



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: January 26, 2026

Report No: DS-005-26

Subject: Technical Report - Zoning By-law Amendment for Additional Residential Units on Lots in the Urban Area with No Municipal Water or Sewage Servicing (Z-12-25)

Recommendation: **THAT** Report DS-005-26 regarding Zoning By-law Amendment for additional residential units in the Urban Area on lots with no municipal water or sewage servicing be APPROVED;

AND THAT Council ENACTS the Zoning By-law Amendment to Comprehensive Zoning By-law 016-2014, as amended, attached as Appendix A to Report DS-005-26.

EXECUTIVE SUMMARY

The Zoning By-law Amendment (ZBA), attached as Appendix A, is being recommended for approval to permit additional residential units (ARUs) on lots in the Urban Area, in the low-density residential zones (RLD and RLD1-7), that are not served by full municipal water and sewage services.

Furthermore, to conform to the updated provincial regulations regarding ARUs, the ZBA includes amendments to revise the maximum lot coverage requirement for a lot with an ARU in the low density residential zones (RLD and RLD1-7) to 45% and the minimum separation distance between a principal dwelling and a detached garage containing an ARU to 3.5 metres.

The ZBA being recommended for approval includes changes that have been made to the draft amendment that was presented at the Public Meeting, resulting from the consideration of comments received and further review. A notable change pertains to the minimum lot size requirement for ARUs on lots with private servicing. Whereas the Public Meeting draft amendment proposed that a minimum lot size of 0.625 hectares (1.544 acres) be required for a lot with one (1) ARU and 0.875 hectares (2.162 acres) for a lot with two (2) ARUs, it is now being recommended that an ARU in a detached accessory building be required to have

EXECUTIVE SUMMARY

a minimum lot size of 1.5 hectares (3.71 acres) and there be no minimum lot size requirement for an ARU located within or attached to the principal dwelling.

REPORT

Background

An additional residential unit (ARU) is a self-contained dwelling unit with its own kitchen, bathroom and sleeping facilities, located within a single detached, semi-detached or townhouse dwelling, or within a detached accessory building on the same lot as the foregoing.

In accordance with the Planning Act, Council approved changes on June 3, 2024 (through report [DS-047-24](#)) to the Town's Official Plan and Urban Zoning By-law (By-law 016-2014) to permit ARUs on lots that are served by municipal water and sewage servicing.

On November 19, 2024, the Province amended the additional residential units regulation (O. Reg. 462/24) under the Planning Act. The updated provincial regulation establishes restrictions on certain zoning standards, such as lot coverage and distance separation between a principal dwelling and a detached accessory building containing an ARU.

A statutory Public Meeting was held on June 23, 2025 (report [DS-037-25](#)) to present and seek feedback on the draft Zoning By-law Amendment for ARUs in the Urban Area on lots with no municipal water or sewage services.

Discussion

Consultations

At the Public Meeting on June 23, 2025, Staff presented the proposed draft Zoning By-law Amendment. Ahead of the Public Meeting, the draft amendment was posted on the Town's website for public review and comment. No delegations were received at the Public Meeting. No written comments were received prior to or following the Public Meeting.

The draft amendment presented at the Public Meeting was circulated to Town departments and external agencies for review and comment. External agency comments were received from Halton Region, the Halton District School Board, and the Halton Catholic District School Board. The comments received are attached in Appendix C.

Lots in the Urban Area on Private Servicing

There are a limited number of lots in the low-density residential zones (RLD and RLD1-7) that do not have access to municipal water and sewage services. It is anticipated that full municipal water and sewage services will not be available to these lots for the foreseeable

Discussion

future. Staff have heard interest from some property owners of these lots that they would like to add ARUs on their properties.

The Official Plan Amendment (OPA) being proposed through report DS-003-26 to permit ARUs in the Rural Area, if approved, would also enable ARUs on lots in the Urban Area that are served by private water and/or sewage servicing. The Zoning By-law Amendment (ZBA) to Urban Zoning By-law 016-2014, attached as Appendix A to this report, is proposing that up to two (2) ARUs be permitted on a lot in any low density residential zone (RLD and RLD1-7) that is not served by municipal water and/or sewage services.

In the Public Meeting draft of the ZBA, minimum lot size requirements for lots on private servicing with ARUs were proposed to mitigate the potential impacts of private septic systems on public health and the environment. It was proposed that a minimum lot size of 0.625 hectares (1.544 acres) be required for a lot with one (1) ARU and 0.875 hectares (2.162 acres) for a lot with two (2) ARUs. However, these minimum lot sizes that were proposed in the Public Meeting draft were based on the assumption that advanced treatment systems with a minimum 50% passive nitrate-nitrogen reduction would be installed on lots with ARUs.

