



THE CORPORATION
OF
THE TOWN OF HALTON HILLS

Resolution No.:

Title: Bill 23 – The Build More Homes Faster Act

Date: December 12, 2022

Moved by: Councillor J. Fogal

Seconded by: Councillor C. Garneau

Item No.

WHEREAS Bill 23, the ‘More Homes Built Faster’ Act was introduced on October 25th, the day after Municipal elections in Ontario at a time when councils were known to be in a transition period and unable to respond to the legislation and which, furthermore, cut the timeline for a response effectively making any meaningful consultation with municipalities impossible;

AND WHEREAS the lack of consultation breaches the Provincial Government’s commitment to consult with municipalities before introducing legislation that affects municipal responsibilities;

AND WHEREAS the Association of Municipalities of Ontario (AMO) was not provided an opportunity to present its concerns with Bill 23 to the Standing Committee on Heritage, Infrastructure and Cultural Policy further eroding the municipal/provincial relationships that are important to protect as cooperation and coordination are key to solving challenging problems such as affordability of housing, environmental degradation, municipal financial stability, and climate change;

AND WHEREAS Bill 23 simultaneously amends

- The Planning Act
- The Municipal Act
- The Development Charges Act
- The Conservation Authorities Act
- Ontario Heritage Act
- Ontario Land Tribunal Act

AND WHEREAS AMO has calculated that these changes will collectively result in a transfer of \$1 Billion annually in costs from private developers to the property taxpayers;

AND WHEREAS transferring the loss in revenue to the property tax bill is not realistic, there will be a significant reduction in the municipality's ability to provide services for growth such as parks and recreation facilities, new firehalls, libraries, transit and subsidized housing;

AND WHEREAS AMO's evaluation concluded that there is no confidence that the measures in Bill 23 will do anything to improve the affordability of housing;

AND WHEREAS development charge exemptions have been created for various types of residential units, including 'Attainable Housing', which is a new term to be defined through future regulation;

AND WHEREAS these development charge exemptions will create significant financial challenges for municipalities;

AND WHEREAS Bill 23 touches on a significant number of revenue sources for municipalities that it is almost impossible to confidently produce a capital forecast;

AND WHEREAS Bill 23 is so far reaching in its implications that it threatens the stability of municipal finances;

AND WHEREAS the Ontario Nurses Association (ONA) has emphasized that Bill 23 undermines the municipalities' ability to create healthy communities through the provision of adequate parkland and recreation facilities, a mix of housing types, intensification of community cores with mixed uses that improve both walkability and air quality that in turn reduces respiratory illnesses;

AND WHEREAS Bill 23 eliminates the role of regional government in land-use planning creating concern for how regional services such as water and wastewater will be coordinated with the land development aspirations of 4 competing local municipalities;

AND WHEREAS Bill 23 necessitates the removal of listed properties from municipalities' Heritage Registers after a period of two years, with known capacity limits across the Province to proactively evaluate these properties for designation under Part IV of the *Ontario Heritage Act*;

AND WHEREAS the role of Conservation Authorities will be limited to natural hazards only thereby precluding a broader role in providing expert advice and services to municipalities on natural heritage matters as part of the planning process;

AND WHEREAS Bill 23 establishes permissions that could allow development within wetlands should appropriate compensation be provided elsewhere, without approval by the Conservation Authorities;

AND WHEREAS the Chiefs of Ontario, through Resolution 22/42S, dated November 16, 2022, stated that First Nations had no opportunity or capacity to be consulted on Bill 23 and strongly oppose the passing of Bill 23 in its entirety;

AND WHEREAS the climate emergency necessitates the protection of established floodplains and wetlands;

NOW THEREFORE BE IT RESOLVED THAT the Town of Halton Hills urges the Provincial Government to amend the provisions in Bill 23 that are problematic for the Town, our residents and the environment and begin meaningful consultations with the Federal Government, AMO and other interested stakeholders using AMO's "Blueprint for Action: An Integrated Approach to Address the Ontario Housing Crisis" and the recommendations of the Province's Housing Task Force as a basis for writing new legislation that would improve housing affordability without the negative consequences that Bill 23 creates;

AND FURTHER THAT this resolution be circulated to Premier Doug Ford, Steve Clark Minister of Municipal Affairs and Housing, Provincial opposition parties; Ted Arnott MPP, Mississaugas of the Credit First Nation, Chiefs of Ontario, AMO and all 444 Ontario Municipalities.

- [Ontario Public Health Association Bill 23 Input to Province](#)
- [Canadian Environmental Law Association Written Submission to Standing Committee on Bill 23](#)
- [Association of Municipalities of Ontario - Unpacking Bill 23](#)
- [Ontario Farmland Trust Bill 23 Input](#)
- [Ontario Nature Bill 23 What You Need to Know](#)
- <https://cela.ca/wp-content/uploads/2022/12/22-42S-BILL-23-MORE-HOMES-BUILT-FASTER-ACT-2022.pdf>

Mayor Ann Lawlor