

# **Official Plan Amendment 49 Statutory Public Meeting**

**Town-initiated Amendments to implement changes resulting  
from Bill 109, More Homes for Everyone Act, 2022**

# PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> <li>Provide information including advising on applicable legislation that dictates process.</li> <li>Share final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>
Public's responsibility	Learn	Participate	Partner



# Levels of Engagement:



**INFORM**



**CONSULT**



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# Public Notification

Notice of Public Meeting published in Independent & Free Press:

- November 17, 2022
- December 8, 2022

E-mail notification to Halton Hills development community on November 28, 2022

# On the Agenda



1. Bill 109 – fee refund
2. Current application review process
3. Fee refund implications
4. Changes to process to respond to Bill 109
5. Official Plan Amendment to implement changes



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# **1. Bill 109 – Fee Refund**



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# Bill 109, More Homes for Everyone Act

## Planning Application Fee Refunds

- Received Royal Assent by Province of Ontario on April 14, 2022
- Made changes to *Planning Act* requiring municipalities to refund all, or a portion of, fees if decisions not issued within statutory timeframes

	No Refund	50% Refund	75% Refund	100% Refund
ZBA	Decision made within 90 days	Decision made within 91 to 149 days	Decision made within 150 and 209 days	Decision made 210 days or later
Combined OPA/ZBA*	Decision made within 120 days	Decision made within 121 and 179 days	Decision made within 180 and 239 days	Decision made 240 days or later
Site Plan	Decision made within 60 days	Decision made within 61 and 89 days	Decision made within 90 and 119 days	Decision made 120 days or later

