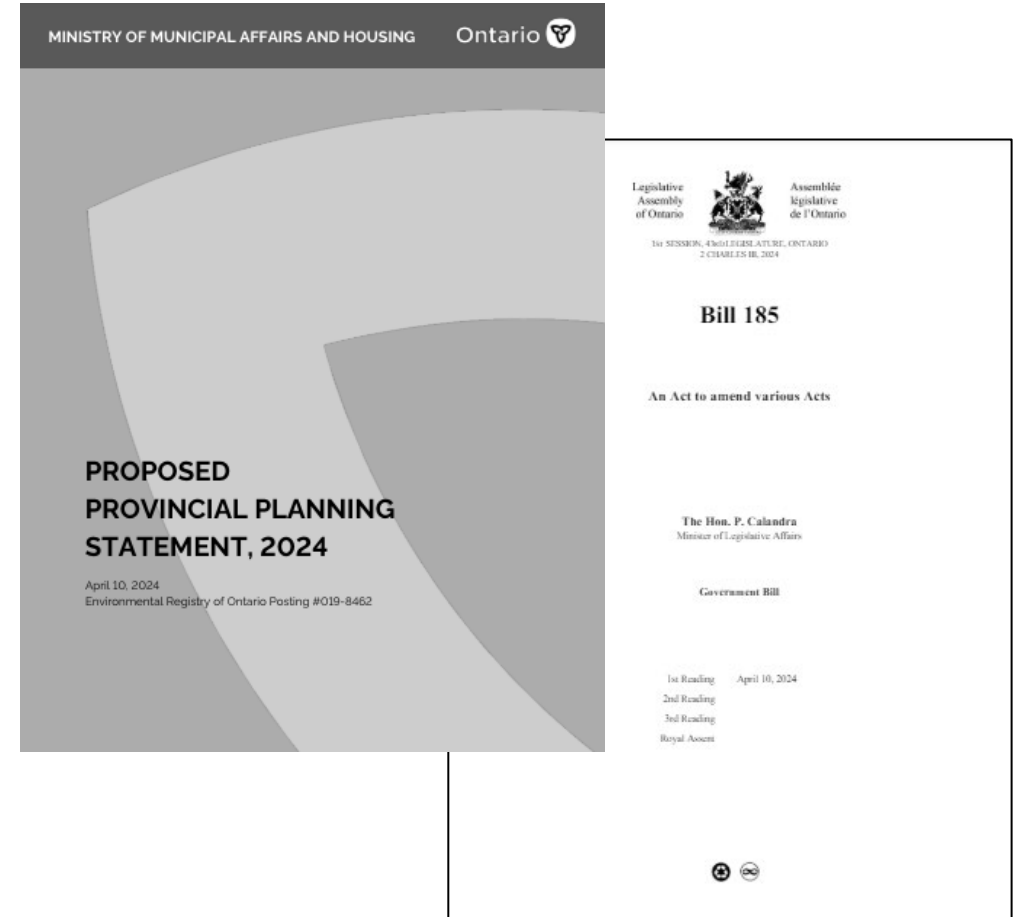


# **Bill 185 – *Cutting Red Tape to Build More Homes Act* and Proposed Provincial Planning Statement, 2024**

**May 06, 2024**



# **Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024***

Schedule 12 of Bill 185 proposes amendments to the *Planning Act* including:

- Removal of Regional Planning Responsibility will come into effect July 1, 2024, for Peel, Halton and York Regions
  - Town staff have been working with the Region of Halton on transitional provisions (MOU).



