



Hemson Consulting Ltd.

1000 – 30 St. Patrick Street, Toronto, ON M5T 3A3
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December 1, 2022

Dear Clients,

Re: Municipal Finance Changes Arising from Royal Assent of Bill 23

This letter summarizes changes to development charges (DCs), community benefits charges (CBCs), and parkland dedication requirements brought about by Bill 23 (the *More Homes Built Faster Act*) which **received Royal Assent on November 28, 2022**. Special attention is paid to recent amendments to the legislation as well as Transition and Commencement provisions.

The observations below follow our November 16, 2022 comments on the First Reading version of Bill 23.

A. AMENDMENTS TO BILL 23

Three important amendments were incorporated into the final versions of the *Development Charges Act* (DCA) and *Planning Act*, which passed this week:

- The mandatory phase-in of development charges was applied retroactively to by-laws passed on or after **January 1, 2022** (DCA s.5 (6)). Bill 23 had proposed a retroactive date of June 1, 2022.
- Transition rules applying to rental housing discounts for developments which have already paid development charges under an agreement to alter the timing of payment (a Section 27 agreement) have been clarified (DCA s.26.2 (1.3)). Development charges payable prior to Royal Assent of Bill 23 are not subject to these discounts.
- Municipalities may now register agreements with landowners to provide in-kind contributions on title (*Planning Act*, s.37 (7.1) and 7.2)).

B. WHAT CHANGES ARE NOW IN FORCE?

Most changes to development charges, community benefits charges, and parkland dedication requirements came into force on the day of Royal Assent (November 28, 2022). These changes are summarized below.

Table 1: Bill 23 – DCA Changes In Force as of November 28, 2022

Section	Description
Section 2(1)	Exemptions for existing rental residential buildings and a range of residential units in existing and new houses.
Section 2(4)	<p>Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the DCA). Existing by-laws are deemed to be “amended” and no development charges can be collected for housing services from November 28, 2022 onward.</p> <p>Note: Municipalities should immediately amend their development charge pamphlets to indicate that DCs for Housing Services no longer apply.</p>
Section 4.2	Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022.
Section 4.3	Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022.
Section 5(1)	Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022.
Section 5(4)	<p>Studies, including DC studies, are no longer a DC-eligible capital cost. Does not apply retroactively to by-laws that were in force prior to November 28, 2022.</p> <p>Note: Municipalities can continue to collect DCs for studies under by-laws passed before November 28, 2022.</p>
Section 5(6) and Section 5(7)	<p>DC by-laws passed on or after November 28, 2022 must be phased-in according to a prescribed schedule. The phase-in also applies retroactively to by-laws passed on or after January 1, 2022 as well as to the DCs “frozen” under s.26.2 of the DCA.</p> <p>Note: Refunds for DCs paid prior to November 28, 2022 are not required.</p>

Section	Description
Section 9(1)	Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022.
Section 26.1	Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3.
Section 26.2	DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3.
Section 26.3	Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022.
Section 35	Municipalities are now required to spend or allocate at least 60% of reserve balances each year for water supply, wastewater, and services related to a highway beginning in 2023.
Section 60(1)(s.4)	Additional services for which municipalities are required to spend or allocate at least 60% of reserve fund balances may be prescribed through Regulations (none are proposed as of yet).

Table 2: Bill 23 – Planning Act Changes In Force as of November 28, 2022

Section	Description
Section 37 – Community Benefits Charges	<ul style="list-style-type: none"> Land valuation for CBC adjusted to exclude existing development retained on-site following redevelopment. Exclusion is based on gross floor area of new and existing buildings/structures. Agreements with landowners for in-kind contributions may now be registered on title.
Section 42 – Parkland Dedication	<ul style="list-style-type: none"> Alternative Rate Calculation <ul style="list-style-type: none"> Conveyance – 1 ha per 600 units (from 1 ha per 300) Cash-in-lieu – based on 1 ha per 1,000 units (from 1 ha per 500) Caps on Alternative Rate Dedications <ul style="list-style-type: none"> 5 ha and under capped at 10% Over 5 ha capped at 15%

Section	Description
	<ul style="list-style-type: none"> ▪ Other <ul style="list-style-type: none"> ▪ Rates frozen at time of zoning/site plan ▪ Municipalities must spend or allocate 60% of the parkland reserve fund

C. SUMMARY OF CHANGES NOT IN FORCE

Table 3 summarizes the DCA and *Planning Act* changes that will take effect at a date to be determined.

