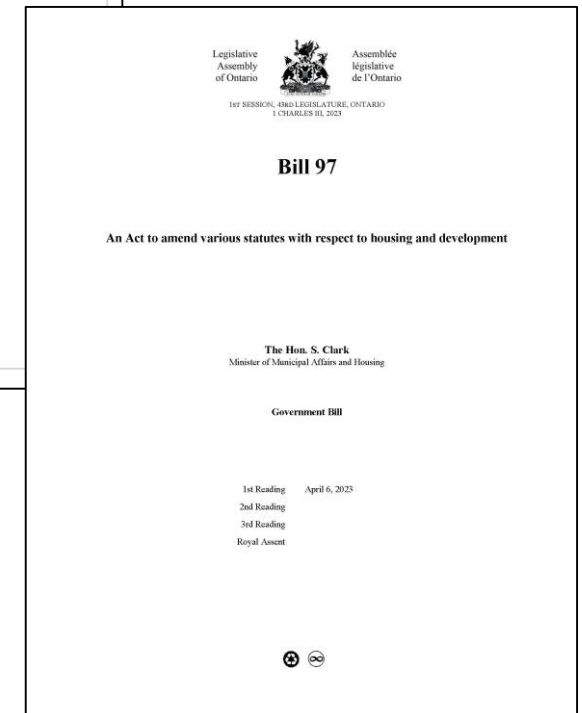
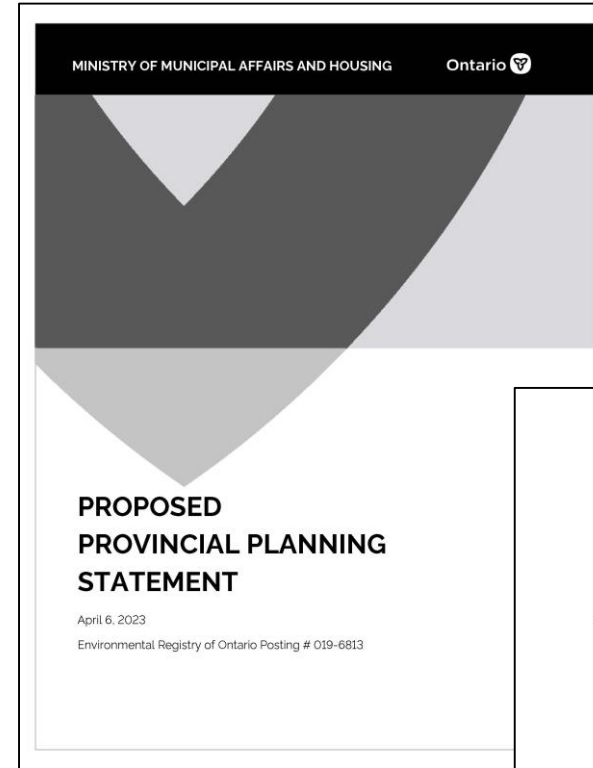


Bill 97 – *Helping Homebuyers, Protecting Tenants Act* and the proposed Provincial Planning Statement, 2023



How did we get here?

- On April 6, 2023, the Province:
 - tabled Bill 97 – *the Helping Homebuyers, Protecting Tenants Act, 2023*.
 - released the proposed Provincial Planning Statement, 2023
- The bill proposes legislative changes to a number of Acts, including the *Planning Act*
- Comment window for Bill 97 was brief (30 days), closing on May 6, 2023.
- Proposed Provincial Planning Statement (PPS) integrates the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, into a singular, province-wide policy document.
- Comments on the proposed PPS, 2023 can be provided until June 5, 2023

Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*

Schedule 6 of Bill 97 proposes amendments to the *Planning Act* including:

- Creating the regulation-making authority to prescribe specific circumstances where site plan control could be used for residential developments of 10 units or less, in keeping with the changes made through Bill 23.
 - Staff generally support this change; suggest the regulations should apply to all multi-unit residential developments

Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*

- Interim Control By-law (ICBL) Changes – proposed changes to the *Planning Act* that would enable appeals at the time of initial passing and extend appeal timeframes to within 50 days of the by-law being passed.
- Notice timelines reduced from 30 days to 20 days for municipalities to give notice of the passing of an interim control by-law or a by-law extension.
 - Staff does not support the proposed changes related to ICBL.

Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*

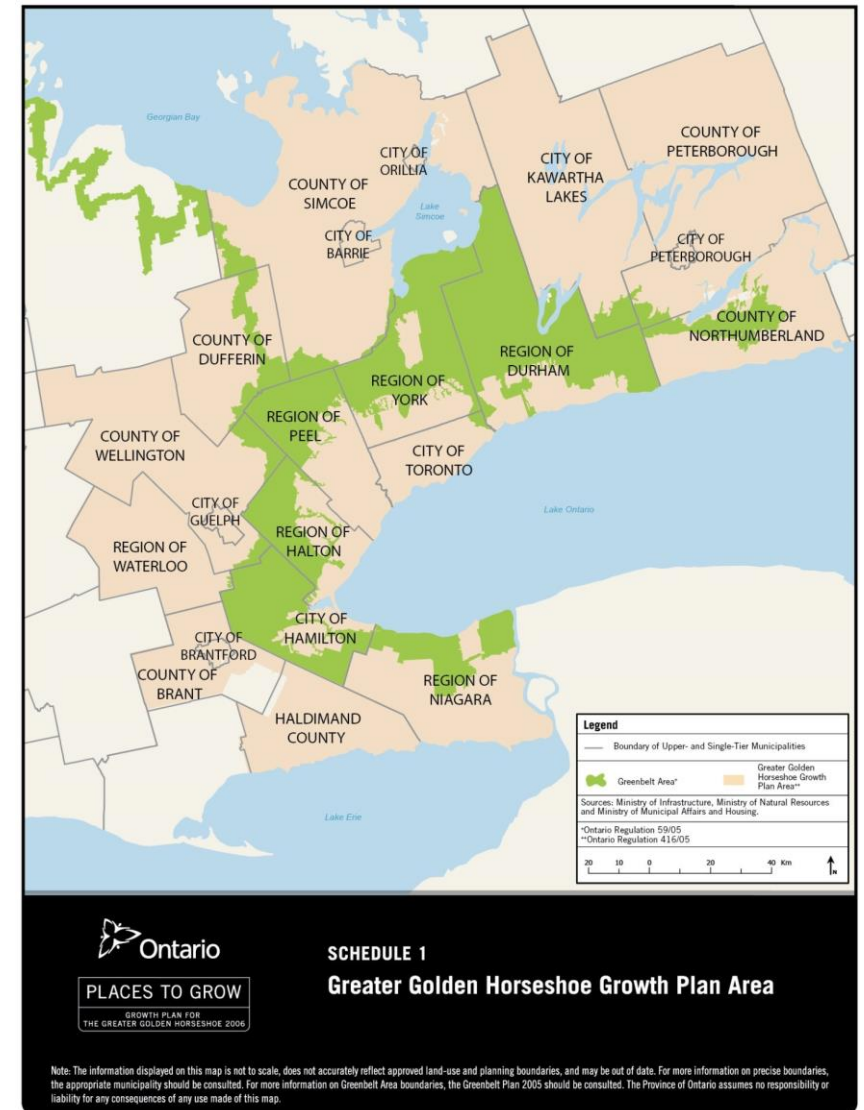
- Fee Refund Provisions – delaying the Bill 109 requirement for municipalities to refund application fees (applies to applications submitted on or after July 1, 2023).
 - Staff are in support of exempting certain municipalities and complex projects from the fee refund provision.
- Amendment to definition of “Area of Employment”, prohibiting institutional and commercial uses that are not associated with the primary employment use.
 - Staff have significant concerns with these proposed changes.

Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*

- Bill 97 proposes new powers to the Minister of Municipal Affairs and Housing that would allow them to make regulations and give orders with respect to planning matters previously managed by municipalities.
 - Staff have significant concerns.
- Minor housekeeping amendments to the Act, including the use of consistent terminology to better align with Bill 23.