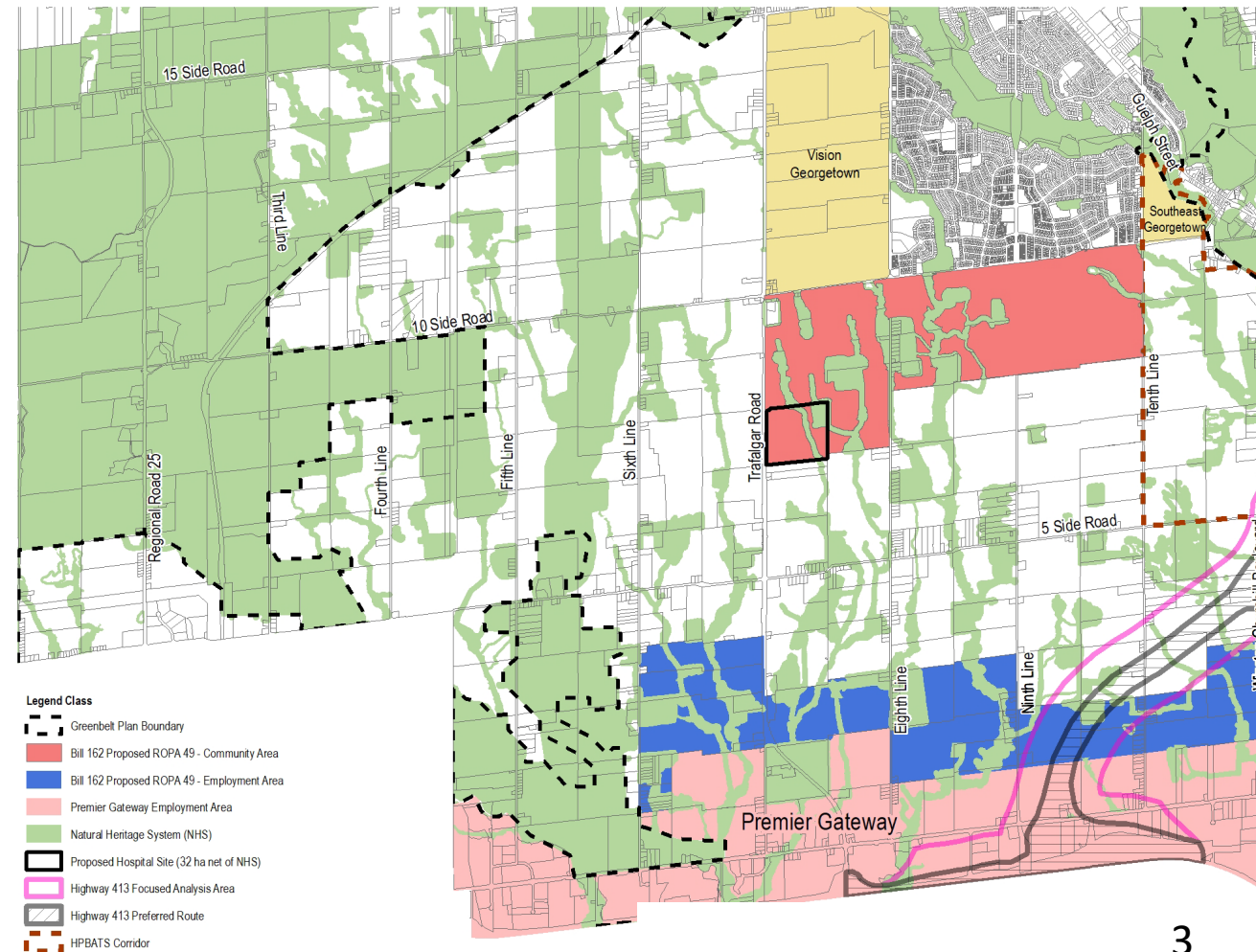
## *HALTON REGION OFFICIAL PLAN*

Official Plan for the Halton Planning Area  
Regional Municipality of Halton

Interim Office Consolidation  
November 4, 2022

# Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024*

- Appeal Rights for Privately Initiated Settlement Area Boundary Expansions
  - Staff does not support this change
  - Lack of stability with respect to Urban Boundaries
  - Significant implications for the Town
  - OLT Appeals