It is noted that section 60(1)(l) of the DCA allows for future regulations to identify services for which land will be an ineligible capital cost. No regulations have been released in this regard.

Table 3: Bill 23 – DCA and Planning Act Changes Not Currently In Force

Section	Description
DCA, Section 4.1	Exemptions for affordable and attainable residential units. Note: Implementation is contingent on the Minister developing a definition of “attainable residential unit” as well as bulletins to establish eligibility and (possibly) standard forms of agreement to assist with administration.
DCA, Section 44(4)	Rules for front ending agreements as they relate to affordable and attainable residential units.
DCA, Section 60(1)(d.2) and 9d.3)	Prescribes developments and criteria related to attainable residential units (section 4.1).
Planning Act, Section 37	Affordable/Attainable residential units as defined by the DCA are excluded from land valuation for CBCs.
Planning Act, Section 42	<ul style="list-style-type: none"> ▪ Affordable/Attainable units as defined by the DCA are exempt from parkland dedication calculation. ▪ Developers can now identify encumbered or stratified land for dedication. ▪ Relating to parkland credits

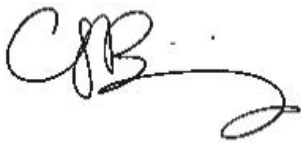
D. HEMSON WILL CONTINUE TO ADVOCATE FOR MUNICIPALITIES

We recognize the legislative changes now in force will increase the administrative burden on municipal finance departments and will significantly reduce the ability of municipalities to fund growth-related infrastructure. Hemson will continue to advocate for municipalities, in partnership with the Municipal Finance Officers' Association (MFOA) and the Association of Municipalities of Ontario (AMO), and will closely monitor the financial impact of the changes.

In the meantime, should you have any questions about how the legislation affects your work please do not hesitate to contact us.

Yours truly,

HEMSON Consulting Ltd.

A handwritten signature in black ink, appearing to read 'C.B.', with a long, sweeping horizontal line extending to the right.

Craig Binning
Partner

November 30, 2022

Hon. Steve Clark
Ontario Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3
Via Email: minister.mah@ontario.ca

Re: Bill 23, More Homes Built Faster Act

Dear Minister Clark,

Town of Orangeville acknowledges Bill 23, titled the More Homes Built Faster Act, 2022 is part of a long-term strategy to provide attainable housing options for families across Ontario. We at the Town understand that Bill 23 is focused on the provincial government's stated goal of having 1.5 million homes built over the next 10 years and aims to do so by reducing bureaucratic costs and delays in construction. While the Province's goals to resolve the housing crisis in the next decade is ambitious and necessary, it could potentially have unintended long-term financial and planning related consequences on municipalities, such as the Town of Orangeville.

On behalf of the Town of Orangeville Council, I put forward a list of concerns of potential unintended consequences arising from Bill 23:

1. Bill 23 could have a direct impact on the state of good repair mandate rolled out by the province in their recent legislation, O.Reg. 588/17. If growth is no longer paying for growth, that means **we may have to reallocate some of our lifecycle asset management dollars**, as required by the same legislation, towards growth related infrastructure.
2. Although we support the overarching message and intention of Bill 23 as it relates to housing affordability, we do question whether **overall quality of life and affordability of our citizens would be severely impacted due to higher taxes** and user fees. The Town of Orangeville has limited cost-recovery avenues, meaning Bill 23 may require cost-recovery within the recent Asset Management plan, resulting in a more significant infrastructure funding gap. This situation will be further exasperated if specific provisions of Bill 23 dilute our ability to cover infrastructure improvements through Development Charges.
3. Town of Orangeville is a fast-growing community with a comprehensive economic outlook for Industrial and Commercial developments. This could be compromised if we find ourselves having to **levy higher development charges for industrial, commercial and institutional (ICI) developments to mitigate loss of Residential Development Charges**.