\*Only the ZBA fees are subject to a refund for combined OPA/ZBA applications

## **2. Current Application Review Process**

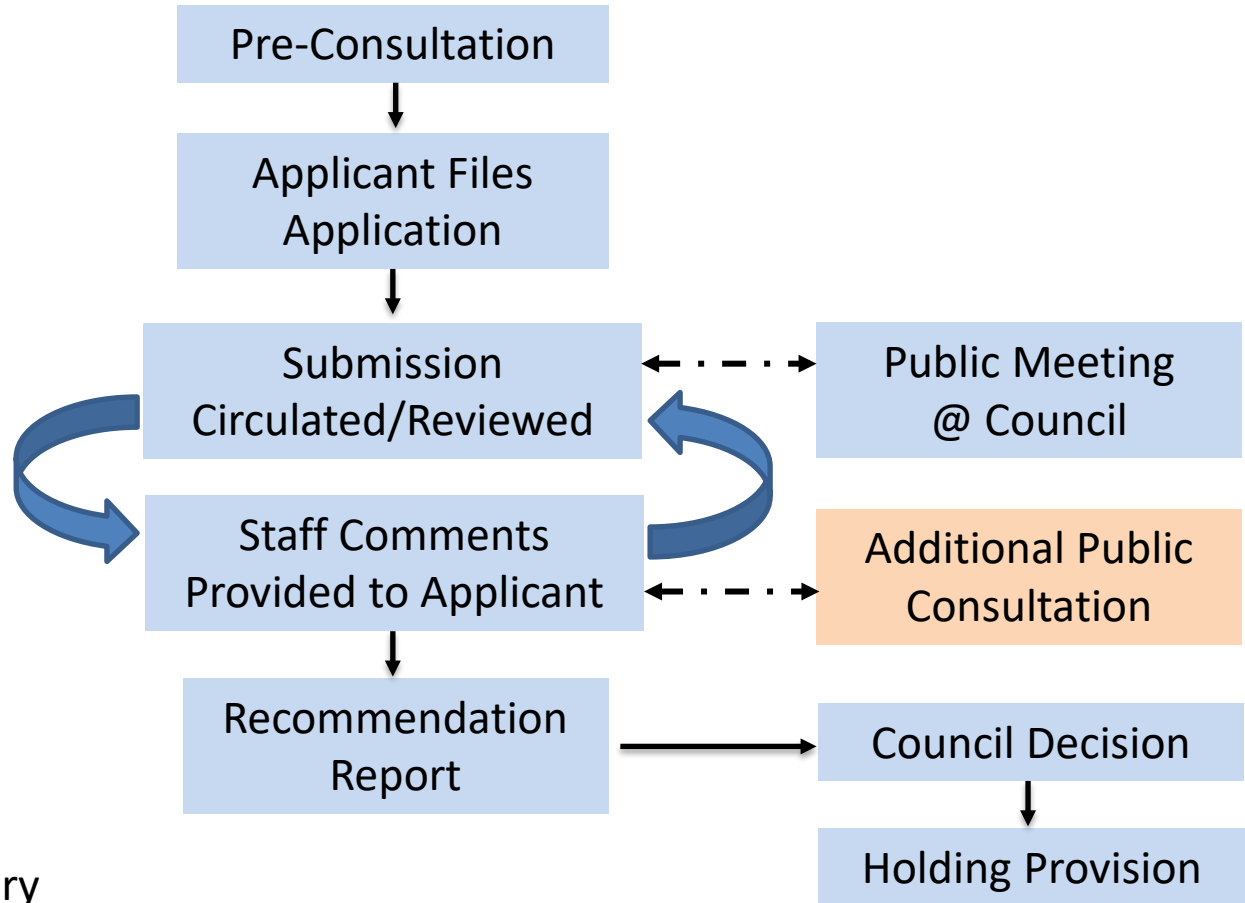


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# Zoning By-law Amendment

## Current Review Process



Required / Statutory

Voluntary/ As Necessary

# **3. Fee Refund Implications**

# Fee Refund – Financial Implications

- Significant impact to a municipal operating budget if applications are not processed within legislated timelines
- Average ZBA and Site Plan fees over past 5 years - \$360,000
