.
2. A notice sign will be posted on the subject property
3. The Municipality will give notice of and hold a public meeting

## **Summary**

The proposed rezoning of the site from Future Development FD to Business Park M1 is consistent with Provincial policy and plans and conforms to the Region of Halton and Town of Milton Official Plans. No site specific provisions are required.

Respectfully submitted

**RIEPMA CONSULTANTS INC.**

Clare Riepma, P.Eng., RPP, MCIP

President

- Appendix 1 Site location
- Appendix 2 Site air photo
- Appendix 3 Draft Rezoning Bylaw
- Appendix 4 Conceptual Site Plan