

A by-law to delegate authority for an Affordable Rental  
Housing Community Improvement Plan

WHEREAS , Section 28 of the *Planning Act* R.S.O. 1990, c. P.13 as amended (hereinafter the "*Planning Act*"), states that where a by-law has been passed to designate a community improvement project area, the Council may put in place a community improvement plan identifying measures that the municipality may take to facilitate and accelerate community improvement within the community improvement project area;

AND WHEREAS , Council has adopted an Affordable Rental Housing Community Improvement Plan which includes Capital Grants and grants-in-lieu of certain municipal fees;

AND WHEREAS, Sections 8, 9 and 11 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, (hereinafter the "*Municipal Act, 2001*") confer broad authority on municipalities including lower-tier municipalities, governing their affairs, and to provide any service or thing that the municipality considers necessary or desirable;

AND WHEREAS, Section 23.1 of the *Municipal Act, 2001*, provides that a municipality may delegate its powers and duties under this or any other Act to a person or body;

AND WHEREAS, Council desires to delegate to the City Manager the authority to approve the granting of the financial incentives in accordance with the Affordable Rental Housing Community Improvement Plan;

AND WHEREAS, Section 23.1(2)(5) of the *Municipal Act, 2001*, provides that a delegation may be subject to conditions and limits as the Council of a municipality considers appropriate;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. In this by-law,
  - a. "Application" means an application for the granting of incentives under programs identified in the Affordable Rental Housing Community Improvement Plan, those being the Multi-Residential Rental Incentive Program and the Gentle Density Incentive Program, enabling programs, and "Applications" has the same meaning as singular;
  - b. "City Manager" means the Chief Administrative Officer for the Corporation;
  - c. Corporation means The Corporation of the City of Mississauga;
  - d. "Council" means the elected Council of The Corporation of the City of Mississauga;
  - e. "Director" means the Director of City Planning Strategies, Planning and building Department or his/her delegate;
  - f. "Planning and Development Committee" means the Standing Committee of Council as constituted and governed by the City's Council Procedure By-Law 139-13, as may be amended or its successor.

2. Subject to Section 3 of this By-law, Council delegates to the City Manager all of the Council's powers to consider, determine whether to grant approvals, and if so determine to grant the approval for any Application made pursuant to the Affordable Rental Housing Community Improvement Plan.
3. Applications made to the Affordable Rental Housing Community Improvement Plan shall be subject to the following:
  - a. An Application shall be filed with the Director;
  - b. The Director may require a meeting with the applicant to discuss the Application;
  - c. Upon the Director's determination that the Application is complete, the Director shall forward the Application along with a recommendation report to the City Manager.
4. The Director shall prescribe all forms necessary to implement all the incentive programs of the Affordable Rental Housing Community Improvement Plan and may amend such forms as the Director deems necessary.
5. The City Manager is authorized to undertake all acts necessary to carry out the authority vested in him/her/them under this By-law.
6. The City Manager may refer an application to Planning and Development Committee for Council's approval if, in the City Manager's opinion, the application should be considered by Council.
7. That the City Manager and City Clerk, and their designates, are authorized to approve and execute any and all required documentation, including any amendment, renewal or extension agreements and any ancillary documents pertaining to the grant of approvals for any Application, in a form satisfactory to the City Solicitor.

ENACTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Approved by Legal Services <b>City Solicitor</b> City of Mississauga

Katie Pfaff
Date: July 23, 2024

\_\_\_\_\_  
MAYOR

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CLERK