- Fee regime established to cover approx. 70% of staff resources required to process and review development applications

# Fee Refund – Process Implications

- Limits opportunity for additional public consultation meetings for ZBAs once a formal application is filed
- Focus on “threshold” or fundamental issues
- Greater number of conditions attached to approvals and more complex post-approval process
- Defer resolution of issues to later application stages
- Possible refusal of applications that don’t submit thorough studies or reach consensus if more time was available

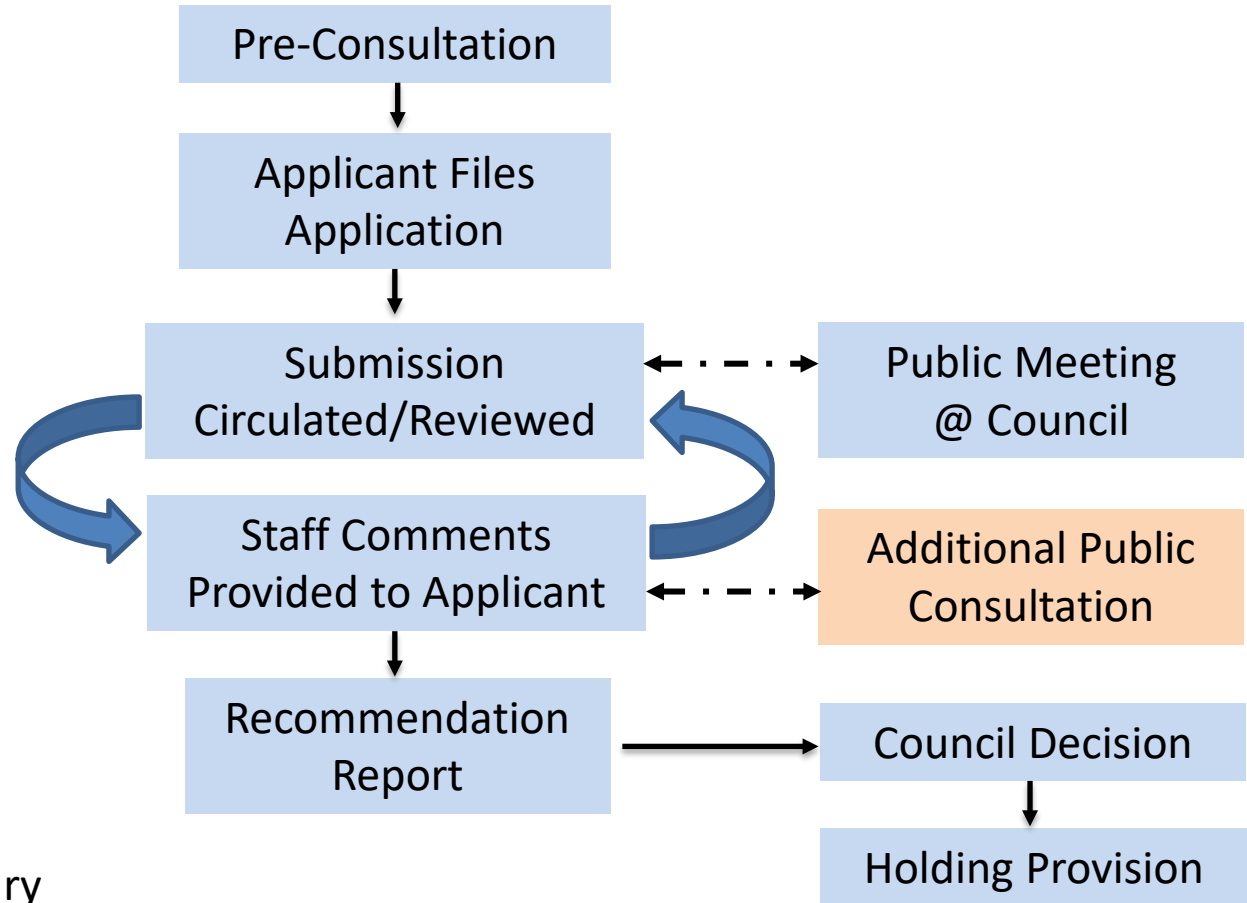
## **4. Changes to Process to Respond to Bill 109**



