



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations, Planning and Development Services
Meeting Date: April 4, 2023
Report Number: PDS.23.001
Title: Public Meeting Request Bill 109 and Bill 23 Service Delivery Options
Prepared by: Adam Smith, Director of Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PDS.23.001, entitled “Public Meeting Request Bill 109 and Bill 23 Service Delivery Recommendations”;

AND THAT Council direct Staff to proceed with a Public Meeting to receive comments on prospective amendments to various by-laws impacted by Bill 109: More Homes For Everyone Act and Bill 23: More Homes Built Faster Act;

B. Overview

The Public Meeting requested in this report is in response to the impacts on service delivery for Planning and Development Services based on the Ontario Government passing Bill 109, More Homes for Everyone Act and Bill 23, More Homes Built Faster Act.

C. Background

On March 30, 2022, the provincial government introduced Bill 109, the More Homes for Everyone Act, 2022. Bill 109 proposes several amendments to existing legislation, including the Planning Act, the Development Charges Act, 1997, the City of Toronto Act, 2006, the New Home Construction Licensing Act, 2017 and the Ontario New Home Warranties Plan Act.

The Minister of Municipal Affairs and Housing has indicated that the purpose of Bill 109 is to increase housing supply and choice for families and individuals across the province. According to the government, Bill 109 will implement some of the Housing Affordability Task Force’s recommendations, outlined in a report released in February 2022.

Bill 109 received Royal Assent on April 14, 2022 with many of its policies coming into force on January 1, 2023.

On October 25, 2022, the Province introduced Bill 23, More Homes Built Faster, 2022, which received royal assent on November 28, 2022. Bill 23 amends nine different statutes and

introduces a new statute regarding the construction of servicing infrastructure in the Regions of Durham and York. Bill 23 makes numerous amendments to the Planning Act aimed at further streamlining the development approval process.

D. Analysis

Collectively, Bill 23 and Bill 109 have resulted in major changes in the practice of land-use planning across Ontario. The focus of the proposed public meeting will be to amend various by-laws that are either directly impacted by the two new Acts or indirectly based on tightening statutory timelines and increased risks faced by municipality in light of the emphasis on creating a more efficient approval process.

The proposed by-laws to be amended are provided below as is the basis for doing so:

- By-law 2021-61 Being a By-law detailing certain Delegation of Powers and Duties by the Municipality
 - Consideration for delegating additional decisions to staff to broaden capacity for files impacted by Bill 109.
- By-law 2010-57 Being a By-law to establish a Site Plan Control Area
 - New as of right permissions due to Bill 23 to be contemplated.
- By-law 2009-55 Being a By-law to Require Applicants to Consult with the Corporation of the Town of The Blue Mountains Prior to Submission of a Development Application
 - Tighter timelines due to Bill 109 requiring additional policy to ensure staff have sufficient materials to review complete submissions and proceed to statutory meetings.
- By-law 2003-31 Being a By-law to require the conveyance of land for park or other public recreational purposes to the municipality as a condition of development or redevelopment
 - Amendments to reflect Bill 23 changes to the conveyance of parkland.

Importantly, there are further amendments to the Town's Official Plan and Zoning By-law that will be required but completed via a distinct process and subject to requirements under the Planning Act.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

F. Environmental Impacts

N/A

G. Financial Impacts

N/A

H. In Consultation With

Shawn Postma, Manager of Community Planning

Michael Benner, Senior Planner

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- April 4, 2023 Committee of the Whole – Initial staff report
- April 17, 2023 Council – recommendation from Committee of the Whole considered by Council
- April 18, 2023 Public Meeting Notice posted
- June 8, 2023 Public Meeting advertised in the Collingwood Connection;
- June 20, 2023 Public Meeting
- August 15, 2023 Committee of the Whole – Followup report to the Public Meeting, attaching comments received in response to the Public Meeting;
- August 28, 2023 Council – recommendation from Committee of the Whole considered by Council, and related By-law, if any

Any comments regarding this report should be submitted to Adam Smith,
directorplanningdevelopment@thebluemountains.ca

J. Attached

N/A

Respectfully submitted,

Adam Smith
Director of Planning & Development Services

For more information, please contact:
Adam Smith, Director of Planning & Development Services
directorplanningdevelopment@thebluemountains.ca

519-599-3131 extension 246

Report Approval Details

Document Title:	PDS.23.001 Public Meeting Request Bill 109 and Bill 23 Service Delivery Recommendations.docx
Attachments:	
Final Approval Date:	Mar 21, 2023

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Mar 21, 2023 - 9:42 AM

No Signature found

Shawn Everitt - Mar 21, 2023 - 12:43 PM