4. Under the current climate of impending global inflation, the Town is already struggling to keep its service levels affordable. Without any direct financial incentive from the province such as interest-free loans from Infrastructure Ontario, **we will lose our ability to build capacity for growth in service areas like Water and Wastewater.**
5. Improving residential development efficiencies and costs by limiting the role and scope of Conservation Authorities (CA) in the planning approval process is unclear. Like many municipalities, Orangeville relies on Conservation Authority support to provide guidance on natural hazard avoidance and ecological protection to ensure that the provincial policy framework around these issues is upheld in our planning decisions. **If CAs are removed from this advisory role, we must find alternative means in assuring such policies remain adhered-to.** It is unclear how this would improve approval timing efficiencies or save costs to residential developments. It could inevitably shoulder more costs to development in subsidizing municipal costs and/or consultant peer review support.
6. Orangeville supports the province's objectives of lowering costs and improving efficiency for residential development to deliver more housing to Ontarians; However, like many municipalities, our challenges for facilitating more housing within our community are not simply costs and process inefficiencies for developments. Instead, we are challenged by our limited municipal land availability and servicing capacity constraints. We ask that the province **explore actionable measures and tangible resource deployment to support our efforts to increase our land supply and infrastructure servicing capacity.**

According to the Association of Municipalities of Ontario's (AMO) recent submission to the Steering Committee of Bill 23, it states "The province has offered no evidence that the radical elements of the bill will improve housing affordability. It is more likely that the bill will enhance the profitability of the development industry at the expense of taxpayers and the natural environment." As the frontline level of government, municipalities are also eager to resolve the housing crisis and are the most informed on what is needed to create complete communities that Ontarians want and expect. We ask that the province view us as one of the strategic partners in further refining the More Homes Built Faster Act, and open more robust channels of communication and consultation.

Sincerely,



Lisa Post
Mayor

CC Doug Ford, Premier of Ontario
The Honourable Michael Parsa, Associate Minister of Housing
The Honourable Sylvia Jones, Dufferin-Caledon Member of Provincial Parliament
Association of Municipalities of Ontario (AMO)
All Ontario Municipalities



December 15, 2022

Honourable Doug Ford
Premier of Ontario
Premier's Office, Room 281
Legislative Building, Queen's Park
Toronto, ON M7A 1A1

Dear Honourable Ford:

On December 6, 2022 Council for the Town of Mono passed the following resolution regarding the More Homes Built Faster Act, 2022.

Resolution #9-12-2022

Moved by Ralph Manktelow, Seconded by Fred Nix

WHEREAS the More Homes Built Faster Act, will result in changes that severely impact environmental protection, heritage preservation, public participation, loss of farmland and a municipality's ability to provide future services, amenities, and infrastructure, and negatively impact residential tax rates; significantly restrict how municipalities manage growth through implementation of their official plans and the ability to provide essential infrastructure and community services;

AND WHEREAS, Conservation Authorities will no longer be able to review and comment on development applications and supporting environmental studies on behalf of a municipality;

AND WHEREAS, More Homes Built Faster Act will freeze, remove, and reduce development charges, community benefit charges, and parkland dedication requirements that are required to fund infrastructure and create complete communities;

AND WHEREAS, the More Homes Built Faster Act will remove aspects of Site Plan controls and would also remove the ability to regulate architectural details and aspects of landscape design;

AND WHEREAS, the More Homes Built Faster Act proposes sweeping changes to planning in Ontario and significantly impacts the Town of Mono's ability to grow, provide services, and create a healthy community.