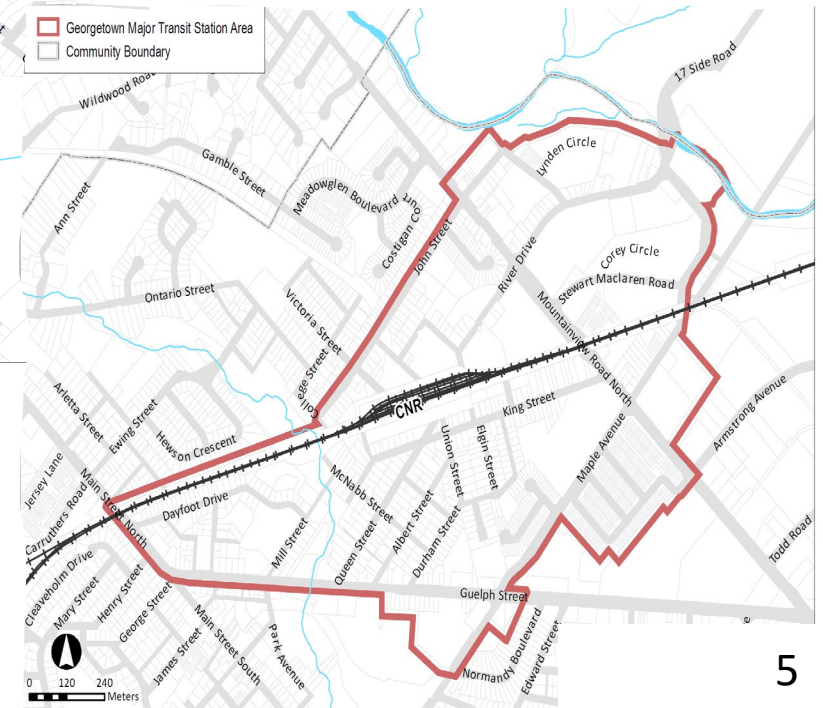
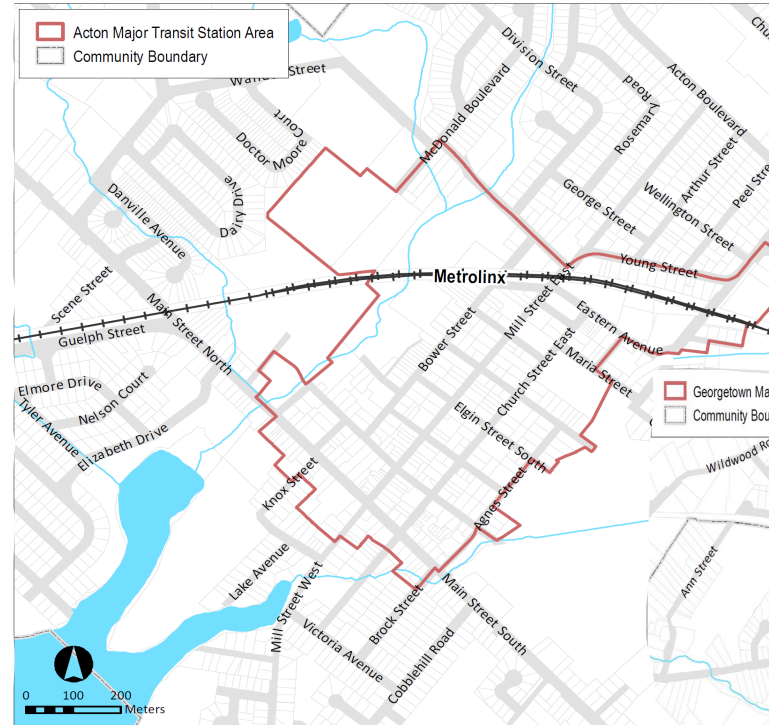


# **Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024***

- Removal of Third-Party Appeals (Official Plan and Zoning By-law)
  - Staff generally support this change
  - Phase 2B and Glen Williams Secondary Plan Appeals dismissed
  - No appeals to upcoming Official Plan and CZBL Updates
  - Applicants' right to appeal private OPAs and ZBA applications remain
  - Robust Community engagement as per the Town's Community Engagement Charter will continue to be prioritized

# Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024*

- Prohibition of Minimum Parking Requirements within higher-order transit areas
  - Staff does not support the proposed change
  - Suggest this provision be implemented as pilot project along MTSA's serviced by frequent transit networks (i.e., subway, LRTs)





# ***Bill 185: the Cutting Red Tape to Build More Homes Act, 2024***

- Voluntary Pre-Consultation Meetings and Motion for Completeness of an Application at any Time
  - Staff does not support this change
  - Maintain a municipality's authority to require pre-consultation



# ***Bill 185: the Cutting Red Tape to Build More Homes Act, 2024***

- Expanded “Use it or lose it” Powers – Lapsing Provision
  - Town staff supports this effort
  - Municipalities should continue to be allowed to grant extensions as required



# ***Bill 185: the Cutting Red Tape to Build More Homes Act, 2024***

- Additional Residential Units
  - New Regulation Making Authority
  - Concerns with future regulations that could limit the municipality's ability to apply specific zoning standards
  - More information needed to assess impacts of these proposals





