

Please be informed of a proposed development in your neighbourhood

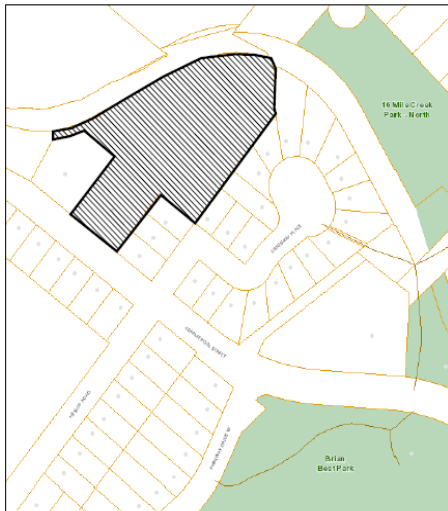
If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have chance to take part.

245 COMMERCIAL STREET

Town File: Z-01/24

In accordance with the provisions of the *Planning Act*, this is to advise that 1000337795 Ontario Inc. has applied for a Zoning By-Law Amendment. You are receiving this notice because you are either an owner of a property and/or a property manager for a Condominium Corporation for lands situated within 200 metres of the subject property and are being invited to participate in the review process and we welcome any comments you may have.

Location: The subject property is situated on the east side of Commercial Street, north of Kingsway Place. The subject property is located in Ward 1 and has an area of approximately 1.42 hectares. The property is legally described as Part Lot 12 (Part 1 PT Part 2) in the Town of Milton and municipally identified as 245 Commercial Street. The site is designated as Residential within the Town of Milton Official Plan. The subject lands are currently zoned as RLD3*120 and NHS in the Town's Zoning By-law 016-2014, as amended.



Applicant's Proposal:

The proposed re-zoning would permit 190 square metres of gross floor area associated with Medical Clinic uses within the existing commercial building. To support the introduction of this use, the applicant is proposing a site-specific parking rate that accommodates the mix of uses in context of the existing parking supply of 38 spaces.

If approved, a portion of existing Office area would be converted to Medical Clinic uses. There is no physical development proposed as a result of this application; the site and exterior of the building is to remain in its current state.

Planning Act Requirements: The *Planning Act* requires that all complete applications be processed. The applications are now being circulated to Town Departments and Agencies for technical review. No decision has been made regarding this application.

The following was submitted by the applicant in support of their application:

- Planning Justification Report
- Draft Zoning By-law Amendment
- Site Plan
- Floor Plans
- Traffic Opinion Letter

During this review the Applicant will be hosting a public information session to provide details of their proposed development. A separate notice will be mailed to you confirming the date, time and location.

Notice of the Statutory Public Meeting will be given in accordance with the *Planning Act* requirements. The Statutory Public Meeting is where members of the public will be invited to obtain information, make a verbal presentation and/or written submission, to identify issues of concern and/or express views in support of, or in opposition to, the proposed application at the Statutory Public Meeting only. A separate notice will be mailed to you confirming the date, time and location.

If you have received this notice as an owner of a property and the property contains seven (7) or more residential units, the Town of Milton requires that you post this notice in a location that is visible to all the residents.

More Information: The public may view a copy of the related information and background material by contacting the Development Services Department at planning@milton.ca. You can also receive updates directly to your inbox about updates to this proposed development and its status, notice and upcoming public meetings at <https://www.milton.ca/en/business-and-development/ward-1-applications.aspx>

Questions or written submissions relating to this application may be directed Rachel Suffern, Planner via email at rachel.suffern@milton.ca

Jill Hogan,
Commissioner, Development Services Department

Date of Notice: January 24, 2024