NOW THEREFORE BE IT RESOLVED that Council for the Town of Mono requests the Province of Ontario reconsider the More Homes Built Faster Act;

AND THAT Cabinet consent to release of all financial information created on the financial impact of the More Homes Built Faster Act to municipalities, pursuant to Section 12 (2) (b) of the Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. F.31 that permits Cabinet materials to be made public;

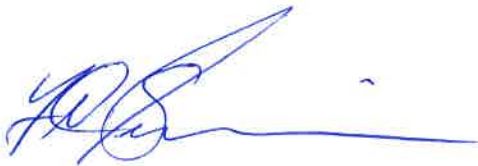
AND THAT a fulsome consultation with all Ontario municipalities, Chiefs of Ontario, Conservation Authorities and the Association of Municipalities of Ontario to commence to ensure the objectives for sound decision-making for housing growth that meets local needs can be reasonably achieved;

AND THAT this resolution be sent to:

*The Association of Municipalities of Ontario (AMO),
the Honourable Doug Ford, Premier of Ontario,
the Honourable Steve Clark, Minister of Municipal Affairs and Housing,
the Honourable David Piccini, Minister of the Environment, Conservation and Parks,
the Honourable Graydon Smith, Minister of Natural Resources and Forestry,
the Honourable Sylvia Jones, Deputy Premier, Minister of Health and MPP, Dufferin-Caledon,
Peter Tabuns, Leader of the Opposition and Interim Leader of the Ontario New Democratic Party,
John Fraser, Interim Leader of the Ontario Liberal Party,
Mike Schreiner, Leader of the Green Party of Ontario,
Toronto and Region Conservation Authority,
Credit Valley Conservation, and
Nottawasaga Valley Conservation Authority.*

"Carried"

Respectfully,



Fred Simpson
Clerk

cc: Hon. Steve Clark, Minister of Municipal Affairs and Housing
Hon. David Piccini, Minister of the Environment, Conservation and Parks
Hon. Graydon Smith, Minister of Natural Resources and Forestry
Hon. Sylvia Jones, Deputy Premier, Minister of Health & MPP Dufferin-Caledon
Hon. Graydon Smith, Minister of Natural Resources and Forestry

Peter Tabuns, Leader of the Official Opposition and Interim Leader of Ontario New Democratic Party

John Fraser, Interim Leader of Ontario Liberal Party

Mike Schreiner, Leader of Green Party of Ontario

Toronto and Region Conservation Authority

Credit Valley Conservation

Nottawasaga Valley Conservation Authority

Association of Municipalities of Ontario

RESOLUTION NO. 2022 - 332

DECEMBER 07, 2022

Moved by:

Seconded by:

WHEREAS the Council of the Municipality of Magnetawan receives the correspondence regarding Bill 23 the Build More Homes Faster Act;

AND WHEREAS Council appreciates and understands that the lack of attainable and affordable housing is an important issue facing the entire Province;

AND WHEREAS Bill 23 will have economic, social, and environmental implications that will affect several acts including but not limited to the *Conservation Authorities Act, Development Charges Act, 1997, Municipal Act, 2001, Ontario Heritage Act, Ontario Land Tribunal Act, 2021, Planning Act* and may make changes to the *Ontario Building Code* along with the financial burden that this legislation will have on municipalities and existing homeowners;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Magnetawan concurs with York Region Council and many others that the legislative program under the umbrella of the Ontario Housing Supply Action Plan must be paused in order to have a more in-depth consultation with municipalities and other stakeholders;

AND THAT this resolution be forwarded to the Honourable Doug Ford, Premier of Ontario, the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Honourable David Piccini, Minister of the Environment, Conservation and Parks, the Honourable Graydon Smith, Minister of Natural Resources and Forestry, the Honourable Peter Tabuns, Leader of the Opposition and interim leader of the Ontario New Democratic Party, the Honourable John Fraser Interim Leader of the Ontario Liberal Party, the Honourable Mike Schreiner, Leader of the Green Party of Ontario, Association of Municipalities of Ontario (AMO) and all Ontario municipalities.

Carried ☒ Defeated ☐ Deferred ☐

Sam Dunnett, Mayor

Recorded Vote Called by: _____

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



Knowing our heritage
we will build our future

**Legislative Services**

Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7

clerks@newmarket.ca
tel.: 905-895-5193
fax: 905-953-5100

December 15, 2022

Sent via email

RE: Bill 23, More Homes Built Faster Act, 2022

I am writing to advise you that at the Council meeting held on December 12, 2022, Council adopted the following recommendations regarding the above referenced matter:

Whereas the Government of Ontario recently passed Bill 23, More Homes Built Faster Act, 2022 without providing meaningful or adequate opportunity for municipalities to provide input on ways to increase the supply of housing and to improve housing affordability in Ontario while ensuring the financial capacity of municipalities to support growth and protection of the environment; and,

