



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 15, 2024

Report No: DS-053-24

Subject: Technical Report -Zoning By-law Amendment Application by 2056603 Ontario Inc. for the lands known municipally as 459, 465, and 475 Main Street East (Town File: Z-07/24)

**Recommendation:** THAT Staff Report DS-053-24 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to permit a dog daycare use on the lands **BE APPROVED**;

**AND THAT** staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-053-24 for Council adoption.

## EXECUTIVE SUMMARY

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to permit a dog daycare use on the lands. The Zoning By-law Amendment application proposes to rezone the subject property at 459, 465 and 475 Main Street East from the current Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU-H) to a site specific Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU\*355-H) to permit the dog daycare use.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning staff indicating their support for the application as currently presented. Staff has reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted can be considered by Town Council for approval.

The subject Zoning By-law Amendment application is being processed in accordance with the Province of Ontario Bill 109 planning application fee refund requirements. Should a decision not be made on the application by August 1<sup>st</sup>, 2024, the applicant will be eligible for an appeal for non-decision and a fee refund.

## **EXECUTIVE SUMMARY**

### **Conclusions and Recommendations**

Staff recommends that the application for an amendment to the Town of Milton Zoning By-law 016-2014, as amended, **BE APPROVED** for the following reasons:

1. The proposal conforms to Provincial, Regional and Town planning policy;
2. The proposal meets all of the technical requirements of the affected Civic Departments and all other agencies; and
3. The proposed land use is compatible with surrounding land uses.

## **REPORT**

### **Background**

**Owner:** 2056603 Ontario Inc.

**Applicant:** Robert Russell Planning Consultants Inc.

**Location/Description:**

The subject lands are located in Ward 2, at the northeast corner of Main Street East and Ontario Street. The lot is municipally known as 459, 465, and 475 Main Street East and currently contains a 2 storey commercial building with surface parking. The legal description is Concession 3 Part Lot 14.

The lands are located within the Central Business District and the Milton GO MTSA. The surrounding land uses are primarily commercial, and the CP Rail corridor runs along the northern property line. The location of the parcel is illustrated in Figure 1 to this report.

**Proposal:**

The applicant has applied for a Zoning By-law amendment to rezone the lands from the existing Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU-H), to a site specific Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU\*355-H) to permit a dog daycare use. The existing building and parking area is proposed to remain the same. Figures 2 and 3 of this report include the concept site plan and floor plan.

The following reports have been submitted in support of this application:

- Planning Justification Report, prepared by Robert Russell Planning Consultants and dated November 2023
- Draft Zoning By-law Amendment, prepared by Robert Russell Planning Consultants and dated March 2024
- 2D Concept Survey, prepared by Robert Russell Planning Consultants

## Background

- Transportation Brief and Parking Study, prepared by CGE Transportation Consulting and dated April 9, 2024
- Concept Site Plan, prepared by Our Cool Blue Architects and dated March 27, 2024
- Concept Floor Plan, prepared by Our Cool Blue Architects
- OBC Letter of Use, prepared by VanGroll & Associates Inc. and dated November 8, 2022

## Planning Policy:

In the Town of Milton Official Plan, the subject lands are designated as Central Business District & Milton GO MTSA (Schedule B) and Urban Growth Centre Mixed Use Sub-Area (Schedule C). These designations permit a variety of commercial, institutional and office uses. Permitted uses included a diversified mixture of uses including retail facilities, specialty retail, food stores, business and professional offices, personal service uses, assisted, affordable and shared housing, religious, recreational, entertainment and cultural facilities.

It is noted that the Official Plan only permits animal kennels in the agricultural area. Therefore, animal boarding cannot be permitted through the proposed Zoning By-law Amendment.

Staff reviewed the application in relation to the policies of the Provincial Policy Statement, the Provincial Growth Plan, the Halton Region Official Plan and the policies of the Town's Official Plan including the MTSA Area. Town staff and our agency partners are satisfied that the application for the zoning by-law amendment as presented through this report, conforms to the applicable Provincial, Regional and Town land use planning policies and regulations.

## Zoning By-law 016-2014, as amended:

The property is currently zoned Urban Growth Centre Mixed-Use with a Holding Provision (UGC-MU-H). This zone permits a variety of land uses including commercial uses and residential uses. This zone also permits a veterinary clinic to be located within the first storey of a building however, a dog daycare is not permitted.

In the Zoning By-law, a dog daycare is defined as, "a premises used for the short-term non-veterinary care of dogs, and may include accessory grooming, training, and retail but does not include overnight accommodation of dogs, and does not include a kennel, a veterinary clinic or a veterinary hospital". Dog Daycare uses are currently permitted in the Secondary Mixed-Use Commercial (C2), Auto Commercial (C5), Business Commercial (C6) and the Major Commercial (MC) zones, subject to the following criteria:

- i. The dog daycare shall not be permitted in a residential mixed use building.

## Background

- ii. Outdoor play areas shall not be permitted adjacent to a residential zone.
- iii. Accessory grooming and retail shall be limited to 5% of the gross floor area.
- iv. Waste shall be contained within an enclosed structure.

The Zoning By-law Amendment application proposes to rezone the lands to add a site specific provision to the existing zone to permit a dog daycare use on the lands.

Through the application review, staff highlighted that all waste must be contained in an enclosed structure. The applicant has proposed a new garage enclosure at the rear of the property adjacent to the rail corridor. To ensure that garbage enclosure doesn't encroach into the existing parking areas and drive aisles, planning staff have included a site specific zoning provision to permit the waste storage area to be located within 1.0 metres of the lot line, whereas a 3.0 metre setback is currently required.

The Draft Zoning By-law is attached as Appendix 1 to this Report.

### Site Plan Control:

Given that there are no physical changes proposed on the subject lands as a result of this application, Site Plan Approval is not required. Should future development be contemplated on the subject lands, Site Plan Approval may apply.

Staff note that façade improvements have recently been completed for the building. As the building size did not increase, site plan approval was not required for the changes.

## Discussion

### Public Consultation

Notice for the Statutory Public Meeting was provided pursuant to the requirements of the Planning Act on May 13, 2024. The Statutory Public Meeting was held on June 3, 2024. One delegate who identified themselves as the franchise owner spoke in support of the application at the Statutory Public Meeting. Town staff did not receive any comments in objection to the application.