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# Zoning By-law Amendment

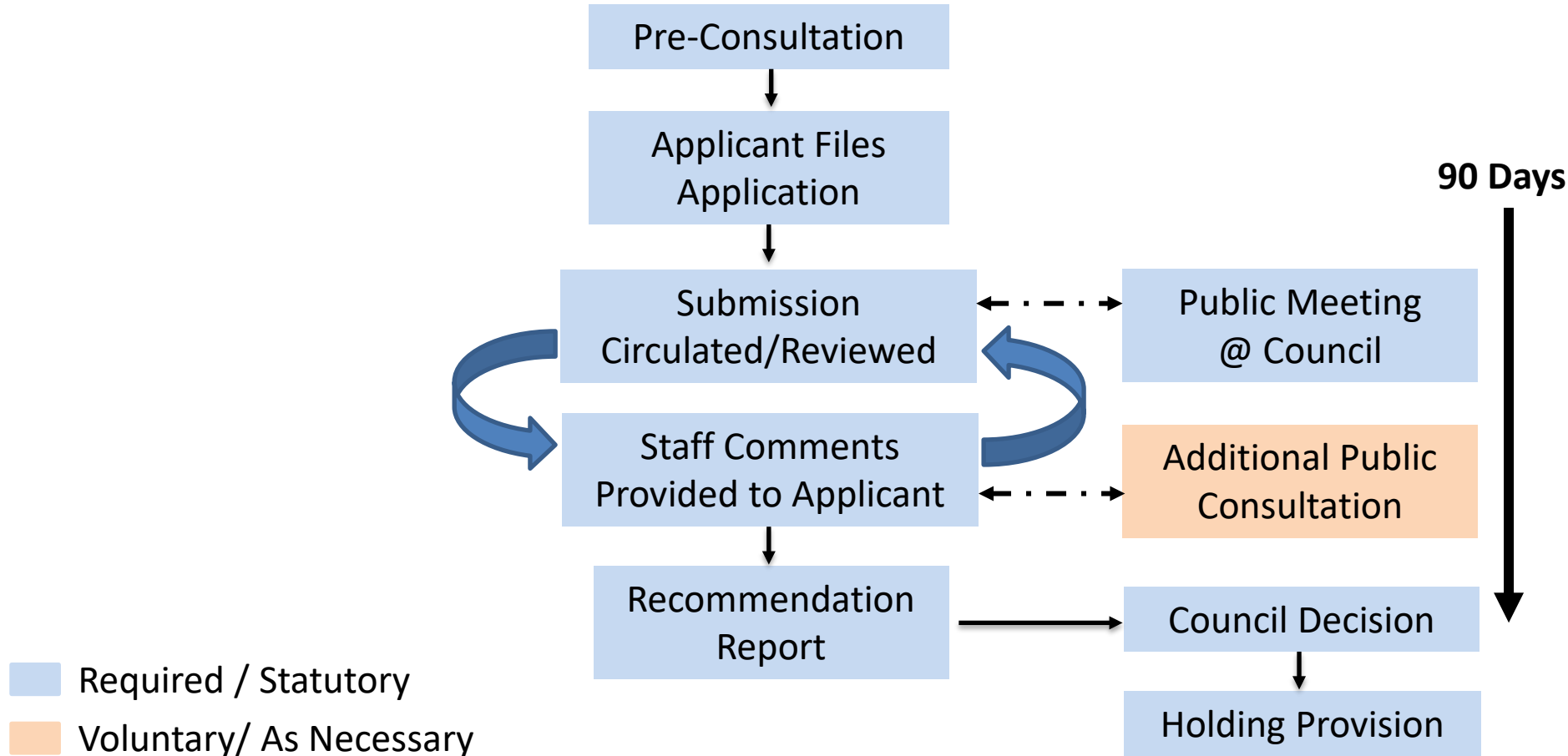