Whereas Bill 23 will have significant negative impact on heritage housing, green standards, environmental protection of wetlands, conservation, social housing and other significant areas of concern; and,

Whereas a preliminary analysis of Bill 23 by the Association of Municipalities of Ontario (AMO) indicates the transfer of up to \$1 billion a year in costs from private sector developers to property taxpayers without any likelihood of improved housing affordability while also undermining environmental protection; and,

Whereas the Town of Newmarket has been specifically identified as a growth area, with a target to introduce 12,000 new homes by 2031, despite a lack of sewage capacity until the southern solution as mandated by the province is completed; and,

Whereas municipal estimates vary between a property tax impact of Bill 23 between five and 15 per cent; and,

Whereas a growing number of municipalities have joined in expressing their concern with the negative impacts of Bill 23;

**Legislative Services**

Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7

clerks@newmarket.ca
tel.: 905-895-5193
fax: 905-953-5100

Therefore be it resolved,

1. That the Town of Newmarket formally express its opposition to Bill 23 in its current form and that this resolution be forwarded to the Premier, the Minister of Municipal Affairs and Housing Steve Clark, and MPP Newmarket-Aurora Dawn Gallagher-Murphy; and,
2. That the Town of Newmarket formally submits its inability to meet the stated target of 12,000 new homes by 2031; and,
3. That a copy of this resolution also be sent to the Association of Municipalities of Ontario, and all Ontario municipalities.

Yours sincerely,

Kiran Saini
Deputy Clerk

Copy:
Association of Municipalities of Ontario
All Ontario municipalities

**The Corporation of the City of Cambridge
Corporate Services Department
Clerk's Division
The City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge ON N1R 5W8
Tel: (519) 740-4680 ext. 4585
mantond@cambridge.ca**

December 21, 2022

Re: City of Cambridge - Opposition to Bill 23, More Homes Built Faster Act

Municipalities of Ontario,

At the Special Council Meeting of December 15, 2022, the Council of the Corporation of the City of Cambridge passed the following Motion:

Moved By: Councillor Roberts

Seconded By: Councillor Hamilton

Whereas the More Homes Built Faster Act received Royal Assent on November 28, 2022; and

Whereas these changes that will have significant impacts on several provincial Acts and in turn, significant and longstanding impacts on Ontario municipalities; and

Whereas the Act defines affordable housing as 80% of the market rate; and

Whereas a definition of affordability which is tied to a percentage of market rates remains largely unaffordable for many; and

Whereas the province has restricted the use of inclusionary zoning by limiting it to 5% of dwellings within a development, thereby limiting affordable housing opportunities; and

Whereas the province has restricted the use of inclusionary zoning by capping the time to remain affordable at 25 years, thereby limiting the longevity of housing affordability; and

Therefore, be it resolved that the Cambridge City Council requests that the provincial definition of affordable be based on income and not market rates, and

Be it further resolved that the Cambridge City Council requests that the provincial limitation of 5% of the use of inclusionary zoning within a development be increased; and

Be it further resolved that the Cambridge City Council requests that the provincial timelines regarding the use of inclusionary zoning affordable housing be increased beyond 25 years;

Be it further resolved that the Cambridge City Council requests that the Province reconsider how the More Homes Built Faster Act, 2022, will negatively impact environmental protection, heritage preservation, public participation, and loss of farmland; and

Be it further resolved that Cambridge City Council also supports the resolution passed on December 8, 2022 by the Ontario Big City Mayors regarding the More Homes Built Faster Act.

Should you have any questions related to the approved resolution, please contact me.

Yours Truly,



Danielle Manton
City Clerk

Cc: (via email)
Hon. Premier Ford
Ministry of Municipal Affairs and Housing
Ontario MP's and MPP's
Association of Municipalities of Ontario
All Ontario Municipalities
City of Cambridge Council

December 19, 2022

Via email: slord@wawa.cc

Municipality of Wawa
Attn: Maury O'Neill, CAO/Clerk
40 Broadway Ave
Wawa, ON P0S 1K0

Dear: Mayor and Council

RE: Resolution of Support for Municipality of Wawa – re: Resolution regarding Bill 3, Strong Mayors, Building Homes Act, dated September 20, 2022

On behalf of the Council of the Corporation of the Township of Lake of Bays, please be advised that the above-noted communication was presented at the last regularly scheduled Council meeting on December 13, 2022 and the following resolution was passed.