### Agency Circulation

The Zoning By-Amendment and all supportive documents were circulated to both internal and external commenting agencies. All agency comments can be found in Appendix 2.

## Discussion

Zoning staff confirmed that the existing garage bins along the rail corridor need to be enclosed. The proposed location of the garage bin enclosure would be 1.0 metres from the property line abutting the rail corridor whereas a 3.0 metre setback is required. Planning staff have no concerns with the reduced setback for the garbage enclosure and have therefore added a site specific provision to the Zoning By-law Amendment.

Zoning staff also confirmed that Accessible Parking spaces must be provided in accordance with the Zoning By-law. Some modifications to the location of the accessible parking spaces must be made prior to building permit issuance.

No other departments or external agencies had concerns or objections to the application.

## Summary of Issues

### Parking and Traffic Circulation

The applicant has provided a Transportation Brief and a Parking Study in support of the application. The study noted that the site currently has 2 existing access. One full-movement access and one right-in/right-out access. The study notes that based on the Institute of Transportation Engineer (ITE) Trip Generation Manual, the proposal is expected to generate approximately 44 (23 in and 21 out) and 44 (21 in and 23 out) during the weekday AM and PM peak hours, respectively. In addition, the existing parking supply of 49 parking spaces exceeds the parking spaces required by the Zoning By-law. The study concludes that that the traffic generated by the new dog daycare centre will have a negligible impact on the area road network system and on the existing parking lot. Transportation Planning staff reviewed the study provided and had no concerns. No changes to the site are required to accommodate the dog daycare use.

No expansions to the existing building nor reconfirmation to the existing parking area are proposed. As no development is proposed on the site, site plan approval would not be required for the proposed use. Town of Milton Transportation Planning staff noted however, that should site plan approval be required in the future however, that the owner may be required to provide a road widening along Main Street East to accommodate future right of way improvements. This could result in changes to the existing driveway entrance locations and parking space configuration. Transportation Planning staff also noted through a redevelopment, it's likely that only one driveway entrance would be permitted along the eastern property line.

### Dog Daycare Design

The applicant and business owner noted at the Statutory Public meeting that the proposed Dog Daycare would be designed to mitigate any potential impacts to adjacent units and to





# The Corporation of the Town of Milton

Report #:  
DS-053-24  
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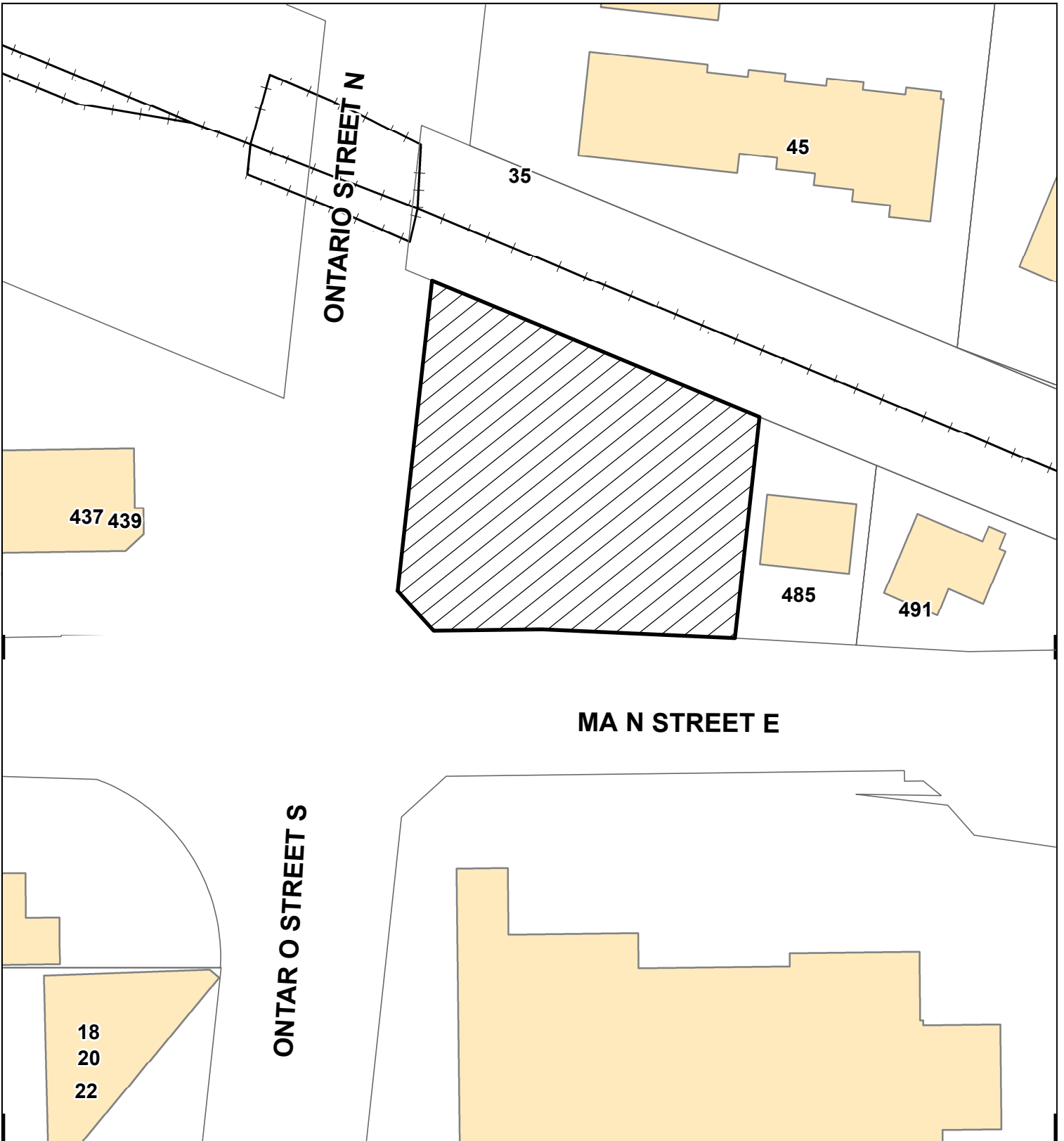
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Andrew M. Siltala  
Chief Administrative Officer

## Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

# FIGURE 1 LOCATION MAP



Council Meeting Date:  
July 15, 2024

Scale: 1: 1,000

Files: Z-07/24

Development Services Department



Subject Property



ONTARIO STREET

ORIGINAL TOWNSHIP ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3 NEW SURVEY