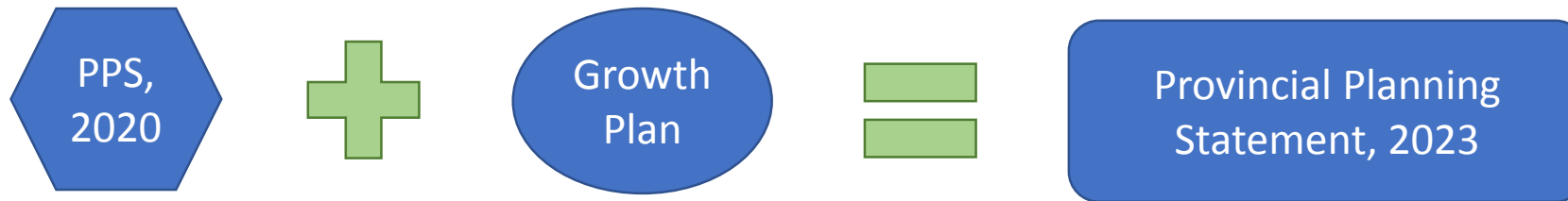
Provincial Planning Statement, 2023

- The Provincial Policy Statement, 2020 applies across the entire Province and is the principal land use planning policy document in Ontario.
- The Growth Plan is a more detailed land use plan - provides the framework for where and how growth should occur across the Greater Golden Horseshoe (GGH).
- Schedule 3 to the Growth Plan sets the population and employment forecasts for upper and single-tier GGH municipalities
- Mirrored definitions in Growth Plan, Greenbelt Plan and Niagara Escarpment Plan



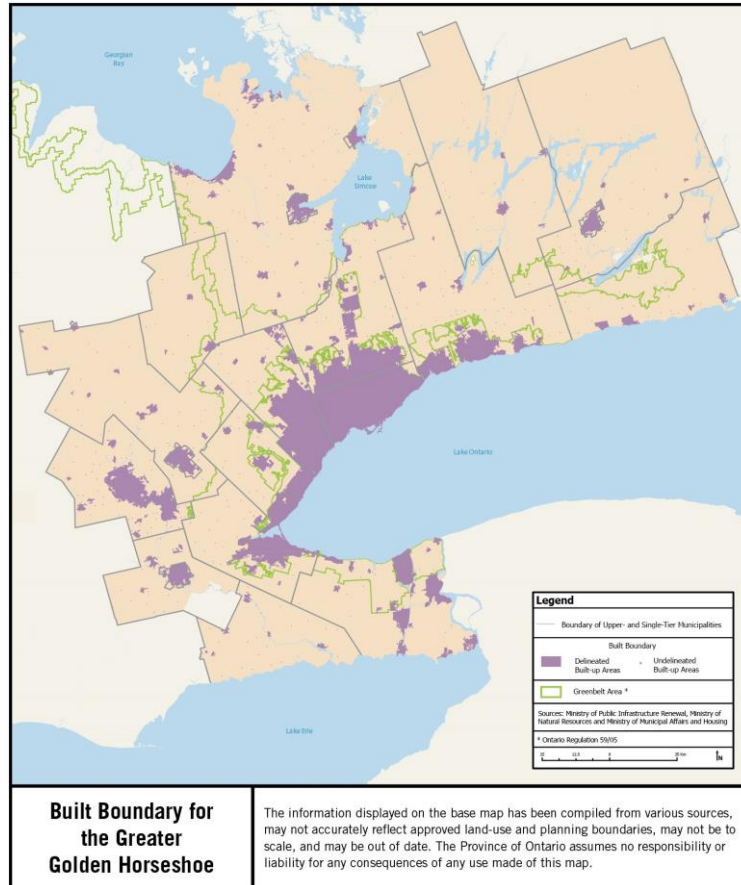
Provincial Planning Statement, 2023

- Provincial direction to create a housing-supportive policy framework
- Proposed new integrated document:



- Goal is to enable municipalities to approve housing faster and increase housing supply

