



**The Corporation of the
Town of Milton
COUNCIL MINUTES**

April 28, 2025, 7:00 p.m.

Members Present: Councillor Ali, Councillor Best, Councillor Challinor, Councillor Malboeuf, Councillor Ijaz, Councillor Marshall, Councillor Khalqi

Members Absent: Mayor Krantz, Councillor Tesser Derksen

The Council for the Corporation of the Town of Milton met in regular session at 7:00 p.m. This meeting was held as a hybrid meeting with Members of Council having the opportunity to participate in-person at Town Hall or electronically.

Councillor Ali participated electronically from 7:00 p.m. to 7:51pm.

1. **CALL TO ORDER**
2. **MOMENT OF SILENT REFLECTION / O' CANADA / TRADITIONAL LAND ACKNOWLEDGEMENT**
3. **AGENDA ANNOUNCEMENTS / AMENDMENTS**

The Town Clerk stated that there are two (2) Statutory Public Meetings scheduled with regard to an Official Plan Amendment at lands municipally known as 475 Harrop Drive and a Zoning By-Law Amendment Application at lands known as Part of Lot 6, Concession 1 (Trafalgar) and Block 14 & 15, Plan 20M-1182. The Town Clerk also provided information on how to speak during the Public Meetings both in person and remotely, noting that these instructions will be provided again at point in the Agenda that the Public Meeting will be held and will also be scrolling across the livestream video.

The Town Clerk noted that one of the screens in the Council chambers was not working, but there is no impact to any hybrid/live participants and that this issue will be fixed prior to the next Council meeting.

The Town Clerk also noted that at the request of a Councillor, and then confirmed by the Chair, items 9.6 & 9.7 be moved up in the order of the agenda and will be listed at the first agenda items considered after the Public Meetings during the Items for Consideration portion of this meeting.

4. DISCLOSURE OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

There were no disclosures of pecuniary interest.

5. CONSENT ITEMS

Res. 043-2025

THAT Consent Items 5.1 to 5.8 be approved.

Carried

5.1 Minutes from Council Meeting held on March 17, 2025

5.2 Minutes from Council Workshop held on March 31, 2025

5.3 DS-021-25 Recommendation Report - Notice of Intention to Designate_ 9228 First Line_ Samuel May House

THAT Staff Report DS-021-25 entitled: "Recommendation Report - Notice of Intention to Designate_9228 First Line_ Samuel May House be received;

AND THAT Council recognizes the historic house at 9228 First Line in the Town of Milton as being of heritage significance;

AND THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

5.4 DS-025-25 Recommendation Report - Notice of Intention to Designate_ 9685 First Line_ Wingrove House

THAT Staff Report DS-025-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 9685 First Line_ Wingrove House" be received;

AND THAT Council recognizes the historic house at 9685 First Line in the Town of Milton as being of heritage significance;

AND THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

5.5 DS-026-25 Confirmation of Qualified Consultant - Inclusionary Zoning Independent Written Opinion

THAT Council deem Parcel Economics Inc. qualified to review and provide an independent written opinion on the market impact and financial viability analysis from the Inclusionary Zoning Assessment Report;

AND THAT the award to Parcel Economics Inc. in the amount of \$22,195 (excluding taxes) for an Inclusionary Zoning Peer Review be approved;

AND FURTHER THAT the Manager, Purchasing and Supply Chain Management be authorized to execute the contract(s), as outlined by the purchasing by-law, and the Mayor and the Town Clerk be authorized to sign any required paperwork.

5.6 ES-020-25 2024 Property Assessment Appeals and Assessment Base Management Activity Update

THAT report ES-020-25, 2024 Property Assessment Appeals and Assessment Base Management Activity Update, be received for information.

5.7 ES-016-25 2024 Treasurer's Statement of Development Charges and Cash-in-Lieu of Parkland Reserve Fund

THAT report ES-016-25 be received for information.

5.8 ES-021-25 2024 Year End Procurement Summary

THAT the 2024 year end procurement summary report be received for information.

6. DELEGATIONS

7. PUBLIC MEETING

7.1 DS-023-25 LOPA-02-25 & Z-05-25 – 475 Harrop Drive (2514351 Ontario Inc.) – Initial Report and Public Meeting

Paul Demczak, Planning Consultant with Batory Planning & Management on behalf of the applicant and owners of the subject property, addressed Council with a presentation with respect to Staff Report DS-023-25.

Res. 044-2025

THAT Development Services Report DS-023-25 be received for information.