## Current Review Process



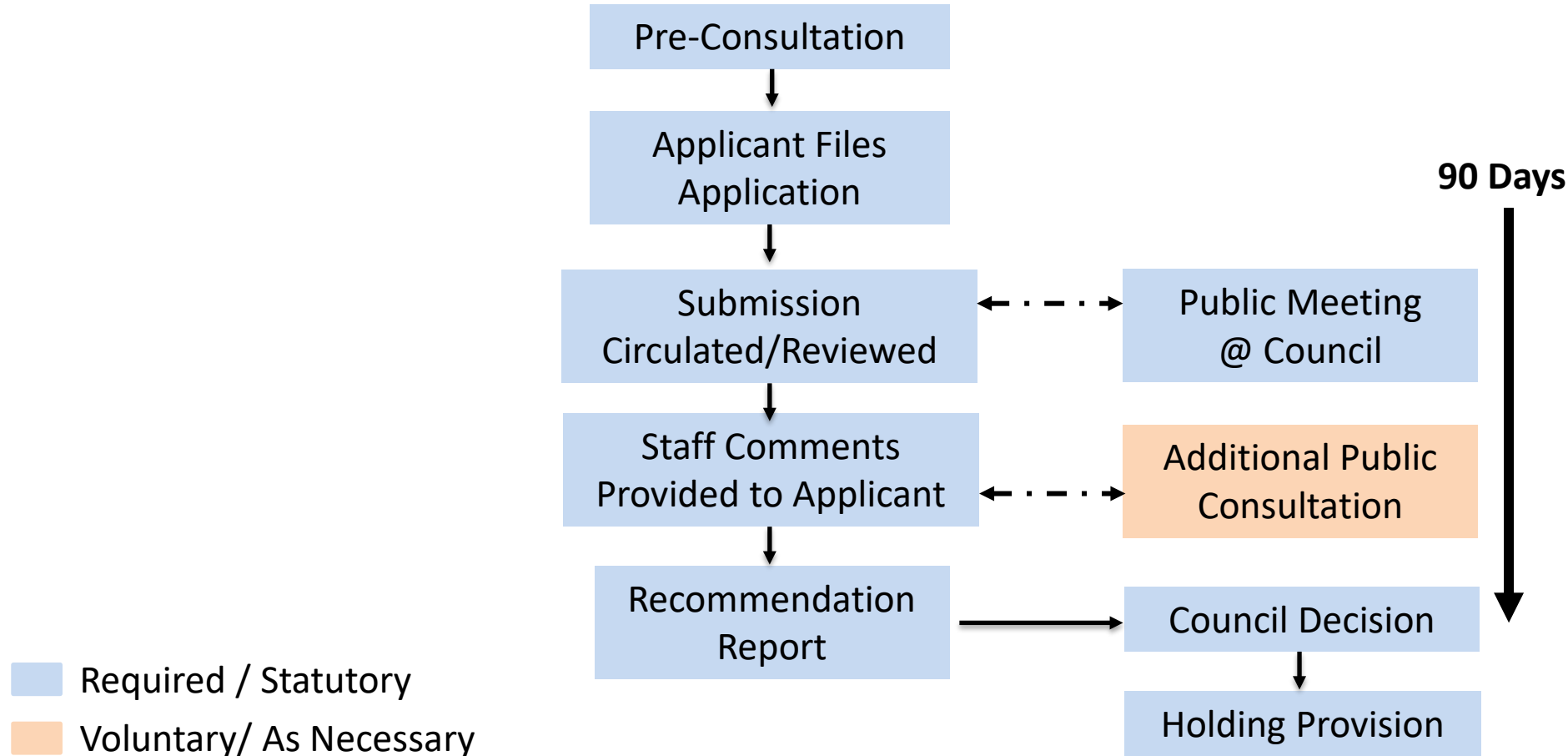
Required / Statutory

Voluntary/ As Necessary