# **Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024***

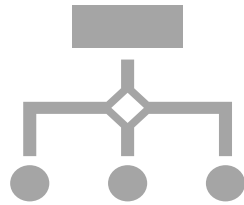
- Removal of Development Application Fee Refund Provisions (Reversal of Bill 109)
  - Staff welcomes the change

Schedule 6 of Bill 185 proposes amendments to the *Development Charges Act* including:

- Revised Definition of Capital Costs & Removal of Mandatory Phase-in
  - Staff supports the change

# **Bill 185: *the Cutting Red Tape to Build More Homes Act, 2024***

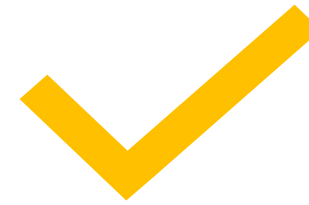
Amendments to regulations under the *Planning Act*:



## **Data Reporting**

Staff supports this change

Suggests that the Province adopts an online reporting portal system



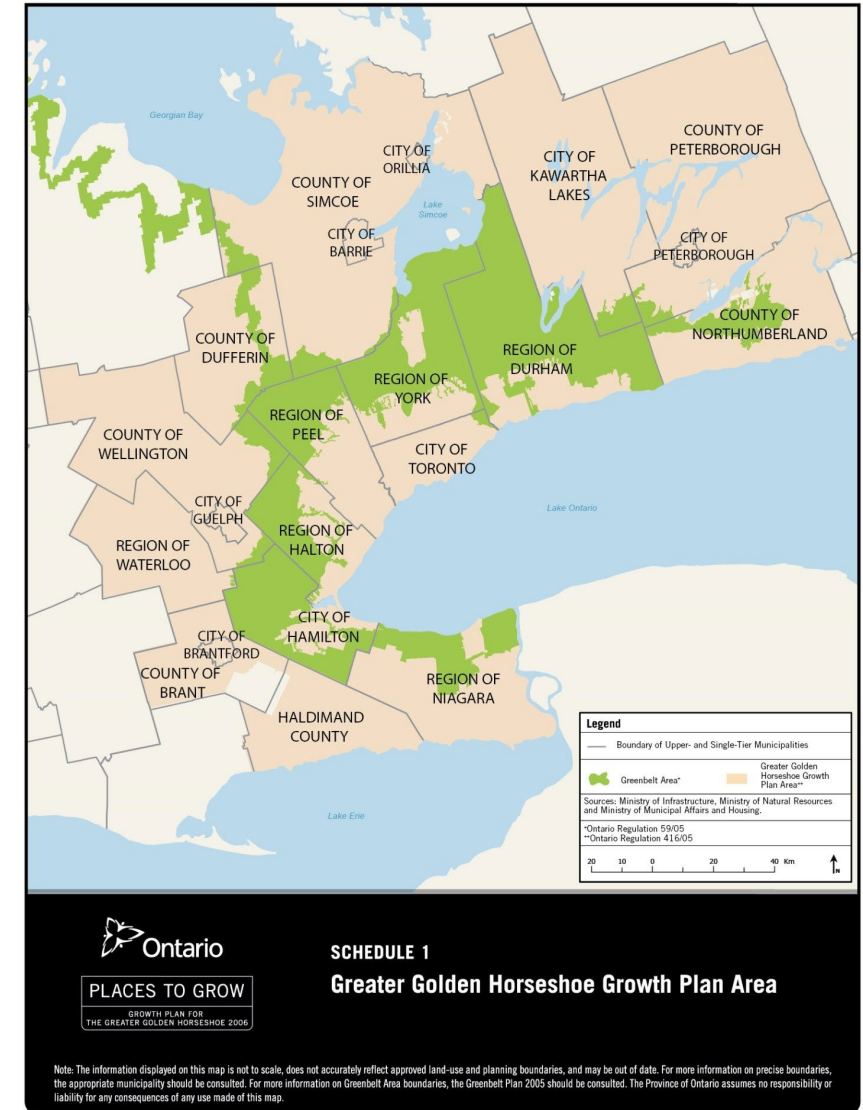
## **Public Notice Requirements**

Staff welcomes this change

Town staff has proactively implemented alternative notices

# ***Provincial Planning Statement, 2024***

- The Provincial Policy Statement, 2020 applies across the entire Province
- The Growth Plan is a more detailed land use plan that applies across the Greater Golden Horseshoe (GGH)
  - Schedule 3 sets population and employment forecasts for upper and single-tier GGH municipalities
- Mirrored definitions in Growth Plan, Greenbelt Plan and Niagara Escarpment Plan



