

THE REGIONAL MUNICIPALITY OF PEEL

BY-LAW NUMBER 15-2024

A by-law to authorize the entering into of a municipal housing project facilities agreement for the provision of affordable housing at 12560, 12550, 12540, and 12530 Kennedy Road, Caledon.

WHEREAS section 110 of the *Municipal Act, 2001, S.O. 2001, c. 25* grants municipalities the authority to enter into agreements with private and non-profit sector entities for the provision of municipal capital facilities and to provide financial and other forms of assistance to such entities;

AND WHEREAS, Ontario Regulation 603/06 prescribes municipal housing project facilities used for affordable housing as eligible municipal capital facilities;

AND WHEREAS, pursuant to Ontario Regulation 603/06, in order to enter into a Municipal Housing Project Facilities Agreement under section 110 of the *Municipal Act, 2001*, council of a municipality must enact a municipal housing facility by-law;

AND WHEREAS, Regional Council enacted By-law 49-2020 (the "Municipal Housing Facility By-law") to permit the Regional Corporation to enter into municipal housing project facilities agreements under subsection 110(1) of the *Municipal Act, 2001*;

AND WHEREAS, the Municipal Housing Facility By-law sets out the terms and conditions to be included in a municipal housing project facilities agreement, including the requirement, as also prescribed by Ontario Regulation 603/06, that all the housing units to be provided as part of the municipal capital facilities fall within the definition of "affordable housing" as that term is defined in the Municipal Housing Facility By-law;

AND WHEREAS, Strawberry Fields Residences (Chacon) Inc., Chacon Developments Inc., Chacon Strawberry Fields Inc., and/or any entity related to or affiliated with any of the foregoing, has agreed to provide affordable housing at the property located at 12560, 12550, 12540, and 12530 Kennedy Road, Caledon (the "Project Lands");

AND WHEREAS, the portions of the Project Lands identified in Schedule "A" are to be primarily used for affordable housing (the "Project");

AND WHEREAS, Regional Council is desirous of entering into a municipal housing project facilities agreement with Strawberry Fields Residences (Chacon) Inc., Chacon Developments Inc., Chacon Strawberry Fields Inc., and/or any entity related to or affiliated with any of the foregoing, for the provision of municipal housing project facilities on the Project Lands, for use as affordable housing;

AND WHEREAS, prior to entering into a municipal housing project facilities agreement, the Municipal Housing Facility By-law requires that Regional Council enact a by-law in respect of those facilities;

NOW THEREFORE, the Council of the Regional Corporation enacts as follows:

1. That The Regional Municipality of Peel is authorized to enter into a municipal housing project facilities agreement pursuant to subsection 110(1) of the *Municipal Act, 2001* and By-law 49-2020 with Strawberry Fields Residences (Chacon) Inc., Chacon Developments Inc., Chacon Strawberry Fields Inc., and/or any entity related to or affiliated with the foregoing, for the provision of municipal housing project facilities, for use as affordable housing to be developed on the Project Lands, providing for funding in the amount of up to Seven Million, One Hundred and Nineteen Thousand, Two Hundred and Ninety Nine Dollars (\$7,119,299) in respect of the Project;
2. That the Project's affordable housing units shall be made available to eligible households from The Regional Municipality's Waiting List, as defined in By-law 49-2020, and/or through an alternative selection process determined by the parties to the municipal housing project facilities agreement and identified therein.

READ THREE TIMES AND PASSED IN OPEN COUNCIL this 21st day of March, 2024.

Regional Clerk

Regional Chair