# Zoning By-law Amendment Proposed Changes

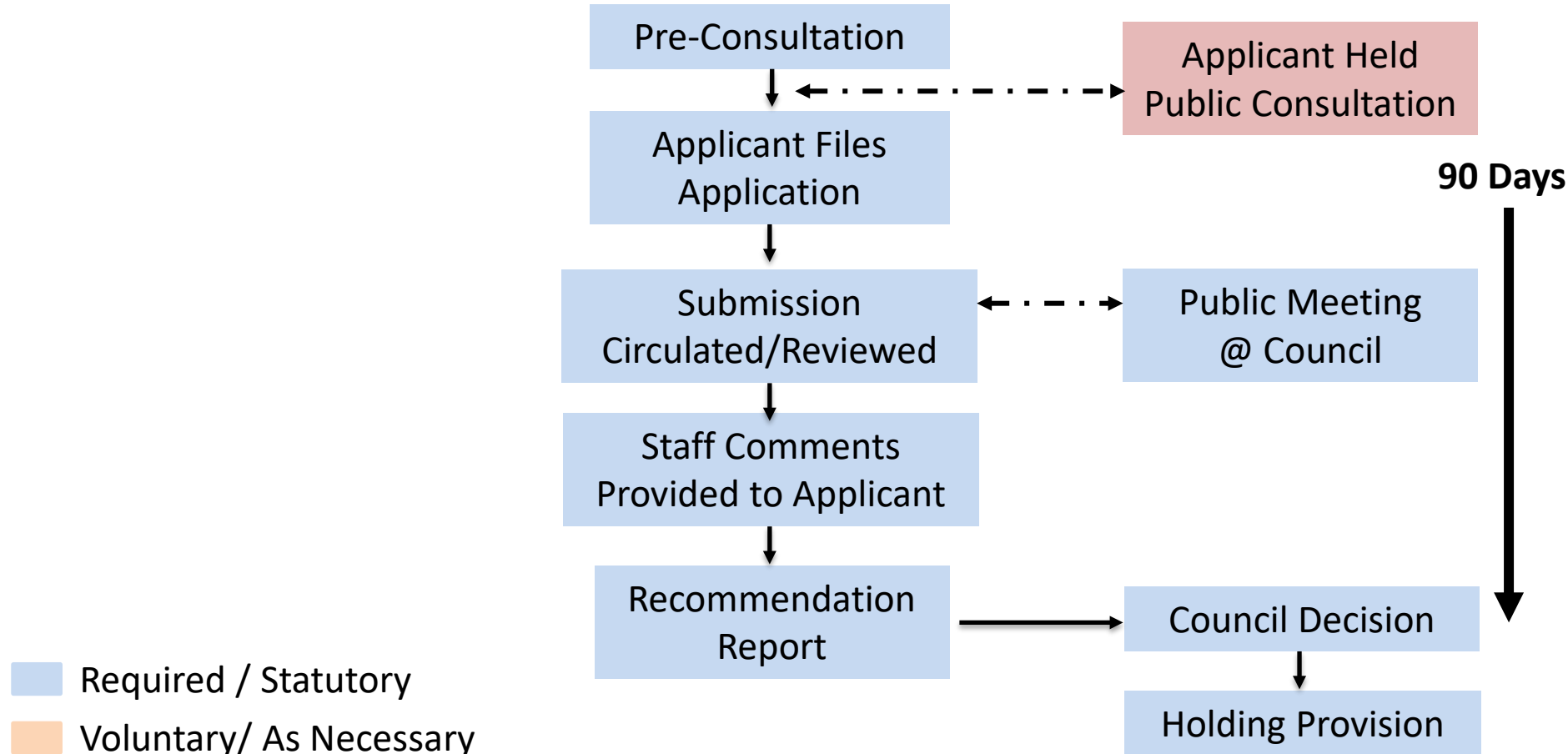


# Zoning By-law Amendment Proposed Changes

