

Staff Report

Report To: Community Services Committee
Report From: Pamela Coulter, Director of Community Services
Meeting Date: November 16, 2022
Report Code: CS-22-149
Subject: Bill 23 – More Homes Built Faster Act - Changes Proposed to the Ontario Planning Act and Ontario Heritage Act

Recommendations:

THAT in consideration of Staff Report CS-22-149 respecting Bill 23 – More Homes Built Faster Act – Changes Proposed to the Ontario Planning Act and Ontario Heritage Act, the Community Services Committee recommends that City Council:

1. Directs staff to forward this report to the Province of Ontario as the City's comments on *Bill 23 More Homes Built Faster Act, 2022* and the associated consultations posted on the Environmental Registry and Ontario Regulatory Registry respecting amendments to the *Planning Act, Heritage Act and Conservation Authorities Act*;
2. Directs staff to forward this report to the Standing Committee on Heritage, Infrastructure and Cultural Policy as the City's comment;
3. Requests that the province extend the commenting period on *Bill 23 More Homes Built Faster Act, 2022* to allow for additional review and consultation time; and
4. Directs staff to share the report with the County of Grey, Grey Sauble Conservation Authority, and the MPP.

Highlights:

- Bill 23, *More Homes Built Faster Act, 2022* was released on October 25, 2022, with proposed changes to several pieces of legislation including the *Planning Act*, the *Development Charges Act*, the *Conservation Authorities Act*, the *Ontario Heritage Act*, and the *Ontario Land Tribunal*. The deadline for comments is November 24, 2022.
- This report summarizes the changes and outlines the potential impacts on the City along with how it may impact our relationship with the Grey Sauble Conservation Authority.
- This report, along with Attachment 1, is to be shared with the Standing Committee on Heritage, Infrastructure and Cultural Policy as the City's comments on Bill 23, *More Homes Built Faster Act, 2022*.

Strategic Plan Alignment:

[Strategic Plan](#) Priority: This report supports the delivery of Core Service

Previous Report/Authority:

[CS-22-084 Bill 109](#)

Grey County Staff report [PDR-CW-37-22](#)

Staff support the comments and recommendations of the County in this report. The comments of the County are reflected in the comments of the City in Attachment 1.

Background:

In 2021, the Province established the Provincial Housing Affordability Task Force to recommend measures to increase the housing supply in Ontario. The Provincial Affordable Housing Task Force released their report earlier this year and made several recommendations for the province.

In response to the report, Bill 109 was approved earlier this year, with critical elements set to take effect on January 1, 2023.

Bill 23, *More Homes Built Faster Act, 2022*, was released on October 25, 2022, with proposed changes to several pieces of legislation, including the *Planning Act*, the *Development Charges Act*, the *Conservation Authorities Act*, the *Ontario Heritage Act*, and the *Ontario Land Tribunal*.

The deadline for comments is November 24, 2022.

Given that the proposed changes were released on October 25, 2022, the commenting window leaves minimal opportunity for municipal councils to review and provide comments. It is recommended that the province extend the commenting window to January 1, 2023 to allow for more fulsome consultation on the proposed changes.

The purpose of this report is to provide a summary of the fundamental changes to the *Planning Act* and *Ontario Heritage Act*. The impacts of changes to the *Development Charges Act* will be addressed through Corporate Services in a separate report.

Prior to preparing this report, staff attended a session hosted by Grey County with planners from Grey County to discuss the proposed changes and the impacts on municipalities.

Analysis:

Attachment 1 outlines the proposed changes and the potential impacts on the City, along with how they may impact our relationship with the Grey Sauble Conservation Authority.

This report, together with Attachment 1, should be sent to the Standing Committee on Heritage, Infrastructure and Cultural Policy as the City's comments on Bill 23, *More Homes Built Faster Act, 2022*.

Financial Implications:

Significant financial impacts, particularly about the proposed changes to the *Development Charges Act* and the role of Conservation Authorities respecting Natural Heritage comments.

Communication Strategy:

This report will be shared with the Standing Committee on Heritage, Infrastructure and Cultural Policy as the City's comments on Bill 23, More Homes Built Faster Act, 2022.

The County of Grey may request a deputation before the Standing Committee to provide input on Bill 23. City staff support the County in this initiative.

Consultation:

County of Grey Planning Staff and other municipal planners in the County of Grey.

Several reviews by legal firms outlined the changes and proposed impacts.

Attachments:

Attachment 1 Summary of Proposed Changes to the Planning Act and Ontario Heritage Act and City Staff Comment and Impact of Change

Recommended by:

Pamela Coulter, Director of Community Services, RPP

Submission approved by:

Tim Simmonds, City Manager

For more information on this report, please contact Pamela Coulter, Director of Community Services, at pcoulter@owensound.ca or 519-376-4440 x. 1252.