

**Ministry of Municipal Affairs  
and Housing**

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**Ministère des  
Affaires municipales  
et du Logement**

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July 15, 2024

Giulio Cescato  
Director of Planning and Urban Design  
Planning and Development Services  
City of Markham  
[gcescato@markham.ca](mailto:gcescato@markham.ca)

Dear Giulio Cescato:

**Subject: Milliken Secondary Plan – Approval Authority**

It was a pleasure to meet with you and other City staff on June 24, 2024, to discuss the removal of land use planning authority from the Region of York which came into effect on July 1, 2024, and the working relationship we will have as a result going forward.

At our meeting, City staff raised a question about the proposed Milliken Centre Secondary Plan Official Plan Amendment and whether it would be subject to the approval of the Minister, given its anticipated adoption date this month and its overlap with a protected major transit station area (i.e., the Milliken GO Station).

As you may be aware, amendments to Ontario Regulation 525/97 were recently filed to exempt most official plan amendments of the City and other lower-tier municipalities from the Minister's approval, with certain exceptions. One such exception is lower-tier official plan amendments that add, amend or revoke policies required in respect of protected major transit station areas, in accordance with subsection 16(18) of the *Planning Act*.

While we recognize York Region established protected major transit station areas through its Official Plan (identified boundaries and overarching minimum density targets), the *Planning Act* still requires lower-tier municipalities to include additional details in their own official plans that set out the authorized uses of land and minimum densities of buildings and structures within protected major transit station areas.

Based on a cursory review, the proposed Milliken Centre Secondary Plan includes policies that would establish authorized uses and minimum block densities (floor space index) for lands within the Milliken Protected Major Transit Station Area. As a result, the

proposed Milliken Centre Secondary Plan, once adopted, would be subject to the approval of the Minister.

As a result, once it has been adopted, it should be submitted to our office along with the record and if applicable the fee as required in accordance with the *Planning Act* along with the applicable [MMAH Form](#). Please note the current fee for a non-exempt official plan amendment (adopted under Section 17 of the *Planning Act*) is \$14,065, payable to the Minister of Finance. The Minister or delegate can consider waiver of these fees where requested.

If you have any questions or require any further information, please contact Maya Harris directly at [maya.harris@ontario.ca](mailto:maya.harris@ontario.ca).

We look forward to working together in the future.

Sincerely,

*L. Miller*

Laurie Miller,  
Regional Director