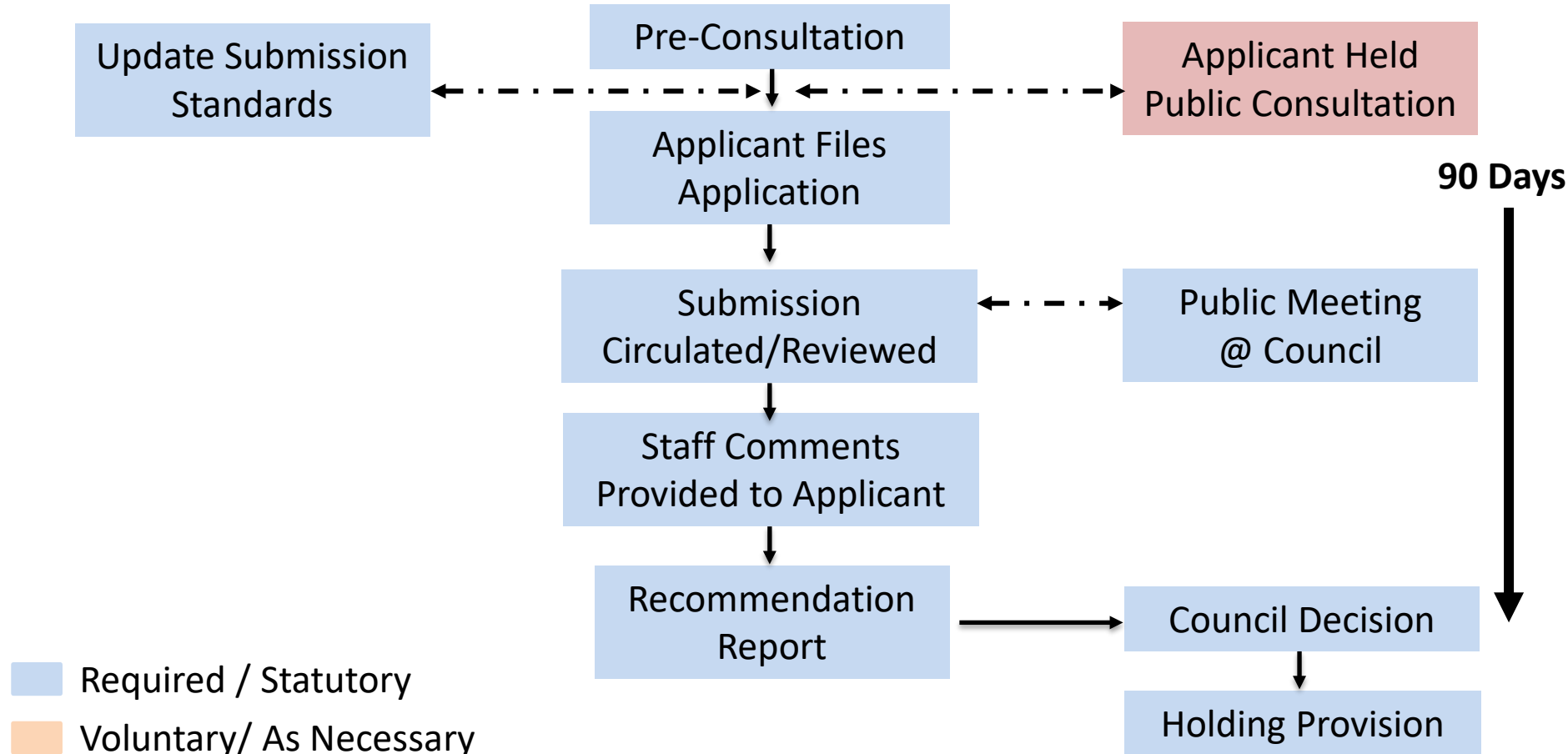




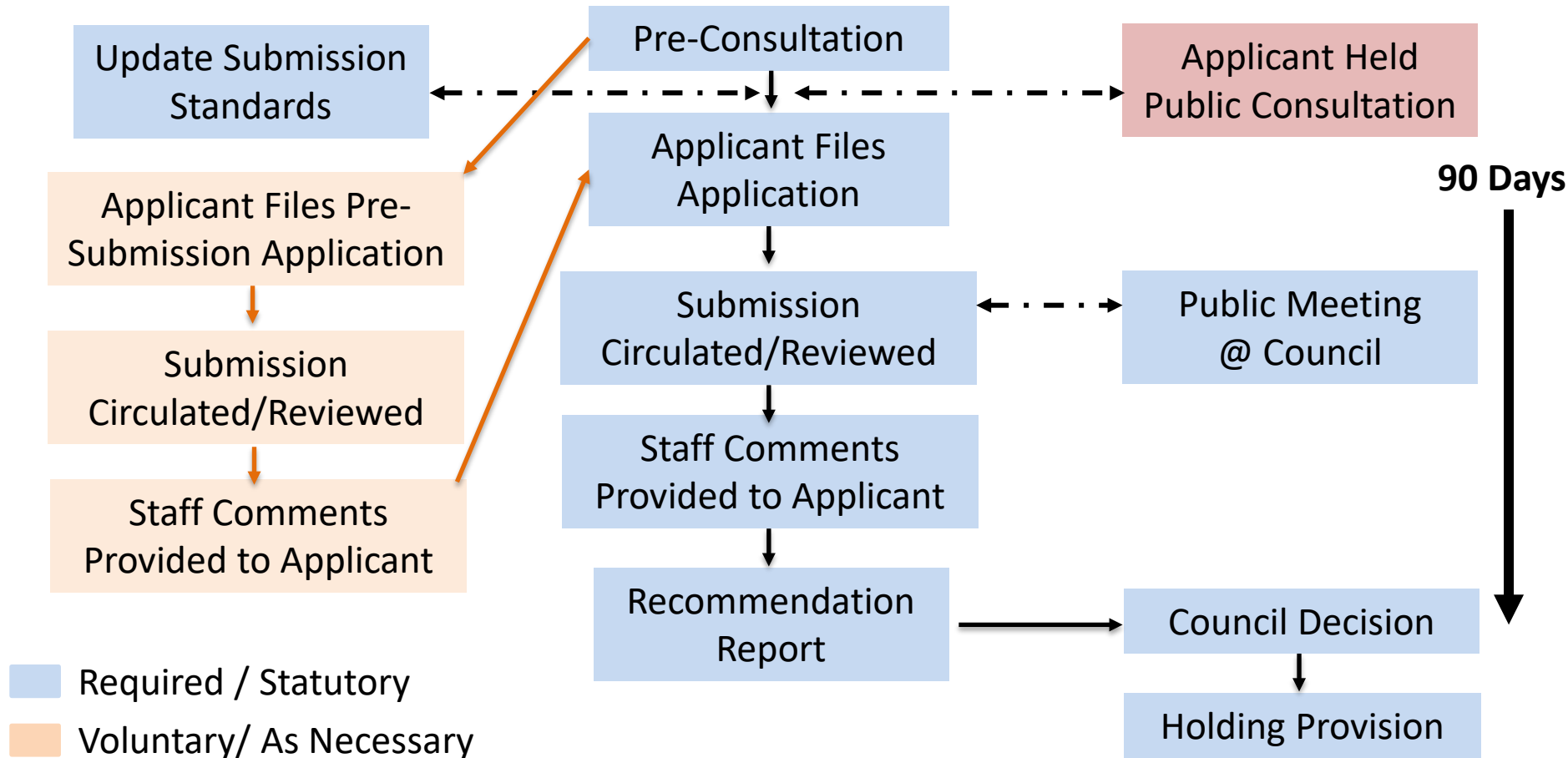
# Zoning By-law Amendment Proposed Changes