“Resolution TC/42/2022

BE IT RESOLVED THAT the Council of the Corporation of the Township of Lake of Bays hereby receives and supports the attached resolution from the Municipality of Wawa – re: Resolution regarding Bill 3, Strong Mayors, Building Homes Act, dated September 20, 2022.

AND FURTHER THAT this resolution be forwarded to the Municipality of Wawa, Premier of Ontario, the Minister of Municipal Affairs and Housing, Hon. Graydon Smith, MPP for Simcoe-Muskoka, the Association of Municipalities of Ontario, and other Municipalities in Ontario.

Carried.”

In accordance with Council's direction, I am forwarding you a copy of the resolution for your reference. Please do not hesitate to contact me if you have any questions or require clarification.

Sincerely,



Carrie Sykes, *Dipl. M.A., CMO, AOMC*,
Director of Corporate Services/Clerk
CS/v

Copy to: Premier of Ontario
Local member of Provincial Parliament
Minister of Municipal Affairs and Housing
Association of Municipalities
Municipalities in Ontario

Enclosure: Municipality of Wawa Resolution



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

Tuesday, September 20, 2022

Resolution # RC22159	Meeting Order: 5
Moved by: <i>Cathy Cannon</i>	Seconded by: <i>M. Hayfield</i>

WHEREAS the Government of Ontario, through the Minister of Municipal Affairs and Housing, has introduced Bill 3 which is described as "An Act to amend various statutes with respect to special powers and duties of heads of council";

AND WHEREAS this Bill, if enacted, will initially apply to the City of Toronto and City of Ottawa, but will later be expanded to include other municipalities according to a statement made by the Premier at the 2022 AMO annual conference;

AND WHEREAS this Bill, if enacted, will give Mayors additional authority and powers, and correspondingly take away authority and powers from Councils and professional staff, and will include giving the Mayor the authority to propose and adopt the Municipal budget and to veto some decisions of Council;

AND WHEREAS this Bill, if enacted, will give authority over professional staff to the Mayor, including that of the Chief Administrative Officer;

AND WHEREAS these changes will result in a reduction of independence for professional staff including the CAO, who currently provide objective information to the Council and public and will now take direction from the Mayor alone when the Mayor so directs;

AND WHEREAS these are surprising and unnecessary changes to the historical balance of power between a Mayor and Council, and which historically gave the final say in all matters to the will of the majority of the elected Council; and

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Municipality of Wawa does hereby pass this resolution to petition the Government of Ontario that:

p.2...



The Corporation of the Municipality of Wawa

REGULAR COUNCIL MEETING

RESOLUTION

1. These changes to the Municipal Act, 2001, are unnecessary and will negatively affect the Municipality of Wawa;
2. That if the Ontario Government deems these changes necessary in large single-tier municipalities such as Toronto and Ottawa, that such changes should not be implemented in smaller municipalities;
3. That the Ontario Government should enact legislation clarifying the role of Mayor, Council and Chief Administrative Officer, similar to those recommended by the Ontario Municipal Administrator's Association and those recommended by Justice Marrocco in the Collingwood judicial inquiry of 2020; and
4. That if the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the Planning Act and funding of more affordable housing.

FURTHER, Council of the Corporation of the Municipality of Wawa directs the Clerk to ensure that a copy of this resolution be provided to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the "Standing Committee on Heritage, Infrastructure and Cultural Policy", MPP for Algoma-Manitoulin – Kapuskasing, Michael Mantha, MPP, the Association of Municipalities of Ontario, and other Municipalities in Ontario."

