



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: November 4, 2024

Report No: DS-071-24

Subject: Statutory Public Meeting and Recommendation Report: Delegated Authority OPA and By-law

Recommendation: **THAT Staff Report DS-071-24 Statutory Public Meeting and Recommendation Report: Delegated Authority Official Plan Amendment and By-law be received;**

**THAT Staff Report DS-071-24 Statutory Public Meeting and Recommendation Report: Delegated Authority Official Plan Amendment and By-law, BE APPROVED;**

**AND THAT Council authorize Staff to bring forward Official Plan Amendment No. 85 attached as Appendix 1 to Report DS-071-24 for Council adoption;**

**AND THAT Council approve the proposed Official Plan Amendment included in the draft By-law attached as Appendix 1 to this report;**

**AND THAT Council approve the proposed amendment to the Delegated Authority By-law attached as Appendix 2 to this report.**

## EXECUTIVE SUMMARY

- The purpose of this report is to implement one of the five Council endorsed Housing Accelerator Fund initiatives as outlined in Staff Report ES-011-23, delegated decision making power for minor re-zonings, as well as approvals for affordable and modular housing to Town Staff.
- Staff are recommending to implement this initiative by amending the Official Plan and Delegated Authority By-law 071-2016 to include delegated authority permissions for zoning by-law amendments which are minor in nature and are for the purpose of accommodating new dwelling units greater than the current number of dwelling units on a site, including affordable housing and modular housing.

## REPORT

### Background

At its meeting on November 13, 2023 Council endorsed five additional Housing Accelerator Fund initiatives as outlined in Staff Report ES-011-23. These five additional initiatives were as follows:

1. Permitting four units as-of-right town-wide
2. Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit Lines;
3. Designate dedicated staff to implement an affordable housing strategy, which should involve liaising with non-market housing providers and other levels of government, guiding projects through the development and permitting process and identifying lands for affordable non-market housing;
4. Delegate decision making power for minor re-zonings, as well as approvals for affordable and modular housing, to Town staff;
5. Create incentives to encourage the development of purpose-build rentals and non market housing.

This report seeks Council direction for the implementation of item 4 delegated decision making power for minor re-zonings as well as affordable and modular housing, to Town Staff.

### Discussion

Staff are proposing to implement the delegated decision making initiative by extending the list of by-laws in the Town's Delegated Authority By-law that may be granted delegated authority under Section 34 of the Planning Act. The proposed Official Plan Amendment would add zoning by-law amendments which are minor in nature and are for the purpose of accommodating new dwelling units greater than the current number of dwelling units on a site, including affordable housing and modular housing. The Delegated Authority By-law 071-2016, as amended, is also being proposed to be amended to recognize the changes proposed to the Official Plan.

Minor zoning by-law amendments may only be considered if the proposed amendments satisfy the criteria in the Official Plan, which in the proposed Official Plan amendment are the following:

- a) The addition of dwelling units, and their aggregate impact on the subject lands, is determined to be minor in nature;
- b) The addition of dwelling units is desirable for the development of and will not result in over-development of the subject lands; and
- c) The proposal conforms with the applicable land use designation policies.



### Financial Impact

The HAF Contribution Agreement will provide the Town a total of \$22,418,300 in equal installments over the next four years to help support growth in housing and housing options within the community. This funding is conditional upon the Town's progress on the implementation and achievement of the Commitments identified in the Contribution Agreement which include:

- Completion of the initiatives; of which one is the subject of this report;
- Achievement of the Housing Supply Growth Target and Additional Targets; and
- Submission of a Housing Needs Assessment Report.

The initiative identified in this report requires no direct financial investment; however, its implementation is required under the HAF Contribution Agreement.

Several other initiatives have already been implemented and Staff will continue to work through the other required program initiatives to ensure the Town benefits from the HAF funding. Future recommendations on the intended use of the remaining funds will be presented to Council as progress on the commitments is achieved.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services

For questions, please contact: Megan Lovell

Phone: 905-878-  
7252 Ext. 2338

### Attachments

Attachment 1 –Delegated Authority Official Plan Amendment 85

Attachment 2 –Proposed Amendment to Delegated Authority By-law 071-2016

Approved by CAO  
Andrew M. Siltala  
Chief Administrative Officer

### Recognition of Traditional Lands



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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.