



County of Brant Planning and Development Committee Report

To: To the Chair and Members of the Planning and Development Committee
From: Jennifer Boyer, Manager of Policy Planning
Date: April 5, 2022
Subject: RPT-22-109 – Proposed Provincial Legislative Changes: *More Homes for Everyone, 2022*
Purpose: For Information

Recommendation

To be received for information.

Key Strategic Priorities

Sustainable and Managed Growth

Healthy, Safe and Engaged Citizens

Effective Communications

Financial Considerations

None.

Background

On Wednesday, March 30, 2022, staff were sent the Provincial news release from the Ontario government introducing proposed legislative changes that morning entitled *More Homes for Everyone Act, 2022*. The proposals are in support the recommendations stemming from the Housing Affordability Task Force Report by way of proposals, and recommending changes to the Planning Act and other related legislation.

Due to this unanticipated release, as of time of writing this report, staff are currently reviewing the proposed changes to the Planning Act, along with the various proposals aimed at reformulating the Provincial planning framework, by way of legislative changes and policy. Consultation is very limited, depending on the proposal, and any proposal feedback listed on the Environmental Registry is due by Friday, April 29, 2022.

Staff presented RPT-22-59 on March 1, 2022 regarding the Housing Affordability Task Force report issued by the Province to provide the government with recommendations on additional measures to address market housing supply and affordability. The Report of the Ontario Housing Affordability Task Force was released publically on February 8, 2022.

Report

Staff will update the Chair and Members of the Planning and Development Committee on our understanding and subsequent communication with MMAH London prior to this meeting on the *More Homes for Everyone Act*, 2022. Please refer to the attachments to this report regarding these various proposed legislative and policy changes which will be discussed at the meeting.

Environmental Registry of Ontario Bulletin # 019-5283, Consultations on the More Homes for Everyone Plan outlines the proposed regulatory legislative changes to the Planning Act and other legislation, such as the Development Charges Act. There are also various policy proposals aimed at increasing housing supply in rural/northern municipalities; increasing the Missing Middle housing/gentle density; and access to financing for not-to profit developers. Also included is a new tool entitled "Community Infrastructure and Housing Accelerator". All are open for 30-day comment period, closing on Friday, April 29, 2022.

The summary of the More Homes for everyone is best summarized in the ERO Bulletin listed above (PDF attached to the report), which is available through the ERO website. Also, the Province has a webpage dedicated to the More Homes for Everyone Plan at <https://www.ontario.ca/page/more-homes-everyone>

Draft New Official Plan

As we are all aware, the County of Brant is currently in the later stages of preparing a New Official Plan review process and have been working diligently with MMAH MSO West (London) to meet Provincial delegated timelines to A Place to Grow conformity by July 1, 2022, which has not changed. The County of Brant draft new Official Plan/Municipal Comprehensive Review was submitted to the Province on August 17, 2021 in which the 90-day one-window review period lapsed on November 17, 2021.

Part of the proposed legislative changes include Section 17 of the Planning Act, regarding the approval of Official Plans by providing the Minister of Municipal Affairs and Housing with new discretionary authorities when making decisions.

- "Stop the clock" if more time is needed to decide on all official plan matters subject to Minister's approval (with transition for matters that are currently before the Minister),
- Refer all or part(s) of an official plan matter to the Ontario Land Tribunal for a recommendation, and
- Forward all of an official plan matter to the Ontario Land Tribunal to make a decision.

(40.1.3) If an Official plan was received by the Minister on or before March 30, 2022, a decision respecting the plan has not been made under subsection (34) before that day and no notice of appeal in respect of the plan was filed under subsection (40) before that day,

- (a) the plan shall be deemed to have been received by the Minister on March 29, 2022; and
- (b) the Minister shall be deemed to have given notice under subsection (40.1) on March 30, 2022.

At this point, we have had no further feedback from the Province or indication if or when the County will receive comments on our draft New Official Plan. However, based on these proposed legislative and policy changes, if passed prior to the Provincial Writ drop on May 4, 2022, staff will report back as to how this will affect our draft Official Plan in progress.

Attachments

1. ERO Bulletin 019-5283: Consultations on the More Homes for Everyone Plan
2. Bill 109, More Homes for Everyone Act, 2022
3. ERO Act Proposal 019-5284: Proposed Planning Act Changes
4. ERO Policy Proposal 019-5285: Community Infrastructure and Housing Accelerator
5. ERO Policy Proposal 019-5287: Seeking Feedback on Housing Needs in Rural and Northern Municipalities
6. ERO Policy Proposal 019-5286: Opportunities to increase missing middle housing and gentle density, including supports form multigenerational housing
7. ORR Proposal #22- MMAH010: Seeking Feedback on Access to Provincial Financing for Not-for-Profit Housing Providers
8. Provincial Press Release March 30, 2022: Ontario is Making it Easier to Buy a Home

Copy to

1. Alysha Dyjack, Director of Council Services, Clerk
2. Michael Bradley, CAO
3. Senior Management Team
4. Alyssa Seitz, Planning Administrative Assistant/ Secretary Treasurer to the Committee of Adjustment
5. Mat Vaughan, Director of Development Planning
6. Heather Mifflin, Director of Finance

In adopting this report, is a bylaw or agreement required?

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| By-Law required | (No) |
| Agreement(s) or other documents to be signed by Mayor and /or Clerk | (No) |
| Is the necessary By-Law or agreement being sent concurrently to Council? | (No) |