RESOLUTION RESULT		RECORDED VOTE		
<input checked="" type="checkbox"/>	CARRIED	MAYOR AND COUNCIL	YES	NO
<input type="checkbox"/>	DEFEATED	Pat Tait		
<input type="checkbox"/>	TABLED	Cathy Cannon		
<input type="checkbox"/>	RECORDED VOTE (SEE RIGHT)	Bill Chiasson		
<input type="checkbox"/>	PECUNIARY INTEREST DECLARED	Mitch Hatfield		
<input type="checkbox"/>	WITHDRAWN	Melanie Pilon		

Disclosure of Pecuniary Interest and the general nature thereof.

- ☐ Disclosed the pecuniary interest and general name thereof and abstained from the discussion, vote and influence.

Clerk: _____

MAYOR - PAT TAIT	CLERK - CATHY CYR



MUNICIPALITY OF
North Perth
www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

To: Hon. Doug Ford, Premier
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Hon. Michael Parsa, Associate Minister of Housing

December 6, 2022

RE: Bill 23 More Homes Built Faster Act

The Municipality of North Perth appreciates that housing is a top priority for the Province and shares the desire for more homes, especially affordable homes. However, following a high-level review of the proposed legislation, the Municipality of North Perth believes that Bill 23 will do little to accomplish this goal.

Firstly, we appreciate the opportunity to provide comments on this matter, but find it important to acknowledge that staff and Council of the Municipality require more than 30 days to digest and respond to a complex piece of legislation affecting nine existing Acts.

North Perth was disappointed to learn that Bill 23 received Royal Assent on November 28, 2022, despite the Province extending the comment period to December 9th. The Municipality feels that this further proves that although municipalities are the most informed on local housing issues, the Province does not view them as a strategic partner in solution finding and action. As outlined below, the Municipality of North Perth has several concerns to date with the legislation.

The bill, as it is currently written, would eliminate the charges that developers currently pay toward housing. This will eliminate hundreds of millions of dollars that municipalities rely on for housing programs and dramatically reduce municipal affordable housing efforts.

Development Charges (DC) are designed to help municipalities pay for a portion of the capital infrastructure required to support new growth, to ensure that existing taxpayers are not required to subsidize costs of the infrastructure or services needed to support new residents and businesses. Without a new revenue stream to offset DC payments, the legislation hampers the ability of



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municipalities to fund and deliver growth-related infrastructure. The changes to the Development Charges Act fundamentally impacts municipalities' ability to ensure growth pays for growth.

The changes to the various Acts have significant financial impacts on Ontario's municipalities along with their respective taxpayers. It is anticipated that these changes will put additional pressure on property taxes and water and wastewater rates. Property taxes and user fees are crafted to fund projects and programs that communities need, however adding more costs to existing property owners will increase their costs and could negatively impact their ability to keep their current housing affordable. Provincial legislation should not unduly burden homeowners and renters to guarantee the long-term success of solving the housing crisis.

Municipalities are extremely limited in the ways that they can collect revenue, relying on transfers from other levels of government to mitigate property tax rate increases, fund critical infrastructure and balance annual budgets. Municipalities already face an infrastructure funding gap that requires additional financial investments, resources and supports. Planning for increasing additional dwelling units will place more strain on water and wastewater systems which will require upgrading to increase capacity. This will require additional financial resources to manage, at a time when municipalities are already facing increased budgetary pressures due to inflationary costs, increased citizen expectations and the transfer of responsibilities from the Province. Without additional funding or resources from the Province to offset these costs, municipalities will have little option but to put these costs back on the taxpayer.

The amendment that all DC by-laws passed after January 1, 2022 (previously June 1, 2022) must be phased-in for the first five years that the by-law is in force will have an overall negative consequence to the goal of building more housing. The phase-in will delay necessary infrastructure projects to unlock growth while also providing incentives for development projects to be delayed until a new by-law is enacted.

Growth-related infrastructure often centres on the infrastructure itself, but a critical piece towards infrastructure is the land required to build. Land represents a significant cost for some municipalities in the purchase of property to provide



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services to new residents. This is a cost required due to growth and should be funded by new development. Studies, such as Official Plans, are required to establish when, where and how a municipality will grow. These growth-related studies should remain funded by growth. Master Plans and environmental assessments are essential to understand the servicing needs that development will place on hard infrastructure; again, these are necessary studies to inform the servicing required to establish the supply of lands for development. This would restrict the supply of serviced land and would contradict the province's intent to create additional housing units.