PIN 2 4 9 4 9 - 0 0 0 1

N 44°00'00" W

GUARD RAIL

PART 1 EX - 57

PIN 24949 - 0002

PROPERTY LINE

NEW SURVEY

CONCESSION 3

TRANSFORMER

GAS METER

RETAIL SPACE

DOGTOPIA

OFFICE SPACE

GARBAGE ENCLOSURE

CHAIN LINK FENCE

PROPERTY LINE

41.82m

1 STOREY DECORATIVE BLOCK BUILDING

PART 2 20R-5658

PIN 24949 - 0021

PART 3 20R-5658

N 44°53'00" E 22.85

PROPERTY LINE

PART 1 EX54 PIN 24949-0002

N 42°03'10" E 36.29

PROPERTY LINE

PART 1 EX-57

PIN 2 4 9 4 9 - 0 0 0 2

18'-2" [5.54m]

8'-0" [2.44m]

N 39°57'20" E 20.50

8'-0" [2.44m]

N 87°28'20" E 10.09

PROPERTY LINE

9'-11" [2.77m]

21'-4" [6.50m]

9'-11" [2.77m]

21'-4" [6.50m]

9'-11" [2.77m]

21'-4" [6.50m]

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9'-11" [2.77m]

21'-4" [6.50m]

**SITE LEGEND:**

**SURVEY INFORMATION :**

Survey information obtained from -

**OBC CLASSIFICATION :**

3.2.2.56 GROUP D, (SPRINKLER), UP TO 2 STOREY HIGH WITH A GROSS AREA LESS THAN 2,400 sqm

**PARKING REQUIREMENTS :**

FOR LANDS ZONED UGC-MU  
PARKING REQUIREMENTS = 1  
SPACE PER 40 SQM GFA  
GFA = 1430.0 SQM  
1430/40 = 35.75 = 36 STALLS

**PARKING SPACES CALCULATION :**

Total Parking Provided: 49 Spaces  
East Lot Parking: 21 Stalls  
1 Barrier-free  
Typical Stall - 5.7m X 2.64m  
Rear (North) Parking: 12 Stalls @ 45'  
1 Barrier-Free  
Typical Stall - 7.5m X 2.77m  
West Parking: 13 Stalls @ 60'  
1 Barrier-Free  
Typical Stall - 7.5m X 2.77m  
Front (South) Parking: 3 Stalls  
Typical Stall - 5.545m X 2.74m  
Typical Barrier-Free Type A: 5.8m X 4.90m  
Typical Barrier-Free Type B: 5.8m X 4.25m

**LEGEND :**

- Proposed Concrete Pedestrian Walkway
- Existing Asphalt
- New Asphalt
- Asphalt to Remove Provide Landscape Area
- Existing Buildings
- Handicap Parking Stall
- Handicap Curb Cut
- Building Entrance
- Existing Grading Elevation
- Catch Basin
- Concrete Sidewalk 2930.04
- Proposed Grade Elevation
- Denotes Manhole

**SITE PLAN STATISTICS**

General Data		
1. Zoning Category	UGC-MU (URBAN GROWN CENTRE - MIXED USE ZONE)	
2. Lot and Plan Number	LOT 14	
3. Municipality Address	457 MAIN STREET E, MILTON	
4. Lot Area	±3,394.62sqm (±36,539.48sf)	
5. Building Area	±1,117.65sqm (±12,030.27sf)	
6. Existing Building Gross Floor Area	±1,439.21sqm (±15,491.57sf)	
Details Data		
1. Lot Coverage	Required: 60% max.	Provided: 32.39%
2. Landscaped Area	Required: 15%	-
3. Paved Area	-	±2,294.88sqm (±24,701.89sf)
4. Lot Frontage	Required: 50m	±64.08m (±210'-3")
5. North Side Set Back	-	11.37m (37'-3")
6. South Side Set Back	-	7.85m (25'-9")
7. East Side Set Back	-	18.52m (60'-9")
8. West Side Set Back	Required: 1.94m (6'-4")	9.94m (32'-7")
9. Building Height	-	±6.70m (±22'-0")
10. Parking Spaces	Required: 1@40sqm = 36	Provided: 49 spaces
11. Loading Spaces	-	0
12. Barrier-Free Spaces	Required: 2 spaces	Provided: 2 Barrier-Free spaces
13.	-	-

**GENERAL NOTES**

our cool blue architects inc.  
450 Bronte St. S. Suite 213  
MILTON - ON - L9T 8T2  
www.ourcoolblue.com  
e: info@ourcoolblue.com  
p: 905 363 7677  
f: 905 363 7677

**OCBA**

**general notes:**

1. ALL DIMENSIONS IN IMPERIAL.
2. VERIFY ALL DIMENSIONS.
3. DO NOT SCALE DRAWINGS.
4. CHECK DRAWINGS AGAINST SPECIFICATIONS.
5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS, TO THE OWNER BEFORE PROCEEDING.
7. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION AND INFORM OWNER OF ALL DISCREPANCIES. DO NOT SCALE THESE DRAWINGS.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PART 9 AND 4 OF THE ONTARIO BUILDING CODE AND LOCAL BY-LAWS.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS WHERE APPLICABLE AND BE AQUAINTED GENERALLY WITH PART 9 OF THE BUILDING CODE.