Upon further review, it was determined that the Town cannot require and ensure that applicants install an advanced treatment system through the building permit process for ARUs. The Building Code only allows municipalities to require a conventional Class 4 sewage system that provides level 1 sewage treatment. As such, the minimum lot size recommendations for lots with ARUs were revised to assume a conventional septic system.

Consistent with the proposed zoning regulations for ARUs on lots in the Rural Area, Staff is recommending revised minimum lot size requirements for ARUs in the Urban Area on lots with private servicing. The ZBA, attached as Appendix A, is proposing that lots with an ARU in a detached accessory building be required to have a minimum lot size of 1.5 hectares (3.71 acres). This minimum lot size requirement allows for the dilution of potential contaminants based on a conventional sewage system. No minimum lot size requirement is being proposed for an ARU within or attached to the main building containing a principal dwelling.

Property owners may apply for a Minor Variance to request a reduced minimum lot size requirement for an ARU in a detached accessory building based on site-specific situations and considerations. A reduced minimum lot size may be considered if it can be demonstrated by the applicant that there will be no negative impacts to surrounding properties. A hydrogeological assessment may be required in support of the application, and any approvals may be subject to appropriate conditions (i.e., the installation of advanced sewage treatment systems).

Discussion

Conformity with Updated Provincial Regulations

The updated provincial regulation regarding ARUs came into effect after the Town approved its zoning regulations for ARUs in the Urban Area. The updated provincial regulation established restrictions on certain zoning standards. The Town's current Urban Zoning By-law provisions regarding ARUs conflict with two standards of the updated provincial regulation: 1) lot coverage in the low-density residential zones, and 2) minimum distance separation between a principal dwelling and a detached garage containing an ARU on the lot.

The Town's low density residential zones (RLD and RLD1-7) currently limit maximum lot coverage to 30% for lots that are less than 660 square metres in size, 25% for lots 660 to 830 square metres, and 20% for lots larger than 830 square metres. To conform to the provincial regulation, a lot with an ARU in a low density residential zone will be permitted to have a maximum lot coverage of 45%.

The Town's current zoning requires a detached garage containing an ARU be located no closer than 5.5 metres from the principal dwelling on the lot. The updated provincial regulation limits the distance that municipalities can require between the principal building and an accessory building containing an ARU to a maximum of 4 metres. The Town's current zoning requires a distance separation between a principal dwelling and an accessory building that is not a detached garage containing an ARU to be a minimum of 3.5 metres. For consistency, this ZBA proposes to change the minimum distance separation between a principal dwelling and a detached garage containing an ARU to 3.5 metres.

Recommendation for Approval

The Zoning By-law Amendment (ZBA) attached as Appendix A is being recommended for approval to permit ARUs on lots in the Urban Area that are served by private water and/or sewage services. The ZBA also updates the Urban Zoning By-law for conformity with updated provincial ARU regulation. The amendments consider, and incorporate where appropriate, all feedback received through the public consultation process. A version of the ZBA that shows the changes made to the Public Meeting draft is included for reference in Appendix B.

If Council approves the proposed ZBA, a 20-day appeal period, in accordance with the Planning Act, will be provided after the Notice of Passing is issued. The proposed ZBA will comply with the Town of Milton Official Plan upon Official Plan Amendment 94 taking full effect, which is being proposed for Council approval through report DS-003-26. If no appeals are filed for OPA 94 and this ZBA, the ZBA will come into effect the day after the last day of the appeal period.

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-2026

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF ALL LANDS WITHIN ALL LANDS SUBJECT TO ZONING BY-LAW 016-2014 WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-12/25).

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment 94 taking full effect;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 THAT Section 4.2.2.2 iv) a) iv) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows (Note: deletions are shown as a strikethrough and additions are underlined):

iv) it is located no closer than ~~5.5~~ 3.5 m from the *principal building*, including any *structure* with a *roof* that may be attached to the *principal building*, on a lot;

2.0 THAT Section 4.4 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows (Note: deletions are shown as a strikethrough and additions are underlined):

iii) Notwithstanding ii) above to the contrary, *porches/verandas* associated with a *principal building* shall be *setback* a minimum of 3.5 m to an *accessory building* containing an *additional dwelling unit* ~~and 5.5 m to a detached garage containing an additional dwelling unit~~, and,

3.0 THAT Section 4.10 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new subsection v) as follows and renumbering the subsequent subsections accordingly:

v) Notwithstanding Section 4.10 iv), a maximum of two *additional dwelling units* may be permitted on a *lot* in any low density residential *zone* that is not served by municipal water and wastewater services, subject to the following requirements:

a) A *lot* containing an *additional dwelling unit* within an *accessory building* must have a minimum *lot* area of 1.5 ha;