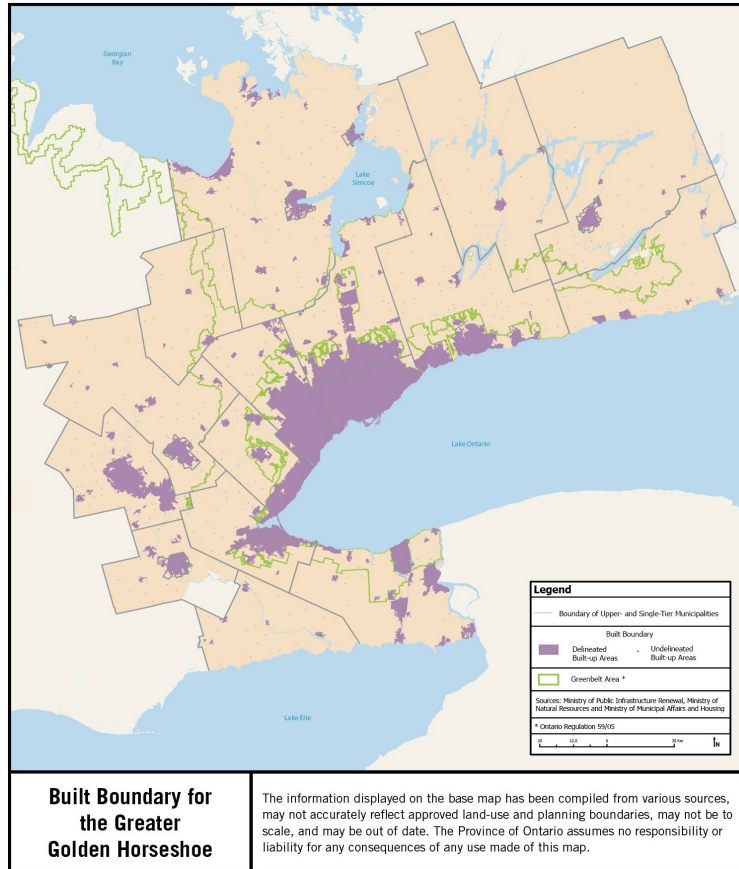
## ***Provincial Planning Statement, 2024***

