



**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

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

Natalie Stopar

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 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.

Dee Dee



Dee Dee Fitzpatrick

Supervisor, Development Finance
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 ext. 2175
www.milton.ca

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



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

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

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



This e-mail is intended only for the person or entity to which it is addressed. If you received this in error, please contact the sender and delete all copies of the e-mail together with any attachments.

Natalie Stopar

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, 1st 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



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 – 1st Submission
Application for Zoning By-law Amendment
File: Z-07/24
459 Main Street

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.

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

Natalie Stopar

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



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