- 4.0 THAT Section 4.10 viii) (formerly 4.10 vii)) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to “vi) above” to “vii) above”, and by replacing the reference in subsection d) from “4.10 viii) e)” to “4.10 ix) e)”.
- 5.0 THAT Section 4.10 ix) e) (formerly 4.10 viii) e)) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to “4.10 vi) and vii)” to “4.10 vii) and viii)”.
- 6.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*1) for Table 6B as follows (Note: deletions are shown as a strikethrough and additions are underlined):
- (*1) See Table 6B (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%
- 7.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*2) for Table 6B-1 as follows (Note: deletions are shown as a strikethrough and additions are underlined):
- (*2) See Table 6B-1 (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%
- 8.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*2) for Table 6B-2 as follows (Note: deletions are shown as a strikethrough and additions are underlined):
- (*2) See Table 6B-2 (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%

THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this By-law shall come into force on the day of its passing. If the Land Use Planning Appeal Tribunal amends the By-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day of the Tribunal’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON....., 2026.

Gordon A. Krantz Mayor

_____ Town Clerk
Meaghen Reid

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. XXX-20265

BEING A BY-LAW TO AMEND THE TOWN OF MILTON COMPREHENSIVE ZONING BY-LAW 016-2014, AS AMENDED, PURSUANT TO SECTION 34 OF THE *PLANNING ACT* IN RESPECT OF ALL LANDS WITHIN ALL LANDS SUBJECT TO ZONING BY-LAW 016-2014 WITHIN THE TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (TOWN FILE: Z-12/25).

WHEREAS the Council of the Corporation of the Town of Milton deems it appropriate to amend Comprehensive Zoning By-law 016-2014, as amended;

AND WHEREAS the lands affected by this By-law will comply with the Town of Milton Official Plan upon Official Plan Amendment 94 taking full effect;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1.0 THAT Section 4.2.2.2 iv) a) iv) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows (Note: deletions are shown as a strikethrough and additions are underlined):

iv) it is located no closer than ~~5.5~~ 3.5 m from the *principal building*, including any *structure* with a *roof* that may be attached to the *principal building*, on a lot;

2.0 THAT Section 4.4 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended as follows (Note: deletions are shown as a strikethrough and additions are underlined):

iii) Notwithstanding ii) above to the contrary, *porches/verandas* associated with a *principal building* shall be *setback* a minimum of 3.5 m to an *accessory building* containing an *additional dwelling unit* ~~and 5.5 m to a detached garage containing an additional dwelling unit~~, and,

3.0 THAT Section 4.10 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding a new subsection v) as follows and renumbering the subsequent subsections accordingly:

v) Notwithstanding Section 4.10 iv), a maximum of two *additional dwelling units* may be permitted on a *lot* in any low density residential *zone* that is not served by municipal water and wastewater services, subject to the following requirements:

a) The minimum required lot area for ~~one (1)~~ an accessory building containing an additional dwelling unit is ~~1.50-625~~ ha;

~~b) The minimum required lot area for two (2) additional dwelling units is 0.875 ha; and~~

~~c) It is demonstrated to the satisfaction of the Town that the private water and/or wastewater service(s) on the lot are adequate and capable of serving all dwelling units located on the lot;~~

4.0 THAT Section 4.10 viii) ~~-d)~~ (formerly 4.10 vii) ~~-d)~~ of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to “vi) above” to “vii) above”, and by replacing the reference in subsection d) from “4.10 viii) e)” to “4.10 ix) e)”.

5.0 THAT Section 4.10 ix) e) (formerly 4.10 viii) e)) of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by replacing the reference to “4.10 vi) and vii)” to “4.10 vii) and viii)”.

6.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*1) for Table 6B as follows (Note: deletions are shown as a strikethrough and additions are underlined):

(*1) See Table 6B (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%

7.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*2) for Table 6B-1 ~~(+)~~ as follows (Note: deletions are shown as a strikethrough and additions are underlined):

(*2) See Table 6B-1 (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%

8.0 THAT Section 6.2 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by modifying Footnote (*2) for Table 6B-2 ~~(+)~~ as follows (Note: deletions are shown as a strikethrough and additions are underlined):

~~(*3)~~(*2) See Table 6B-2 (I) below for maximum permitted *lot coverage*. Notwithstanding the following, where one or more *additional dwelling unit(s)* is located on the *lot*, the maximum *lot coverage* shall be 45%

THAT if no appeal is filed pursuant to Section 34 (19) of the Planning act, RSO 1990, c. P13, as amended, or if an appeal is filed and the Ontario Land Tribunal dismisses the appeal, this By-law shall come into force on the day of its passing. If the Land Use Planning Appeal Tribunal amends the By-law pursuant to Section 34 (26) of the Planning Act, as amended, the part or parts so amended come into force upon the day of the Tribunal’s Order is issued directing the amendment or amendments.