ISSUE	DATE	DESCRIPTION	INITIAL
1	02/20/24	PERMIT	TK
2	03/07/24	PERMIT	TK
3	03/21/24	PERMIT	TK
4	03/27/24	PERMIT	TK



**PERMIT**  
Issued for:  
**MARCH 27, 2024**  
Issue date

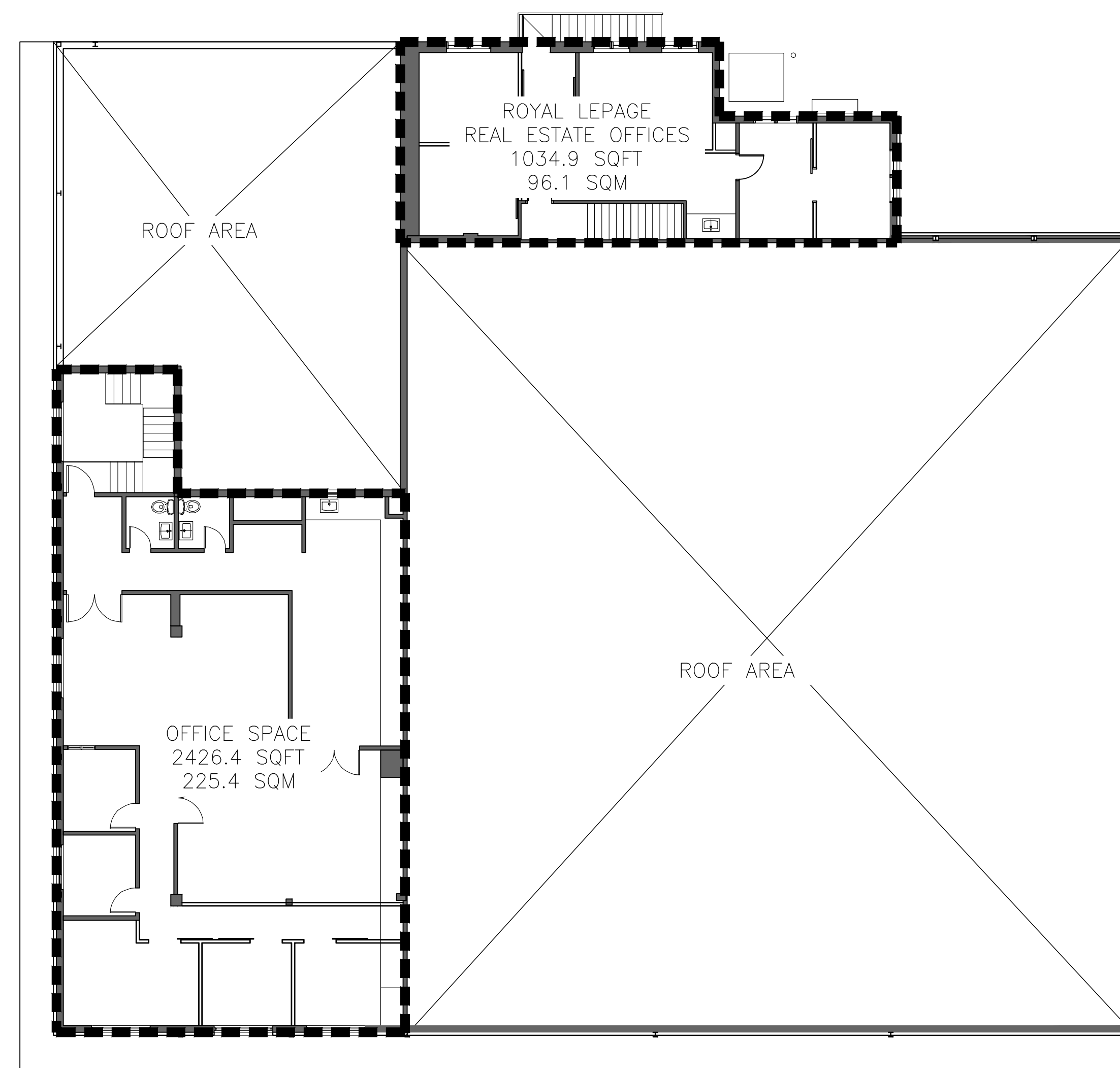
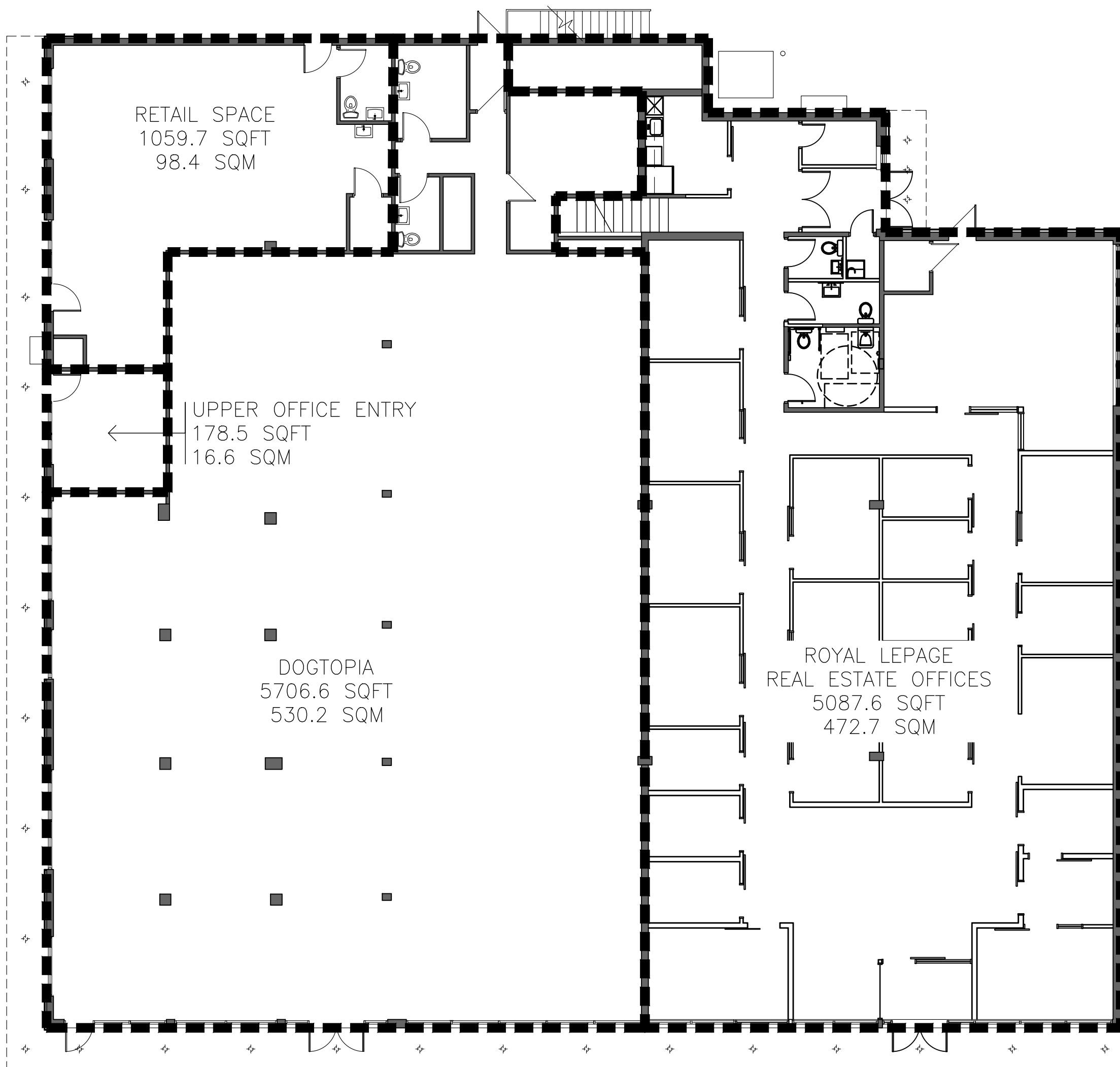
Project No. \_\_\_\_\_ DRL \_\_\_\_\_ TK \_\_\_\_\_  
Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_