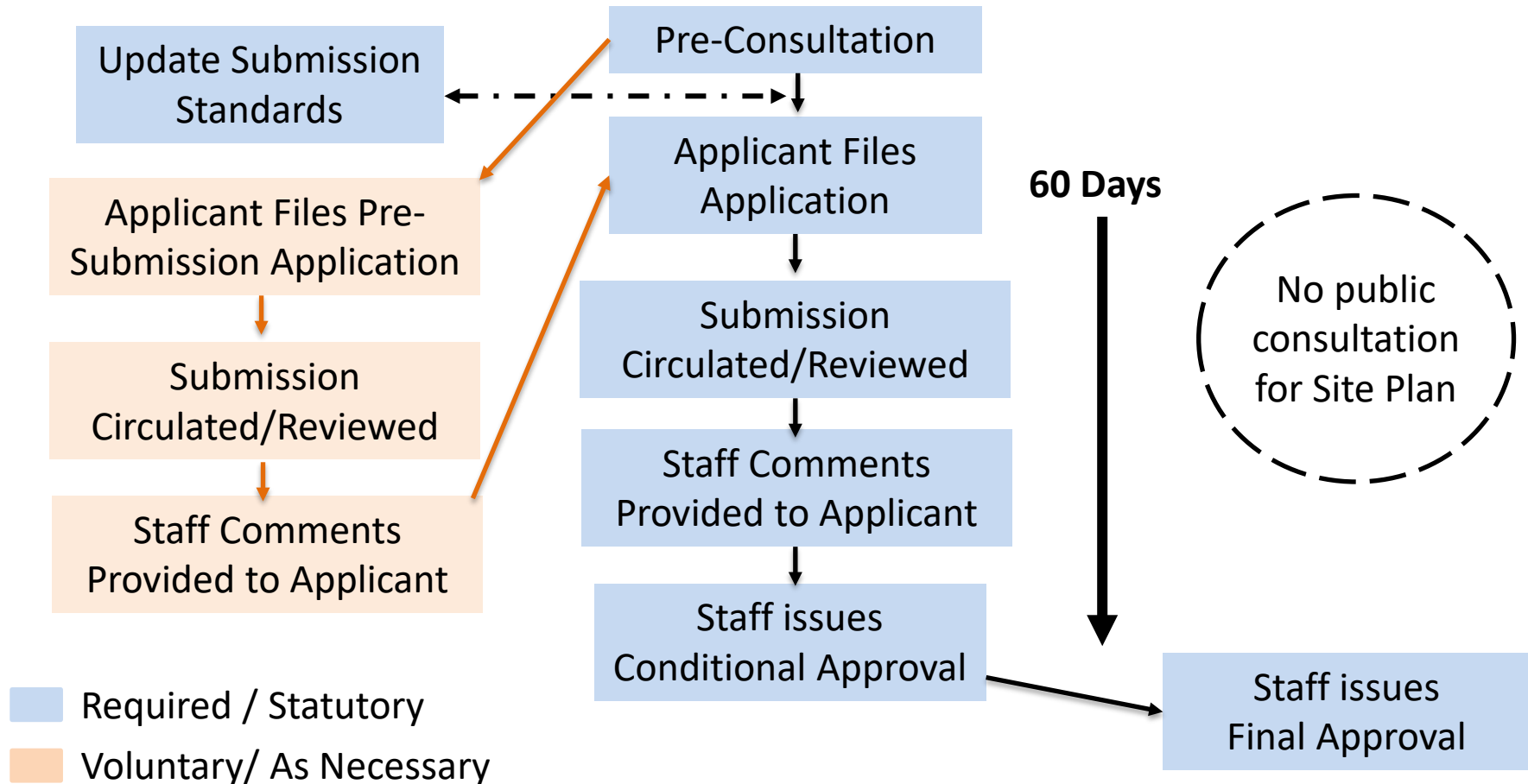
# Zoning By-law Amendment Proposed Changes



# Zoning By-law Amendment Proposed Changes



# Site Plan Approval Proposed Changes



## **5. Official Plan Amendment to Implement Changes**

# Official Plan Amendment

- Introduce direction for applicants to hold public consultation meeting prior to submission of ZBA, where appropriate
- Require submitted studies be completed in accordance with approved terms of reference, where applicable
- Introduce new studies that may be requested:
  - Subwatershed Impact Study/EIR;
  - Construction Management Plan



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# Official Plan Amendment

- Site Plan applications subject to complete application requirements (and confirm approval delegated to staff)
  - *Note: Site Plan not subject to public consultation as per the Planning Act*
- Won't accept Site Plan application until any associated ZBA or minor variances are approved first
- Consent (severance) proposals require pre-consultation



# Other Documents to Amend to Implement Changes

- Pre-consultation By-law
- Site Plan By-law
- Fees & Rates By-law



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# Next Steps

- Consider any comments provided by public tonight or in writing
- Wait for clarity on implementation date
  - January 1 or July 1, 2023
- Bring forward Recommendation Report to Council

# Thank you



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