- 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, 2024

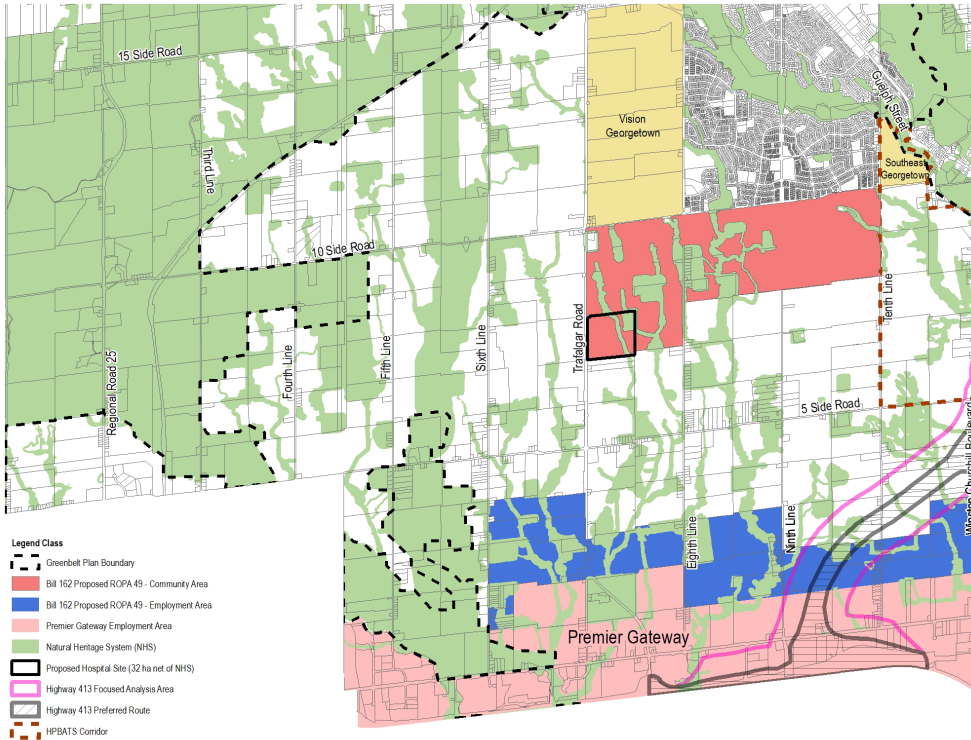


## Key themes:

- Growth Management
  - Time horizon/forecasting
    - Min 20 years and max 30 years
    - Forecasting based on Ministry of Finance growth projections
  - Intensification prioritized in Strategic Growth Area
  - Major Transit Stations
    - Minimum density target within MTSAs Areas



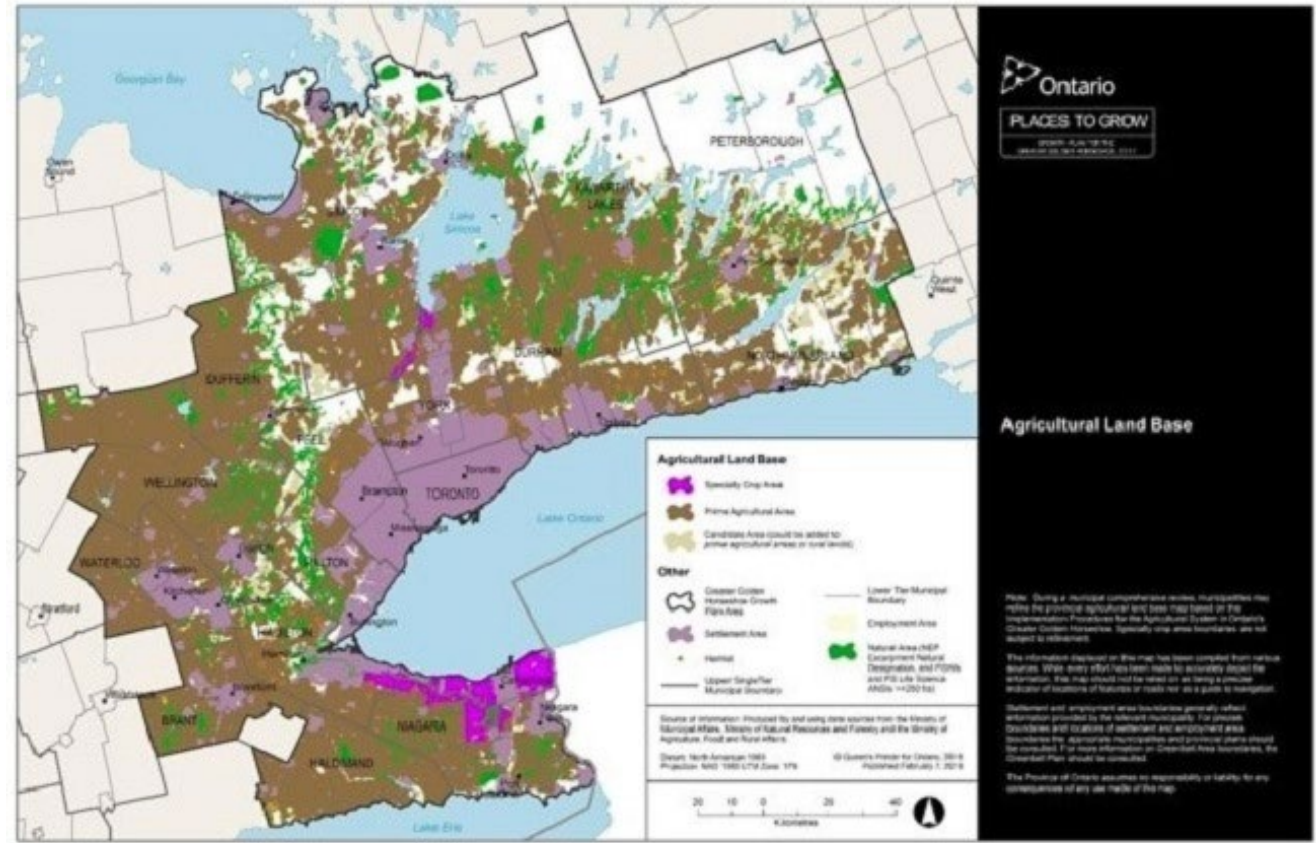
# Provincial Planning Statement, 2024



- Settlement Area Boundaries
  - Settlement Area Boundary Expansions can occur at any time
  - No specific Settlement Area Density Targets