Parkland dedication levies exist to ensure that municipal park systems grow alongside other community developments. Increasing the supply and mix of housing is an important goal that we all share; however, sufficient access to parks and greenspace cannot be overlooked as we try to create meaningful alternatives to single-family dwellings. Municipalities already face challenges with the supply of adequate parkland due to the rising costs of land and current limitations under the Planning Act relative to municipal parkland standards. Upper-tier and single-tier municipalities across the province utilize DCs to help fund the construction of new affordable housing units with the goal of providing affordable housing to those in need. The removal of housing services and limiting the tools available to municipalities to support homeless and underhoused people and families will reduce municipality participation in creating affordable housing units, putting further burden on municipal taxpayers.

In order for the Province to successfully achieve the goal of building 1.5 million homes within the next ten years, municipalities must be viewed as strategic partners. As the frontline level of government, municipalities are also eager to resolve the housing crisis and are the most informed on what is needed to create complete communities that the people of Ontario want and expect.

Please consider revisions to the regulations in Bill 23 for more meaningful review and consultation with stakeholders and input from municipalities, and conduct thorough analyses of both short and long-term impacts. To ensure informed implementation of this proposal, alternatives to improve the legislation to effectively create more attainable housing for Ontario need to be considered.



MUNICIPALITY OF

North Perth

www.northperth.ca

A Community of Character

330 Wallace Ave. N., Listowel, ON N4W 1L3

Phone: 519-291-2950

Toll Free: 888-714-1993

Sincerely,

Todd Kasenberg, Mayor
Municipality of North Perth
330 Wallace Ave. N Listowel, ON N4W 1L3
toddkasenberg@northperth.ca

CC:
MPP Matthew Rae
Environmental Registry of Ontario
All Ontario Municipalities

Council Resolution

Moved By Ostrander

Agenda
Item 12.b

Resolution Number
2022-12-14- 768

Seconded By Logel

Council Date: December 14, 2022

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Whereas Northumberland County supports action to increase the supply of housing for Ontarians and specifically to address the affordable housing crisis in Ontario; and

Whereas The Government of Ontario introduced Bill 23, *More Homes Built Faster Act*, 2022 on October 25, 2022 and the Bill received Royal Assent on November 28, 2022, providing insufficient time for newly elected municipal councils to provide fulsome feedback; and

Whereas Municipalities across the province have identified significant financial, environmental, public consultation, and heritage impacts related to the measures identified in Bill 23; and

Whereas The proposed change to subsection 2(4) of the *Development Charges Act, 1997* to remove "Housing Services" from the list of services that can be funded through development charges would result in the immediate removal of the housing services portion of the Northumberland County Development Charge and result in an estimated funding gap of approximately \$17 million over the next 7 years for financing an estimated 250 new affordable units; and

Whereas At current building levels, an estimated 27% increase to the County portion of property taxes would be required to maintain planned investments and services, with additional tax implications anticipated for local lower-tier municipalities;

Be It Resolved That the Council of the Corporation of the County of Northumberland calls upon the Government of Ontario to pause implementation of Bill 23, and engage in meaningful engagement with municipalities and other key stakeholders to address identified concerns in order to achieve the shared goal of increasing housing supply and improving affordability and sustainability; and

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Be It Further Resolved That a copy of this resolution be sent to The Honourable Doug Ford (Premier of Ontario), The Honourable Steve Clark (Minister of Municipal Affairs and Housing), The Honourable Michael Parsa, (Associate Minister of Housing), the Honourable David Piccini (Minister of the Environment, Conservation and Parks and MPP for Northumberland - Peterborough South), the Association of Municipalities of Ontario (AMO), and to all Ontario municipalities; and

Be It Further Resolved That County Council direct staff to provide information on the County website regarding the estimated impacts of Bill 23 on the County levy."

Recorded Vote
Requested by _____
Councillor's Name

Deferred _____
Warden's Signature

Carried *Shandy Prater* _____
Warden's Signature

Defeated _____
Warden's Signature