**DOGTOPIA**  
**Renovation**  
459 Main Street East  
Milton Ontario

Site Plan  
Drawing title

**A1.1**  
Sheet no.

1 SITE PLAN  
A1.0 1/16" = 1'-0"



our cool blue architects inc.  
 450 Bronte St. S. Suite 213  
 MILTON - ON - L9T 8T2  
 www.ourcoolblue.com  
 e: info@ourcoolblue.com  
 p: 905 363 7677  
 f: 905 363 7677

OCBA

general notes:

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PERMIT  
 Issued for:  
**MARCH 27, 2024**  
 Issue date:  
 Project No. \_\_\_\_\_ DRL \_\_\_\_\_ TK \_\_\_\_\_  
 Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_

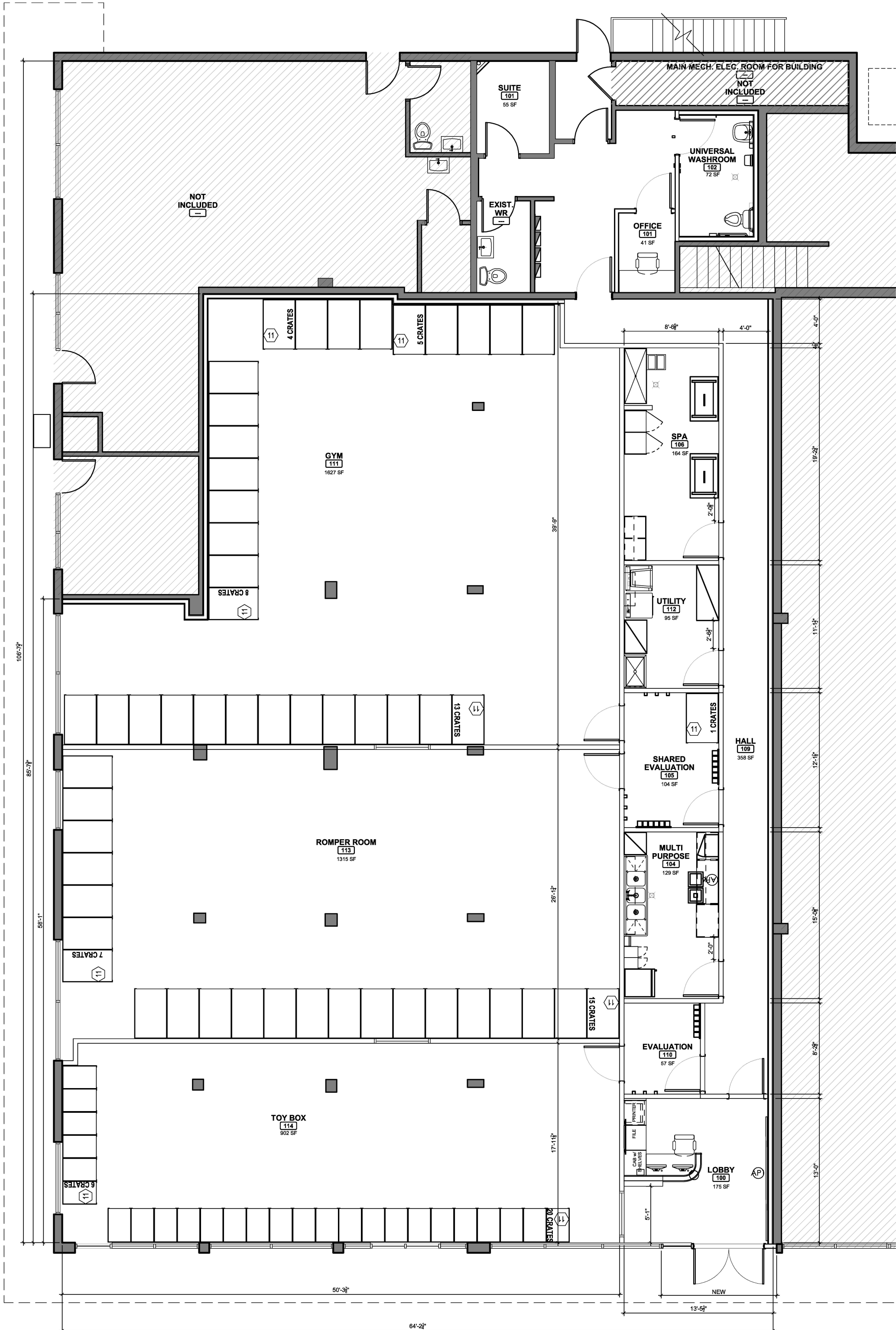
**DOGTOPIA**  
**Renovation**  
**459 Main Street East**  
 Milton Ontario

Floor Plan  
 Drawing title:

**A2.1**  
 Sheet no.

1  
 A2.1 GROUND FLOOR PLAN  
 3/32" = 1'-0"

2  
 A2.1 SECOND FLOOR PLAN  
 3/32" = 1'-0"



GROSS FLOOR AREA: 5,717 SF  
 USABLE AREA: 5,481 SF (adj.)  
 DOG ROOMS: 3,845 SF (70.1%)

# THE CORPORATION OF THE TOWN OF MILTON

## BY-LAW XXX-2024

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 THE LANDS DESCRIBED AS CONCESSION 2 PART LOT 14 FORMER GEOGRAPHIC TOWNSHIP OF TRAFALGAR, KNOWN MUNICIPALLY AS 459, 465, AND 475 MAIN STREET EAST, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON (2056603 ONTARIO INC) - FILE: Z-07/24

