

HAF Agreement and Action Plan Summary Milton, Ontario

Summary of Agreement Targets and Funding

Status as of February 18, 2025

Overall Permitted Unit Targets (3 years)	4,225
Units expected without HAF (baseline)	3,424
Units incented by HAF (HAF-incented)	801
Municipality's 10-year unit projection	4,619

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	4,225	1,236	2,086
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> • Missing middle housing units 	1,550		741
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,496		757
Affordable Housing Units	105		125

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$22,418,300
Annual advance amount	\$5,604,575

CMHC has reviewed Milton's first annual report and noted that one initiative has a minor delay (see explanatory note under Initiative 4), and unit growth exceeds the forecast for Year 1. With this level of growth and progress toward implementation of the action plan, we are satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Additional Residential Unit By-law Approval and Implementation

Updating planning permissions to promote missing middle housing options, including additional dwelling units, in low-density neighbourhoods.

- Milton will allow four units per residential lot as-of-right town-wide.
- The Town will also allow four storeys as-of-right within 800 metres walking distance of Milton Transit lines.

Initiative	Due Date	Status
Additional Residential Unit By-law Approval and Implementation	2024-04-30	Completed
Milestones	Due Date	Status
Background Report approval at Council	2023-03-06	Completed
Public Consultation	2023-06-30	Completed
Council approval of ARU policies and zoning by-law	2024-02-15	Completed
Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines	2024-02-15	Completed
Permitting four units as-of-right town-wide	2024-02-15	Completed

Initiative 2: Delegation of Authority Enhancements Implementation

Expanding delegation of authority for minor zoning variances, affordable housing, and modular housing.

- Council-delegated approvals to Town staff for minor zoning amendments (e.g. subdivisions, site plans, temporary uses), affordable housing and modular housing will result in a faster development approvals process for these types of developments.

Initiative	Due Date	Status
Delegation of Authority Enhancements Implementation	2024-02-15	Completed
Milestones	Due Date	Status
Statutory Public Meeting and Council Approval	2023-02-06	Completed
Public Engagement	2023-12-12	Completed
Delegate decision-making power for minor re-zonings, as well as approvals for affordable housing and modular housing, to Town staff	2024-02-15	Completed

Initiative 3: Development Services Public Portal

Launching a new online portal for permit applications.

- A new e-permitting portal allows for streamlined approvals and real-time transparency on the status of building permit applications including additions to existing residences, detached additional dwelling units and new homes.
- Milton will expand e-permitting to other permit types including larger residential developments.

Initiative	Due Date	Status
Development Services Public Portal	2023-12-12	Completed
Milestones	Due Date	Status
Program Testing	2023-06-30	Completed
Public Portal Go Live	2023-11-30	Completed

Initiative 4: Official Plan Update

Establishing a comprehensive planning framework to meet long-term housing needs.

- The Official Plan amendment will define land use policies, guide future development by specifying locations and timelines for various types of residential development, including greater flexibility to unlock missing middle options, and identify essential infrastructure and public facilities needed in the community.

Initiative	Due Date	Status
Official Plan Update	2024-11-30	Delayed*
Milestones	Due Date	Status
Assemble Draft Official Plan Policies for Public Engagement	2024-03-01	Completed
Public Meeting Required Under the Ontario Planning Act	2024-05-30	Completed
Prepare and Present a New Official Plan to Council for Adoption	2024-11-30	Delayed*

*The timeline for updating the Official Plan was delayed due to new provincial regulations introduced in October 2024. The final Official Plan will be submitted to Council for approval in March 2025.

Initiative 5: Residential/Non-Residential Take Up/Land Needs Implementation Plan

Projecting long-term population and employment growth to assess affordable housing needs.

- A detailed study of projected growth, including residential and non-residential land needs, will help Milton to evaluate affordable housing demand and assess the impact of introducing an inclusionary zoning policy.

Initiative	Due Date	Status
Residential/Non-Residential Take Up/Land Needs Implementation Plan	2025-02-28*	On track
Milestones	Due Date	Status
Phase 1	2024-09-30*	Completed
Phase 2	2025-02-28*	On Track

*The timeline for this initiative was extended so that the town could align study input to changes in the legislative and policy landscape at the provincial level, including planning changes and new immigration targets.

Initiative 6: Transportation Master Plan Update

Aligning transportation policies to support greater intensification and high-density development in urban expansion areas.

- Updates to Milton’s Transportation Master Plan will focus on existing and newly developing areas and create a coordinated, integrated multi-modal system to meet the needs of transit users, pedestrians, cyclists, and drivers, including development of an Active Transportation Strategy.

Initiative	Due Date	Status
Transportation Master Plan Update	2024-03-29	Completed
Milestones	Due Date	Status
Presentation and Approval by Council of a Finalized Transportation Master Plan	2024-03-29	Completed

Initiative 7: Financial Incentives for Rental and Affordable Housing

Creating an incentive program to promote purpose-built rental housing and affordable housing, with a focus on high-density developments near transit.

- Milton will provide a building permit fee rebate of up to \$2,500 per purpose-built rental and/or affordable housing unit, to promote additional supply of these high-demand housing types.

Initiative	Due Date	Status
Financial Incentives for Rental and Affordable Housing	2025-12-31	On track
Milestones	Due Date	Status
Design Program	2024-02-28	Completed
Council Approval of Program	2024-03-31	Completed
Implementation of Program	2025-12-12	On Track

Initiative 8: Affordable Housing Strategy

Implementing an affordable housing strategy supported by dedicated resources.

Dedicated staff will implement an affordable housing strategy, liaise with non-market housing providers and other levels of government, guide projects through the development and permitting process, and identify lands for affordable non-market housing.

Initiative	Due Date	Status
Dedicated staff for affordable housing strategy	2025-12-31	On Track
Milestones	Due Date	Status
Job Design	2024-01-31	Completed
Council Approval of Program	2024-02-28	Completed
Implementation of Program	2025-12-31	Not Started