PASSED IN OPEN COUNCIL ON....., 20265.

Gordon A. Krantz

Mayor

Meaghen Reid

Town Clerk

DRAFT



July 12, 2025

Wendy Chen, Senior Planner
Policy Planning
Planning and Development Department
Town of Milton
150 Mary Street
Milton, ON L9T 6Z5

Development Services
Public Works
1151 Bronte Road
Oakville ON L6M 3L1

Dear Ms. Chen,

**RE: Region of Halton Comments
Town Initiated Local Official Plan Amendment and Zoning By-law Amendments
Additional Residential Units (ARUs) – Rural & Urban Areas
File(s): LOPA-01-25, Z-04/25 (RURAL)
Z-12/25 (URBAN)
City Wide (Town of Milton)
Town of Milton**

Regional staff have reviewed the above-noted applications proposing amendments to the Town's Official Plan (LOPA-01/25) and Zoning By-law (Z-04/25) to permit additional residential units (ARUs) on rural residential and agricultural lots, where permitted by Provincial policies. The Official Plan Amendment also includes changes to policies to allow ARUs on lots in the Urban Area that are not serviced by full municipal services.

The Town is also proposing a further amendment (Z-12/25) to their Zoning By-law to permit additional residential units (ARUs) on lots in the Low Density Residential Zones that are not serviced by full municipal wastewater and water services. The amendment also includes changes to conform to updated provincial regulations for ARUs regarding lot coverage and setbacks.

Regional staff have reviewed the submitted materials and offer the following comments:

Bill 185 – Cutting Red Tape to Build More Homes Act, 2024

Due to recent Provincial legislation, on July 1, 2024, the role of Halton Region in land use planning and development matters changed. The Region is no longer responsible for the Regional Official Plan – as this is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities has been prepared and identifies the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

As outlined in the MOU, the Region has an interest in supporting our local municipal partners by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional right-of-ways;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. sourcewater protection, public health); and
- Other Regional services that have a land component

Given the above, the Region is no longer providing comments related to the Regional Official Plan or Provincial Policy matters, unless a request is made by the local municipality for assistance.

Hydrogeology

Regional staff note the following comments for the consideration of the Town of Milton:

LOPA-01-25, Z-04/25 (RURAL)

The Region feels that there may be a typographic error in Section 21 of the By-law. It reads:

ii) c) A maximum of one (1) *additional dwelling unit* is permitted on a *lot* that is served by full or partial private water and wastewater services, subject to **Section 4.25 vi)** below.

Should the highlighted section be a reference to **Section 4.25 vii)** instead?

Also, with respect to subsection vii) please confirm if clause (c) applies to clause (a) as well as clause (b) (e.g., the applicant would need to demonstrate to the Town that private water/wastewater services on the lot are adequate and capable of serving the principal dwelling unit and the ADUs for the addition of one or two ADUs).

Urban (Z-12/25) and Rural (LOPA-01-25, Z-04/25)

The minimum lot size included in both the draft urban ARU by-law and draft rural ARU by-law documents assumes the existing lot will be upgraded to a Level IV – Passive Nitrate Reduction (tertiary) treatment system and assumes total number of bedrooms on the property are fixed where one (1) ARU results in a total of 5 bedrooms on the lot and two (2) ARUs results in a total of 7 bedrooms on the lot.

Since the total number of bedrooms is not included in the definition of an ARU, it is possible that a scenario may arise where the proposed ARU meets the minimum lot size requirement but the total number of proposed bedrooms on the property does not meet the minimum requirements as summarized in Tim Lotimer's Revised Minimum Lot Size Table. Further, without the requirement for a hydrogeological assessment in the by-law, any potential negative impacts from the ARU will not be identified.

Section 7.1.4.1 (g) of the draft official plan amendment includes the requirement for a hydrogeological assessment to confirm no negative impacts, however the zoning by-law does not require a hydrogeological assessment if the minimum lot sizes are met. We think a consistent

approach of including a hydrogeological assessment in the zoning by-law would do a better job at implementing the Region's former hydrogeological guidelines.