Provincial Planning Statement, 2023



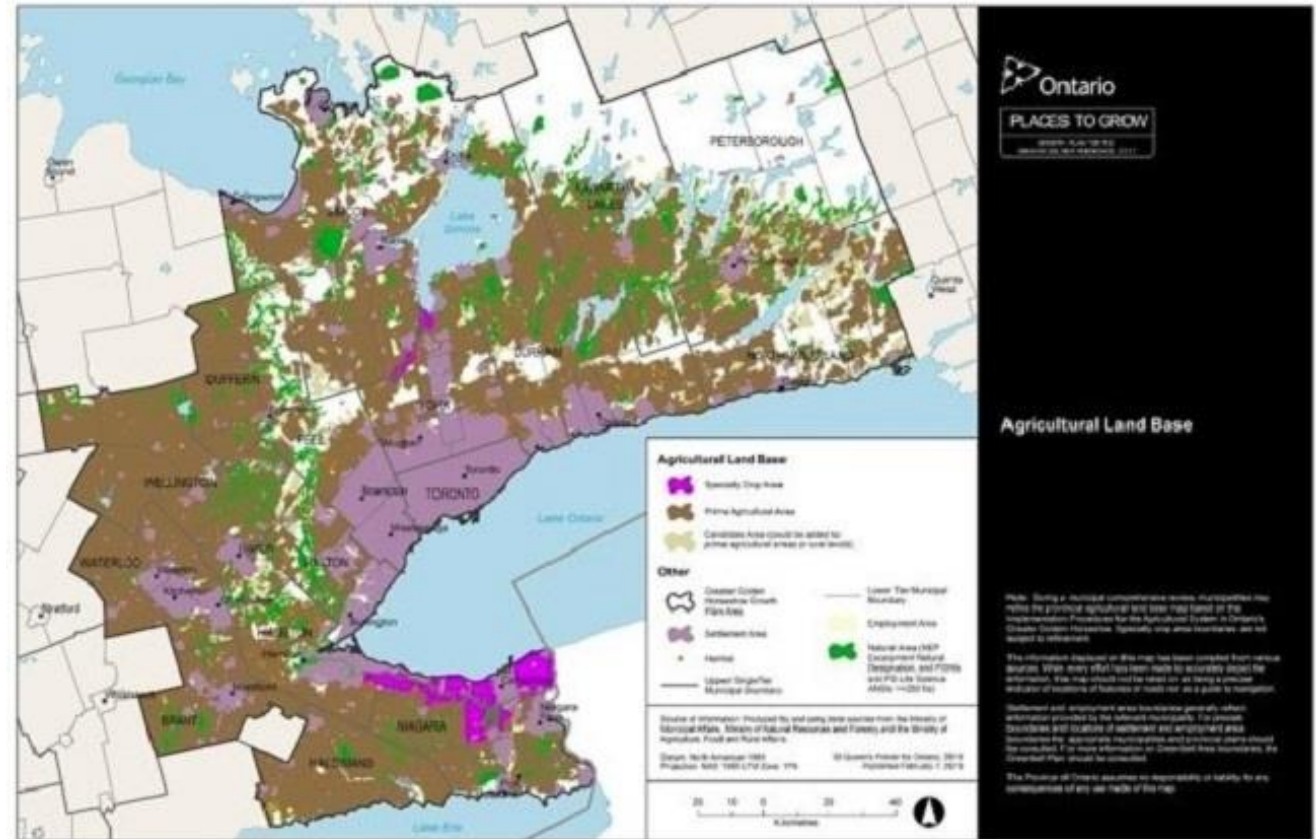
Key themes:

- Growth Management
 - Time horizon/forecasting
 - Built Boundaries
 - Strategic Growth Areas
 - Major Transit Station Areas
- Settlement Area Boundaries
 - Municipal Comprehensive Reviews
 - Settlement Area Boundary Expansions
 - Settlement Area Density Targets

Provincial Planning Statement, 2023

Key themes continued:

- Agricultural and Rural Areas
 - Including Prime Agricultural and Rural Areas
- Affordable Housing
- Employment Areas
- Natural Heritage System
- Climate Change



Key Comments

- PPS 2023 has limited growth management targets, similar to what existed before the 2006 Growth Plan came into effect
- Suggest Site Plan Control regulations should be extended more broadly – to all parcels proposed for multi-unit residential development
- Concerns with appeals to Interim Control By-laws
- Significant impacts to Employment Areas and employment land development
- Uncertainty surrounding population and employment forecasting

Key Comments

- Changes to Settlement Area Boundary Expansions will allow for urban boundary expansions at any time
- Development permissions within prime agricultural areas could have long term implications
- Concerns with permissions for new rural lot subdivisions
- Removal of the definition of affordable and references to “affordable housing”
- Existing Growth Plan and PPS, 2020 policies regarding climate change should remain

Next Steps



- Awaiting release of the draft Natural Heritage System policies
 - Will report back to Council when released for review and comment
- Advise Council of potential revisions to Bill 97 and the Provincial Planning Statement, 2023
- Expect implementation of the proposed PPS, 2023 to occur this Fall

