



Meeting Date: April 20, 2022

Submitted by: Michael Di Lullo, CAO

Report No: CAO-12-2022

Subject: Bill 109 – More Homes for Everyone Act

Recommendation:

THAT Report CAO-12-2022, re: Bill 109 – More Homes for Everyone Act be received for information.

Purpose:

The purpose of this report is to update Council in regards to new provincial legislation that is tabled before the legislature – Bill 109, More Homes for Everyone Act, 2022.

Background:

In response to the recent Housing Affordability Task Force Report and the Provincial-Municipal Housing Summit, Minister Steve Clark has tabled **Bill 109, More Homes for Everyone Act, 2022** (Bill 109). Bill 109 is part of a four-year plan to implement the recommendations from the Housing Affordability Task Force Report. The omnibus bill includes changes to the *Development Charges Act, 1997*, *Planning Act, 1990*, and more.

Analysis:

Some of the notable changes proposed include:

Changes to the Development Charges Act, 1997

- Increasing transparency by requiring Treasurer Statement's relating to development charge by-laws available to the public on municipal websites.

Changes to the Planning Act, 1990

- Municipalities that do not process site plan applications and official plan amendment applications within the legislated timelines will need to gradually refund the application fees: 50% of the fee if not processed within 60 days of receiving a completed application, 75% of the fee if not processed within 75 days of receiving a completed application, full refund of the fee if not processed within 120 days of receiving a completed application.
- Creation of a Community Infrastructure and Housing Accelerator, a new tool to help accelerate the municipal planning process. Municipalities would need to pass a council resolution and submit a formal request to the Minister of Municipal Affairs and Housing to utilize the tool.
- Require municipalities with a Community Benefits Charge by-law to publicly consult and undergo a by-law review every 5 years.
- For Transit-Oriented Community developments, alternative parkland dedication rates are amended to allow: for sites with 5 hectares or less, parkland dedication rate is capped at 10% of the land or its value; for sites with more than 5 hectares, parkland dedication rate is capped at 15% of the land or its value.
- For Transit-Oriented Community developments, the Minister of Infrastructure may identify encumbered land to be conveyed for parkland or other public recreational purposes.
- Empower the Minister of Infrastructure to make a regulation to authorize land owners and applicants the use of types of surety bonds and other prescribed instruments to secure agreements for local approval of land use planning matters

The Province has also announced a number of consultations related to housing, available on the Environmental Registry of Ontario and Regulatory Registry.

Staff will review these updates as they apply to the Municipality to ensure that once the bill is passed, that we will report and adhere in accordance to the above noted changes.

Financial Implications:

N/A – not at this time.

Strategic Plan:

This matter aligns with following strategic priorities:

- Responsive Municipal Government
- Sustainable Infrastructure and Services

While Bill 109 has so far only passed first reading in the Legislative Assembly of Ontario, its introduction demonstrates a continued emphasis within the province on addressing market housing supply and affordability.

Attachments:

N/A