**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 Town of Milton Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

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

1. **THAT** Schedule A to Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by changing the existing Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU-H) zone symbol to a site specific Urban Growth Centre Mixed-Use Zone with a Holding Provision (UGC-MU\*355-H) zone symbol on the land shown on Schedule A attached hereto.
2. **THAT** Section 13.1.1 of Comprehensive Zoning By-law 016-2014, as amended, is hereby further amended by adding Section 13.1.1.355 to read as follows:
  - a. Additional Permitted Use:
    - i. *Dog Daycare*
  - b. Zone Standards:
    - i. Notwithstanding anything to the contrary, a *Dog Daycare* shall only be permitted in the first storey of a building.
    - ii. Notwithstanding anything to the contrary, a *Waste Storage Area* within a detached building or structure shall be permitted within 1.0 metres of the lot line abutting the rail line.
3. If no appeal is filed pursuant to Section 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, 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 Ontario Land 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 the Tribunal's Order is issued directing the amendment or amendments.

**PASSED IN OPEN COUNCIL ON July 15, 2024**

\_\_\_\_\_  
Gordon A. Krantz

Mayor

\_\_\_\_\_  
Meaghen Reid

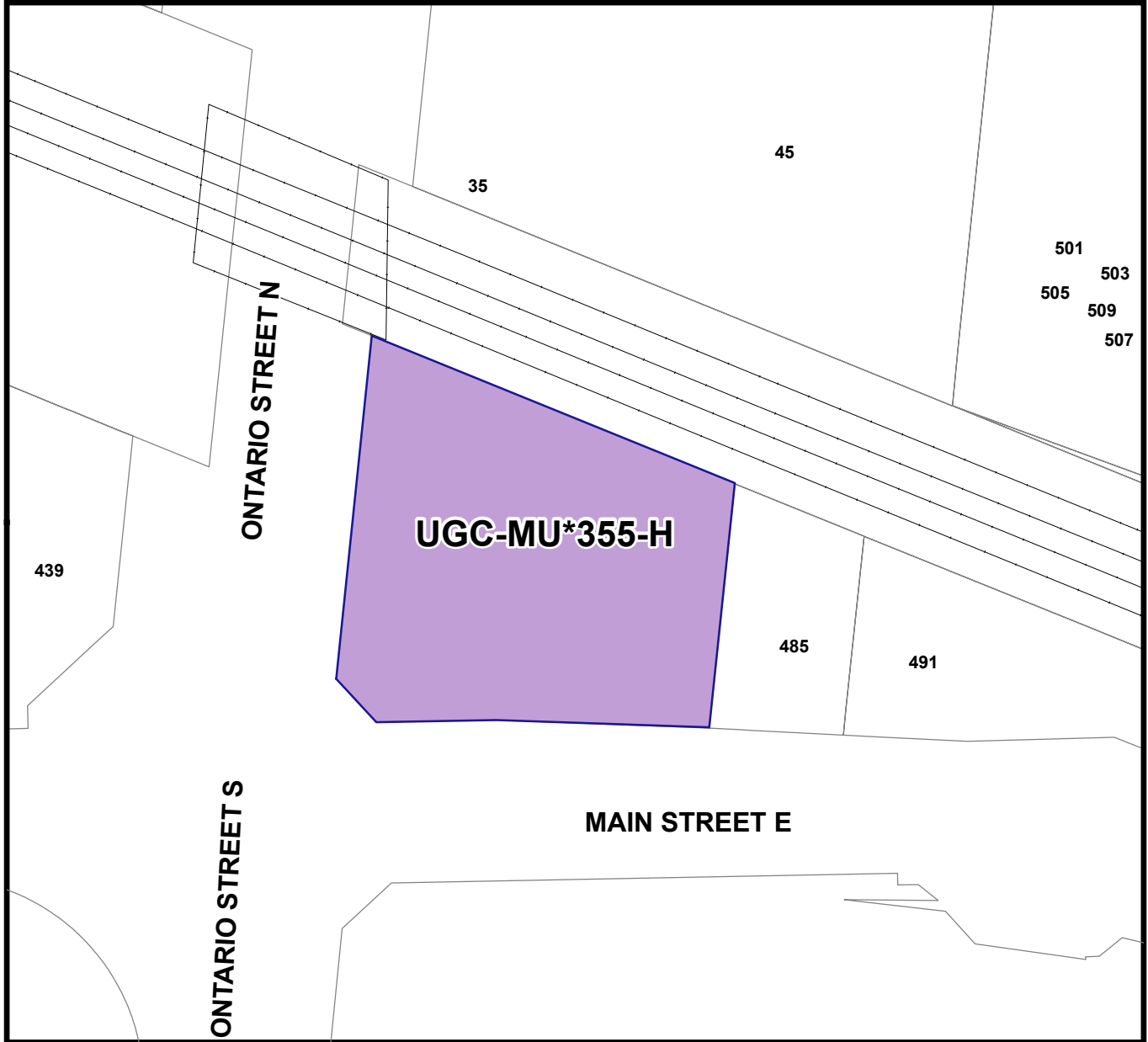
Town Clerk

SCHEDULE A  
TO BY-LAW No. -2024

TOWN OF MILTON

459, 465, & 475 MAIN STREET EAST  
(PART OF TOWNSHIP LOT 14, FORMER TRAFALGAR, CONCESSION 3 N.S.)

*Town of Milton*



**Rezoned from UGC-MU-H:**

THIS IS SCHEDULE A  
TO BY-LAW NO. \_\_\_\_\_ PASSED  
THIS 15TH DAY OF JULY, 2024.

 UGC-MU\*355-H - Site-Specific Urban Growth  
Centre Mixed-Use Zone with a Holding Provision

\_\_\_\_\_  
MAYOR - Gordon A. Krantz

\_\_\_\_\_  
CLERK- Meaghen Reid





**Application for amendments to the town of Milton, Zoning by low  
Robert Russel Planning Consults.  
To permit a dog day care as a permitted use.  
549 Main Street  
Z- 07/24      circulation (#1)**

Relative to the above noted proposal to permit a dog day care as a permitted use, we have the following comments:

1. In general, there are no objections from a Building Code Perspective for the proposal above.
2. Building permit is required prior to any works being started on the proposed site.
3. The following Ontario Building Code requirements & references are provided to assist with future applications (SPA, Building permit application, etc.):
  - a- Fire access route to be indicated on the site plan to be verified.
  - b- Ontario Building Code matrix will be helpful to be provided to review the future site plan drawing.
  - c- Entrances into the building are required to conform to barrier-free requirements. The number of barrier free entrances shall comply with OBC 3.8.1.2

Further comments will be made under future site plan and building permit application.