Carried

7.2 DS-024-25 Public Meeting & Technical Report: Zoning By-law Amendment application by Shadybrook Development Inc., to lands known as Part of Lot 6, Concession 1 (Trafalgar) and Block 14 & 15, Plan 20M-1182,

James Zasowski and Karent Bennett, Planner with Glen Schnarr and associates on behalf of Shadybrook Development Inc and Branthaven Caiven Inc, addressed Council with a presentation with respect to Staff Report DS-024-25.

Res. 045-2025

THAT Application Z-17/14 – for an amendment to the Town of Milton's Comprehensive Zoning By-law 016-2014, as amended, 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-024-25 for Council Adoption;

AND FURTHER THAT the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx receive a copy of this report with a request to review and plan for future Milton District Hospital, school and transportation expansions.

Carried

8. PRESENTATIONS

9. ITEMS FOR CONSIDERATION

At this point in the agenda, Councillor Ijaz assumed the Chair for Items 9.6 and 9.7 before turning the Chair back to Councillor Challinor.

9.1 ES-012-25 2024 Year End Capital Variances

Res. 050-2025

THAT the new budget adjustments that amount to a net decrease of \$5,899,606 to approved capital projects, including the transfers to/from reserves and reserve funds as summarized in the Financial Impact section of report ES-012-25, be approved;

AND THAT the capital projects identified as pending closure in Appendix B, with an approved budget totalling \$39,441,829 be closed;

AND FURTHER THAT \$1,500,000 be transferred to each of the Infrastructure Renewal – Roads and Structures and Infrastructure Renewal – Stormwater Reserves from the Project Variance Account.

Carried

9.2 ES-013-25 2024 Operating Variance and Journal Entries

Res. 051-2025

THAT the 2024 Financial Statements be prepared on the basis of the year-end transactions set out in report ES-013-25;

AND THAT staff be directed to transfer \$500,000 from the Legal and Insurance Reserve to the Severe Weather Reserve;

AND FURTHER THAT staff be directed to prepare accounting entries to transfer the surplus, estimated at \$5,790,875, from the operating fund to the following:

- \$2,290,875 to the Growth Capital – Other Reserve
- \$1,500,000 to the Tax Rate Stabilization Reserve
- \$1,000,000 to the Vehicle and Equipment Replacement Reserve
- \$1,000,000 to the IT Reserve

Carried

9.3 ES-017-25 2025 Final Tax Levy By-law and Tax Policy Update

Res. 052-2025

THAT the final tax rate by-law on today's agenda be considered for approval.

Carried

9.4 ES-022-25 Purchasing Various – April 2025

Res. 053-2025

THAT Council approve the budget amendments and related funding sources, as outlined on Schedule A;

AND THAT the tender award for the purchase of the 2025 Asphalt Overlay Program to Associated Paving & Materials Ltd. in the estimated amount of \$4,999,134 (exclusive of HST) be approved, as outlined in Schedule B;

AND THAT the provisional item of storm sewer flushing to Associated Paving & Materials Ltd. in the estimated amount of \$22,281 (exclusive of HST) be approved, as outlined in Schedule B;

AND THAT the tender award for the purchase of the 2025 Expanded Asphalt Program to Associated Paving & Materials Ltd. in the estimated amount of \$2,176,031 (exclusive of HST) be approved, as outlined in Schedule C;

AND THAT the contingency allowance be increased to 20% due to additional coordination efforts that may be required in relation to Kelso Road, as outlined in Schedule C;

AND THAT the tender award for the purchase of Structure 112 Replacement, Fourth Line Nassagaweya to Graham Bros. Construction Limited in the total amount of \$1,294,284 (exclusive of HST) be approved, as outlined in Schedule D;

AND THAT the proposal award for the purchase of Insurance and Risk Management Services to Marsh Canada Limited in the estimated amount of \$1,302,400 (exclusive of taxes) be approved, as outlined in Schedule E;

AND THAT the delegated authority to award the purchase of three (3) Fire Apparatus Vehicles, which have a budgeted amount of \$5,700,000, be approved as outlined in Schedule F;

AND THAT the emergency contract award for the repair of two (2) dehumidifiers at Sherwood Community Centre to Moore Environmental Systems Limited in the amount of \$59,717 (exclusive of HST) be received for information, as outlined in Schedule G;

AND FURTHER THAT the Manager, Purchasing and Supply Chain Management be authorized to execute the contract(s), as outlined by the purchasing by-law, and the Mayor and the Town Clerk be authorized to sign any required paperwork.

Carried

9.5 ES-014-25 Milton Hydro Shareholder Direction

Res. 049-2025

THAT Council endorse the proposed amendments to the existing Shareholder Direction (as numbered 1 through 13 within this document);

AND THAT staff be directed to amend the current version of the Milton Hydro Shareholder Direction to reflect the Council-endorsed amendments;

AND THAT the Milton Hydro Board of Directors be notified in writing of these intended changes;

AND FURTHER THAT an updated version of the Shareholder Direction be presented to Council at a later date for review and approval.

