



THE CORPORATION OF THE TOWN OF MILTON

NOTICE OF MOTION

INTRODUCTION DATE: July 14, 2025
SUBJECT: Multi-Tenant Housing Framework & Regulation
CONSIDERATION DATE: September 8, 2025
MOVED BY: Councillor Adil Khalqi
SECONDED BY: Councillor John Challinor II

WHEREAS a rooming house, also known as a multi-tenant house, is a building where at least four rooms are rented out to individuals who do not live together as a single household, where tenants typically share common areas like kitchens and bathrooms.

AND WHEREAS the Town has become aware that single detached dwellings are being improperly converted to rooming houses without a change of use permit issued under the Building Code Act and in contravention of the Zoning By-law which may leave residents vulnerable to injury or death in the event of fire.

AND WHEREAS residents have raised ongoing concerns related to illegal parking, property congestion, and frequent noise disturbances associated with suspected unregulated rooming houses, which can negatively impact neighbourhood quality of life.

AND WHEREAS it is paramount that regulations are put in into effect to adequately address the safety of the occupants, ensuring that these uses are consistent with the Official Plan and Zoning By-law permissions.

THEREFORE, BE IT RESOLVED THAT that staff undertake a rooming house study, with a view to:

1. Recommend regulatory controls to be implemented within the Zoning By-law framework, including establishing a definition of 'boarding, lodging and rooming house'.
2. Ensure that the definition is consistent with the definitions and regulations of the Ontario Building Code Act and the Fire Protection and Prevention Act.
3. Recommend Milton specific minimum standards for rooming houses such as the number of washroom facilities, minimum and maximum number of rooms, available common space, etc.



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4. Recommend tools to establish a future licensing/registration system to ensure the proper management, conversion, enforcement and compliance of existing dwellings for use as rooming houses.
5. Report back to Council with the results of the study in Q3 2026.
6. Draft required technical amendments for public engagement and Council consideration in 2027.