May 07, 2024  
Ereny Yousef  
Plans Examiner III



## Town of Milton Memo

To: Natalie Stopar, Planner  
From: Zachery Riegling, Development Engineering Technologist  
Date: May 28, 2024  
Subject: **Zoning Bylaw Amendment**  
459 Main St  
Dog Day Care  
Z-07-24

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In reference to the subject ZBL Amendment, please note that Development Engineering offers no objections



**Zachery Riegling, C.E.T**  
Development Engineering Technologist  
150 Mary Street, Milton ON, L9T6Z5  
905-878-7252 ext. 2575  
[www.milton.ca](http://www.milton.ca)



## Natalie Stopar

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**From:** Dee Dee Fitzpatrick on behalf of MB-DevelopmentFinance  
**Sent:** Friday, May 24, 2024 4:12 PM  
**To:** Natalie Stopar  
**Subject:** Z-07-24 459 Main St

Hi Natalie,

Please accept the following comments in relation to Zoning File 07-24 (2056603 Ontario Inc.)

1. Regional development charges and educational development charges are applicable in accordance with the appropriate agency's policies and by-laws. Town development charges and other charges are applicable on any future development in accordance with Town policies and by-laws and other applicable legislation. All development charge inquiries should be directed to [DevelopmentFinance@milton.ca](mailto:DevelopmentFinance@milton.ca) or by calling the Development Administrator at 905-878-7252, extension 2402.
2. Municipal property taxes must be current prior to approval. Inquiries with respect to property taxation should be directed to 905-864-4142 or [taxes@milton.ca](mailto:taxes@milton.ca).

Dee Dee



### Dee Dee Fitzpatrick

Supervisor, Development Finance  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2175  
[www.milton.ca](http://www.milton.ca)

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**From:** mail@sf-notifications.com <mail@sf-notifications.com>  
**Sent:** Friday, May 3, 2024 10:15 AM  
**To:** MB-DevelopmentFinance <DevelopmentFinance@milton.ca>  
**Subject:** Tammy Howe has shared the folder 'Z-07-24 459 Main St' with you.



## Natalie Stopar

---

**From:** Matthew Wierdsma  
**Sent:** Wednesday, May 22, 2024 4:20 PM  
**To:** Natalie Stopar  
**Subject:** Z-07-24 459 Main St GIS Comments

Hi Natalie,

Hope all is well.

I just wanted to confirm that GIS has no comments or requirements regarding the Z-07-24 ZBA.

Regards,

Matthew



**Matthew Wierdsma**  
GIS Technican  
150 Mary Street., Milton ON, L9T 6Z5  
905-878-7252 ext. 2276  
[www.milton.ca](http://www.milton.ca)



May 15, 2024

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

Dear Ms. N. Stopar:

Subject: **PreConsult 07/24 Regional Road 25**  
Pre-submission Review Circulation for Comments  
**May 10, 2024**  
Halton DSB's No: PC-01/23

Thank you for the opportunity to review the Pre-Submission Circulation for commenting proposed Site Plan application. Students from this area are currently within the **Boyne PS, Viola Desmond PS** catchments and **Elsie MacGill SS, Craig Kielburger SS** catchment.

*This area is under boundary review.*

Please be advised that the Halton District School Board has no objection to the proposed site plan application as submitted subject to the following conditions being completed *prior* to site plan approval.

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
  - a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the community is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be redirected to schools outside of the area. School attendance areas are subject to change and/or student redirections can be implemented to accommodate students outside of their community to address immediate school accommodation pressures.
  - b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services (HSTS). Additional pick up points will not be located within the subdivision until major construction activity has been completed.

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](http://www.hdsb.ca)

2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
5. That a copy of the approved sidewalk plan prepared to the satisfaction of the Town of Milton, be submitted to the Halton District School Board.
6. The Owner shall provide Halton District School Board a pdf copy and a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

In addition, the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement, are subject to Education Development Charges prior to the issuance of a building permit at the rate in effect at the date of issuance.

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

## Tammy Howe

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**From:** Luka Medved <Luka.Medved@metrolinx.com>  
**Sent:** Friday, May 24, 2024 8:32 AM  
**To:** Tammy Howe  
**Cc:** Alvin Chan; Farah Faroque  
**Subject:** Town of Milton - 459 Main Street (Z-07-24) - Metrolinx Zoning Application Submission  
1 Response

Hello Tammy,

Metrolinx has reviewed the first submission of the Zoning By-law Amendment application (Z-07-24) for 459 Main Street, Milton. It is Metrolinx's understanding that the proposed application is for the allowance of a dog daycare in an existing vacant commercial unit. No new construction is proposed to facilitate the proposed use.

Based on the understanding that the proposed use is within an existing commercial building and no new development will occur, there are no concerns with the proposed works. Should the proposed design be revised where the building footprint is proposed to change it is requested that Metrolinx be re-circulated the new plans to determine whether there may be any comments.

Moving forward please address any development applications and/or circulations for Milton to Farah (cc'd) and myself.

Should you have any questions please let me know.

Thanks,

**Luka Medved**, MEM, PMP  
Project Manager, Adjacent Development  
Third Party Projects Review, Heavy Rail (GO)  
Real Estate & Development  
Metrolinx  
20 Bay Street – Suite 600 | Toronto | Ontario | M5J 2W3  
T: 416-575-5627



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## Natalie Stopar

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**From:** Renata Tracey  
**Sent:** Friday, May 17, 2024 9:16 PM  
**To:** Natalie Stopar  
**Subject:** P&FP Comments: Z-07/24, 459 Main St E ('Dogtopia' Daycare)

Good evening Natalie,

**Re: 'Dogtopia' Daycare (2056603 Ontario Inc.)**

**Town file no. Z-07/24**

**459 Main St E**

**May 3, 2024, 1<sup>st</sup> circulation**

Similar to our November 2023 pre-submission comments, Parks and Facility Planning, Community Services, has no concerns with or specific comments re: the proposed dog daycare use within the existing multi-unit building at 459 Main St E as it is our understanding that no external works are proposed at this time. The Applicant is advised however, that if any exterior expansions are requested in the future that increase the existing gross floor area, staff reserve the right of re-examine the proposal and reassess comments issued to-date.