The Region's former hydrogeological guidelines apply a more conservative nitrate assessment calculation to determine the minimum lot size requirement for a development application. The minimum lot size requirement in the zoning by-law applies a less conservative calculation which allows for an increased number of bedrooms on a smaller lot (and the use of a tertiary treatment system). For clarity, the Town might wish to consider updating the Region's former hydrogeological guidelines to include scenarios where a less conservative calculation can be applied.

The Region's Communal Servicing Study will refine the hydrogeological information and current state of the Region's groundwater resources. As such, the minimum lot sizes in the zoning by-law may need to be refined at a later date to reflect the most up-to-date science and knowledge of the Town's groundwater resources. The Town might wish to consider including a note to Council to allow for future minimum lot size updates based on the results of the Communal Servicing Study.

Source Water Protection:

It should be noted that if an ARU falls within a Source Water Protection Area (WHPA-A or WHPA-B) source water matters will need to be considered. It is our understanding that the Town of Milton's Building Department would typically circulate the Region's Source Water Team on applications in those areas so that we can flag any Source Protection policies that may apply. The Region would like to confirm that the ARU by-laws does not negate the need for a building permit from the Town. A building permit will ensure that the Region is circulated and source water matters are considered.

Conclusion:

Halton Region is pleased to provide these comments in support of the review of the proposed Official Plan Amendment and Zoning By-law Amendment applications. Please provide some clarity to the questions raised above.

I trust these comments are of assistance. Should you have any questions or require additional information, please do not hesitate to contact the undersigned. Please send notice of the Town's decision on these applications.

Sincerely,



Robert Clackett
Senior Planner
Robert.Clackett@halton.ca



June 24, 2025

Planning Policy and Urban Design
Town of Milton, Town Hall
150 Mary Street, Milton, ON L9T 6Z5

Dear Ms. Chen:

Subject: **LOPA-01/25 & Z-04/25 - ARU - Rural Areas**
Z-12/25 - ARU - Urban Areas
Circulated: June 2, 2025
Comments

Thank you for the opportunity to comment on the proposed Zoning By-law and Official Plan Amendments related to Accessory Residential Units (ARUs) in both the rural and urban areas of the Town of Milton.

The Halton District School Board (HDSB) has no objection to the proposed amendments.

Please note that Accessory Dwelling Units (ADUs) constructed before occupancy, as part of a new development, will be subject to applicable Education Development Charges (EDCs). Exemptions will only apply to ADUs that are added within existing residential units, in accordance with the requirements outlined in the current Education Development Charges bylaw.

For further information on EDC applicability to ADUs, please refer to

- The Board's EDC webpage ([LINK](#))
- The EDC Accessory Unit Chart ([LINK](#))

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

Michelle D'Aguiar

Michelle D'Aguiar
Senior Planner
905-335-3663 ext 3395
daguiarm@hdsb.ca

Street Address: J.W. Singleton Education Centre • 2050 Guelph Line, Burlington, Ontario L7P 5A8
Mailing Address: J.W. Singleton Education Centre • P.O. Box 5005, Stn. LCD 1, Burlington, Ontario L7R 3Z2

Phone: 905-335-3663 | 1-877-618-3456 Fax: 905-335-9802

www.hdsb.ca

cc. Fred Thibeault, General Manager of Planning

cc. Branko Vidovic, Senior Manager of Planning

cc. Dhilan Gunasekara, Manager of Planning Services

Wendy Chen

From: Gunasekara, Dhilan <GunasekaraD@hcdsb.org>
Sent: Tuesday, June 24, 2025 5:24 PM
To: Wendy Chen
Cc: Vidovic, Branko; Panzer, Katarina
Subject: HCDSB Comments re: Z-12/25

Hello Wendy,

Thank you for circulating the above-noted file regarding the Town's proposed amendment to the Urban Zoning By-Law (Ny-law 016-2014, as amended) to permit additional residential units (ARUs) on lots in the Low Density Residential Zones that are not serviced by full municipal wastewater and water services. HCDSB has no comments on the proposed amendment at this time.

Regards,

Dhilan Gunasekara | he/him
Manager, Planning Services
Halton Catholic District School Board
802 Drury Lane, Burlington, ON L7R 2Y2
905-340-2129 | gunasekarad@hcdsb.org

Achieving Believing Belonging www.hcdsb.org

This email (including any attachments) is property of the Halton Catholic District School Board and is private and intended only for the person(s) to whom it is addressed. It may contain confidential or personal information and be protected under the Education Act, Municipal Freedom of Information & Protection of Privacy Act and/or Personal Health Information Protection Act. Unauthorized review, distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify us immediately by telephone, fax or e-mail and permanently delete the message and attachments. Your cooperation is valued.