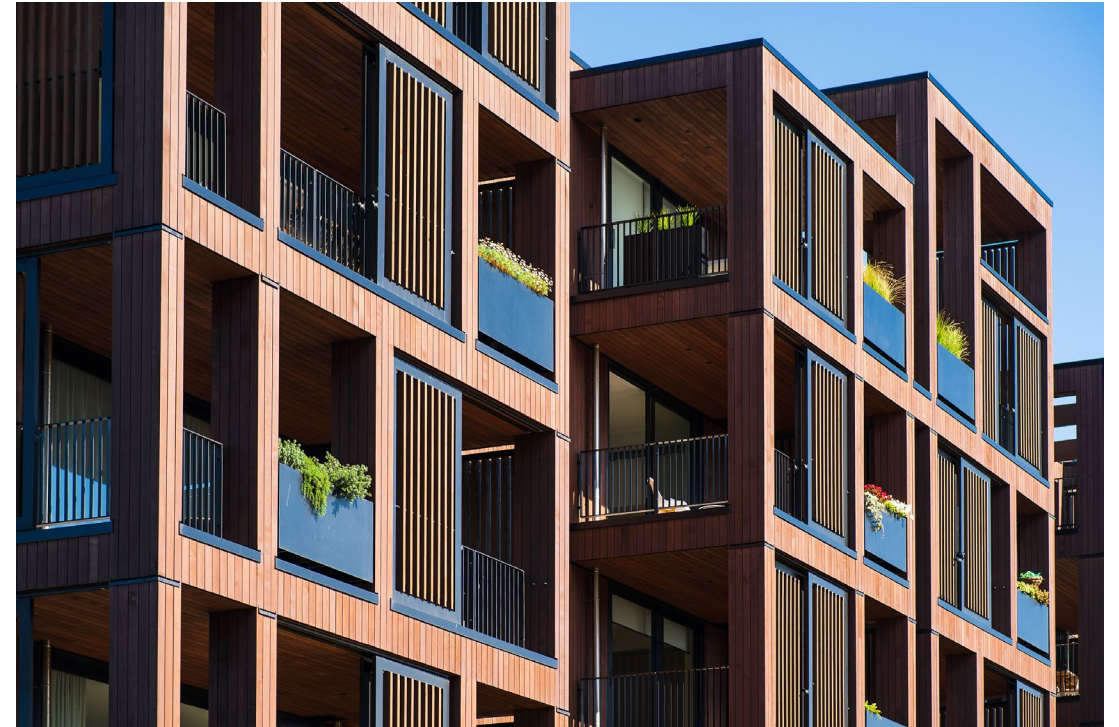
# Provincial Planning Statement, 2024

- Agricultural and Rural Areas
  - Permissions to allow for two additional residential units
- Natural Heritage System mirrors PPS (2020)
- Climate Change policies similar to PPS (2020)



# ***Provincial Planning Statement, 2024***

- Affordable Housing
  - Similar to existing PPS (2020)
- Employment Areas
  - Employment Area policies reflect definition in the *Planning Act* which excludes stand alone commercial (offices) and institutional uses
  - Conversions allowed at anytime



## Key Comments – PPS

- PPS 2024 has limited growth management targets, similar to what existed before the 2006 Growth Plan came into effect
  - Density target of 50 persons and jobs per hectare in designated growth area is considered low
  - Ministry should consider increasing recommended targets to better align with planned densities within major or large-scale designated growth areas
- Additional guidance on population and employment forecasting

## **Key Comments – PPS (cont'd)**

- Settlement Area Boundary Expansions should be defined by municipalities and the Province as part of OP reviews or other municipally initiated process
- Alternative density targets to be determined through local studies for the Acton and Georgetown MTSA
- Significant impacts to Employment Areas and employment land development
- Climate change policies and provisions regarding biodiversity should be strengthened



## Next Steps



- Advise Council of potential revisions to Bill 185 and the Provincial Planning Statement, 2024
- Expect implementation of the proposed PPS, 2024, to occur summer 2024