Carried

9.6 Motion for Consideration - Made in Milton Methodology for Establishing an Income Fund - Councillor Challinor

Res. 046-2025

WHEREAS Canada is at risk of an economic recession, interest rates are still too high and food inflation is continuing unabated;

AND WHEREAS an increasing number of Miltonians are defaulting on their mortgages or not paying their property taxes — or both;

THEREFORE BE IT RESOLVED THAT Town staff be directed to come back to Council with a plan to create a reserve fund that generates an estimated \$1 million annually to offset significant operating budget

increases, thus providing additional fiscal relief for property taxpayers while backstopping the annual operating budget.

Carried

9.7 Motion for Consideration - Made in Milton Methodology for determining Tax Increases - Councillor Challinor

Res. 047-2025

WHEREAS Canada is at risk of an economic recession, interest rates are still too high and food inflation is continuing unabated;

AND WHEREAS an increasing number of Miltonians are defaulting on their mortgages or not paying their property taxes — or both;

AND WHEREAS Council resolution 104-24, which pertained to a Multi-Year Financial Strategy as outlined in report ES-016-24 and attached for information as Schedule A to this motion, was carried by vote of Council on June 24, 2024;

THEREFORE BE IT RESOLVED THAT in accordance with Part 10 - Reconsideration of the Town's Procedure By-law 014-2024, Council resolution 104-24 be reconsidered;

AND THAT, subject to the reconsideration and defeat of the Multi-Year Financial Strategy as outlined in resolution 104-24, the Town of Milton Council request the Head of Council to base future annual increases to the local portion of the residential property tax rate on the combination of Canada's annual rate of inflation (as per StatCan table 18-10-0005-01, AllItems) plus the annual percentage growth rate in the number of new housing units across the municipality, for the most recently reported period as of June of each year.

Carried

Res. 048-2025

THAT Council approve a multi-year financial strategy wherein the annual target for the total property tax rate increase (inclusive of the Town, Region and Province) be established between 4.5% to 7.0% until such time that the following outcomes are achieved:

- The Town has eliminated the use of non-sustainable funding sources (such as the Tax Rate Stabilization Reserve) for ongoing operating costs.
- Further progress towards reducing the annual infrastructure deficit has been achieved, and other annual funding deficits (such as development charge exemptions and property tax write-offs) have been eliminated.
- The Town's local property tax rate falls within the range of the comparator municipal group, while remaining lower than the average of those peer municipalities.

Lost

10. INTRODUCTION OF NOTICE OF MOTION

11. REGIONAL COUNCIL UPDATE

12. STATEMENT BY MEMBERS

13. CONFIDENTIAL SESSION

Milton Council did not convene into confidential session and made the following resolution in open session:

14. OPEN SESSION

Res. 054-2025

THAT the recommendations contained in Staff Report CORS-006-25 be approved.

Carried

15. BY-LAWS

Res. 055-2025

THAT By-law Numbers 42-2025, through to and including Bylaw 053-2025, be READ, PASSED AND NUMBERED;

AND THAT the Mayor and the Town Clerk be authorized to sign the said By-laws, seal them with the seal of the Corporation and that they be engrossed in the By-law Book.

- 15.1 042-2025 Amendment to Comprehensive Zoning By-law 016-2014, Z-17-14
- 15.2 043-2025 2025 Final Tax Levy By-law & Policy
- 15.3 044-2025 Uniform Traffic Control By-law 1984-1, Updates April 2025
- 15.4 045-2025 Removal of Holding - Mattamy Brownridge Limited - Garito Baruto Tor (Z-01/25)
- 15.5 046-2025 Designation By-Law - 24 & 26 James Street - George Brown House
- 15.6 047-2025 Designation By-Law - 416 Bergamot Avenue - James Weir House
- 15.7 048-2025 Designation By-Law - 11668 First Line - George Calvert House
- 15.8 049-2025 Removal of Holding - Mattamy Milton West Limited (Z-26-24)
- 15.9 050-2025 Pt Lot Control, Mattamy Brownbridge Homes Limited PLC-04-25, 20M-1293
- 15.10 051-2025 Removal of Holding - Milton Meadows Properties Ltd (Z-03-25)
- 15.11 052-2025 General Signing By-law - April 28, 2025
- 15.12 053-2025 Confirm Proceedings By-law - April 28, 2025

16. **ADJOURNMENT**

There being no further business to discuss the Chair adjourned the meeting at 8:04 p.m.

Gordon A. Krantz, Mayor

Meaghen Reid, Town Clerk