### **SUBMITTALS**

The detailed review of the documents, drawings and reports circulated by Development Services are deferred to other Town departments/external agencies at this time. Note additional comments may follow upon receipt/review of any new/revised information.

Any questions pertaining to the contents of this email may be directed to the undersigned.

Thanks, have a great weekend!



**Renata Tracey, MCIP, RPP**

Parks Planner

150 Mary Street, Milton ON, L9T 6Z5

905-878-7252 ext. 2538

[www.milton.ca](http://www.milton.ca)



May 29, 2024

Natalie Stopar, Senior Planner  
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. Stopar,

**RE:           Region of Halton Comments – 1<sup>st</sup> Submission**  
**Application for Zoning By-law Amendment**  
**File: Z-07/24**  
**459 Main Street**

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Regional staff have reviewed the above-noted application proposing an amendment to the Town's Zoning By-law 144-2003, as amended, to permit a Dog Daycare as a permitted use in a currently vacant commercial unit in the existing building on the subject property.

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, as of July 1, 2024, the Halton Region's role in land use planning and development matters is changing. The Region will no longer be responsible for the Regional Official Plan – as this will become 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 is being prepared that 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.

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;

**Regional Municipality of Halton**

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

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

Any comments the Region provides in response to a request from a local municipality to support transition will be provided separately from the comments associated with the remaining Regional interests listed above and defined through the MOU.

### **Water and Wastewater Servicing**

In accordance with the MOU and to ensure water and wastewater services are provided in accordance with Regional requirements, Halton Region provides the following comments.

The following information is a review of the existing services adjacent to the subject lands, and Regional Servicing comments and conditions as they relate to the proposed development.

#### *Watermain:*

- There is a 300 mm diameter watermain on Main Street East adjacent to the property.
- There is also a 200 mm diameter watermain located westerly of Ontario Street North adjacent to the subject property.

#### *Sanitary Sewer:*

- There is a 200 mm sanitary sewer on Main Street East adjacent to the subject property.

The building is already under municipal servicing, and considering the above, Regional staff have no additional comments or conditions in this regard at this time.

### **Transportation**

In accordance with the MOU and to support an effective Regional transportation network Halton Region provides the following comments.

Given that the nearest Regional road is over 1 km away and that the proposed use is not expected to generate a significant number of trips to and from the Regional road network, Regional staff have no comments in this regard.

For reference, staff would like to be circulated on any future transportation studies prepared in support of the proposed daycare use.

### **Waste Management**

In accordance with the MOU and to ensure the safe and cost-effective collection of waste, Halton Region provides the following comments.



This development is not eligible for Waste collection provided by Halton Region.

Private Waste collection must be provided for all Industrial, Commercial and Institutional locations. For Waste diversion requirements for the Industrial, Commercial and Institutional sectors, refer to Environmental Protection Act, O. Reg. 102/94 "Waste Audits and Waste Reduction Work Plans" and Environmental Protection Act, O. Reg. 103/94 "Industrial, Commercial and Institutional Source Separation Programs" or legislation that supersedes those Regulations.

Industrial developments and commercial developments must be designed to accommodate for containerized Waste collection specific to the development's operational Waste collection needs and should include Waste diversion.

Each Commercial Unit must have provision for adequate Waste storage.

### **Finance**

The Owner will be required to pay all applicable Regional Development Charges in accordance with the Region of Halton Development Charge By-law(s), as amended. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change

### **CONCLUSION:**

In accordance with the MOU, the Region has no objection to the approval of the above-noted Zoning By-law Amendment application as it relates to specific matters of Regional interest outlined in this letter.

I trust these comments are of assistance. Should you require any additional information or have any questions in this regard, please do not hesitate to contact me at (905) 825-6000, Ext. 5921 AWS or at [Kayla.Horton@halton.ca](mailto:Kayla.Horton@halton.ca).

Please send notice of the Town's decision on this application

Sincerely



Kayla Horton  
Intermediate Planner

cc: Robert Clackett - Senior Planner, Halton Region (via email)

## Natalie Stopar

---

**From:** Sian Younan  
**Sent:** Thursday, May 30, 2024 8:44 AM  
**To:** Natalie Stopar  
**Subject:** Z07-24 - 459 Main St E

Hi Natalie,

Transportation has no comments on the ZBA for this site.

Regards,

Sian



**Sian Younan**

Transportation Planning Technologist  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2363  
[www.milton.ca](http://www.milton.ca)

## Natalie Stopar

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**From:** Hugo Rincon  
**Sent:** Tuesday, May 14, 2024 11:37 AM  
**To:** Natalie Stopar  
**Subject:** Z-07-24\_Circ 1\_ Urban Design Comments

Hi Natalie,

Urban Design staff has reviewed the proposal to rezone the property at 245 Commercial St to permit a dog daycare in one of the ground floor units. and provide

UD staff has no concerns with the request and provide no further comments.

Thank you,



**Hugo Rincon**

Senior Planner, Policy  
150 Mary Street, Milton ON, L9T 6Z5  
905-878-7252 ext. 2307  
[www.milton.ca](http://www.milton.ca)



May 27, 42024

**Formal submissions for rezoning application.**

**Applicant:** Robert Russel Planning Consultants

**Address:** 459 Main St E.

**Proposal:** Rezoning to permit a Dog daycare in the ground floor unit.

The property is currently zoned (UGU-MU-H) according to Urban Zoning bylaw 016-2014.

The proposed site plan and floor plans have been reviewed for compliance with the requirement of dog day care use and have the following comments:

**Zone standard provisions:**

- 1- Proposed waste enclosed structure doesn't meet min required 3.0m setback [**Section 4.14.2 iii) Table 4G**]
- 2- One of the two required accessible parking spaces is within the town's right of way. Suggest moving it be besides the existing Type A accessible parking and marking accordingly.

Min required dimensions for accessible parking:

Type A: 5.8m length x 3.4m width and Type B: 5.8m length x 2.75m width. [**Section 5.8 i) Table 5D**]

Marian Gerges  
Zoning Officer