



G.A. (GORD) KRANTZ
Mayor

THE CORPORATION OF
THE TOWN OF MILTON

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July 27, 2022

The Hon. Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

RE: Halton Region Official Plan decision

Dear Minister Clark,

On behalf of the Town of Milton, I am writing to continue to ensure you are aware of the Town's position with respect to the June 15, 2022 decision Halton Regional Council made regarding its Official Plan. As you are aware, Region Council voted for a Preferred Growth Concept that does not contemplate a small urban boundary expansion as part of its Official Plan until 2041 at the earliest.

Milton Council is disappointed by this decision. As we have previously communicated, an urban boundary expansion is critical to enable Milton to strategically and appropriately manage its projected growth. As well, we are concerned that this decision:

- Negatively impacts the financial health of Halton Region
- Contradicts the professional recommendations which Regional Planning staff made to Regional Council in February 2022
- Does not conform to the Province's Growth Plan which requires that all land must be identified now in order to accommodate population and employment projections to 2051
- Will mean that Milton will experience a 10 year gap in our available employment lands as our current supply will be at capacity by 2031, and
- Disrupts the appropriate balance between residential intensification and new greenfield development to 2051.

Milton Council understands that *Bill 109, More Homes for Everyone Act, 2022* includes a provision for you as Minister to refer Halton Region's Official Plan to the Ontario Land Tribunal for its review and final decision. The Town of Milton would support this action.

In addition, with respect to *Bill 109*, while the Town of Milton supports the intent of this legislation, we have serious concerns regarding one particular aspect. That is, that municipalities would be required to provide refunds for zoning by-law amendment and site plan application fees where no decision is made during the statutory timeframe.

To be clear, Milton's planning staff have a strong track record of working collaboratively and concurrently with developers to ensure that applications and projects are completed in as expeditious a manner as possible. However, we are very concerned that if a full refund is automatically required, it will result in municipalities utilizing other methods to circumvent this regulation. Should that be the case, it will delay applications rather than streamline them.



As the regulations for *Bill 109* have not yet been written, the Town is requesting a small change. Specifically, that the refund be required *only at the request of the developer* rather than automatically triggered following the statutory timeframe. The reason being, when municipalities and developers are working well together and when an application is proceeding according to plan, automatically requiring a full refund will negatively impact that relationship. It will also impact the Town's ability to continue to process applications concurrently. For example, the Town successfully processes re-zonings, plans of subdivision and site plans in parallel to expedite development approvals.

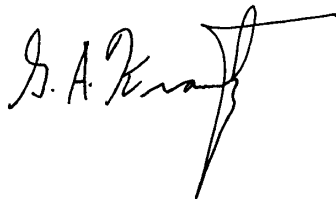
Minister, as you know from your time as Mayor, there are a myriad of issues that impact the timelines of a development. Further, requiring this will significantly impact the financial health of a municipality.

As I stated previously, I appreciate the opportunity I have had to connect with you, your staff, as well as with the Hon. Parm Gill, Milton's Member of Provincial Parliament, regarding these issues over the past few months.

Given the importance of Bill 109 and Halton Region's decision regarding its Official Plan, I am requesting an opportunity to meet with you to discuss our concerns. Please work with Dorothy McCabe, Government Relations Advisor, to make arrangements to meet she can be reached at Dorothy.mccabe@milton.ca

Thank you in advance for your ongoing time and consideration of Milton's positions. If you or your staff have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "G. A. Krantz". The signature is stylized with a long horizontal stroke extending to the right and a vertical stroke extending downwards.

Mayor Gordon Krantz
Town of Milton

c.c. The Hon. Parm Gill, Member of Provincial Parliament, Milton
Halton Regional Council
Town of Milton Council