



**Title:** Council's Submission to the Province respecting Bill 109 and the recommendations proposed by the Province's Housing Affordability Task Force

**Report Number:** CC2022-39

**Meeting Date:** Tuesday, May 03, 2022

**Report Prepared:** Thursday, April 28, 2022

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### **RECOMMENDATION(S):**

That Report CC2022-39 **BE RECEIVED** for information and **BE CIRCULATED** to Regional Council, Niagara's Local Area Municipalities, and Local MPPs and AMO.

### **REPORT:**

Please find attached to this Report as Appendix 1, City Council's submission to the Province respecting Bill 109 and the recommendations proposed by the Province's Housing Affordability Task Force.

This submission was submitted on behalf of Regional Council on Friday, April 29, 2022, as directed by City Council as directed at its meeting held on Monday, April 25, 2022.

### **BUDGETARY STATUS:**

There are no budget implications to this Report

### **STRATEGIC PLAN:**

Responsible Community Growth and Infrastructure Planning

### **CANADIAN CONTENT:**

Not applicable.

### **ATTACHMENTS:**

Appendix 1 – City Council's Comments on Bill 109 and the recommendations proposed by the Province's Housing Affordability Task Force

**PREPARED BY: “original signed” Matthew Trennum, City Clerk**

**SUBMITTED BY: “original signed” Matthew Trennum, City Clerk**

**APPROVED BY: “original signed” Manoj Dilwaria, Chief Administrative Officer**

At a Special Council meeting held on Monday, April 25, 2022, Thorold City Council held a round table discussion on the impacts of Bill 109, *More Homes for Everyone Act*, 2022, and the recommendations proposed by the Province's Housing Affordability Task Force (HATF).

Thorold City Council supports the Association of Municipalities of Ontario (AMO's) response to the HATF report, and specifically addressed the following issues during the roundtable discussion:

- Increasing the supply of housing, without municipal intervention through planning and financial instruments, will not address affordability. Rather, a more targeted approach, to ensure an appropriate mix of supply is needed to ensure the needs of individuals of all income levels in Ontario are met;
- The importance of municipal decision-making and the insight provided by locally elected officials. Additional municipal engagement on these issues is necessary, to ensure a productive and coordinated approach to addressing housing affordability; and
- More generally the need for a comprehensive examination of housing, rather than specific policy outcomes.

As an additional comment, specifically related to zoning by-law and official plan amendment applications, City Council recommends that the timelines for response to an application should be determined by a formula based on the size of the municipality and its level of growth, rather than a set amount of time for all municipalities. The City of Thorold is experiencing vast growth at this time. Although a boom for the City itself, the ability for planning staff to manage the increased workload, and receive punitive penalties if they don't, is a risk to smart growth planning.

With regards to the passing of Bill 109, the *More Homes for Everyone Act*, the City Council additionally wished to support the resolution passed by the Township of Mulmar, at its meeting on April 6, 2022, which stated the following:

1. Final Decision making should rest with elected officials
2. Planner's recommendations should be subject to public input and local expertise
3. Ratepayers should not be subsidizing development applications through refunds to application fees intended to cover the cost of processing applications
4. That a definition of minor rezoning has not been established
5. Planners should not be put in a position of having to be experts and decision makers over all other disciplines
6. Delegating authority for site plans and creating penalties for site plan and minor rezonings will not solve housing crisis, as the proposed legislation targets single lot developments opposed to large scale residential development

AND FURTHER THAT a copy of this resolution be forwarded to the Province of Ontario, Ministry of Municipal Affairs and Housing, Environmental Registry, the County of Dufferin and all Ontario municipalities.