

Report to Council

Report Title:	Bill 23, More Homes Built Faster Act, 2022		
Prepared By:	Dieter Wetz, Building and Planning Manager/CBO		
Department:	Building and Planning		
Date:	December 13, 2022		
Report Number:	BLDG2022-27	File Number:	C11BU
Attachments:	Municipal Finance Officers Association of Ontario Submission on Bill 23 Bruce County Bill 23 - More Homes Built Faster Summary		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number BLDG2022-27 – Bill 23, More Homes Built Faster Act, 2022 prepared by Dieter Wetz, Building and Planning Manager for information purposes.

Report:

Background:

On October 25, 2022, the Provincial Government introduced Bill 23, *More Homes Built Faster Act*, which received Royal Assent November 28, 2022. Specific schedules of this Bill make a number of changes to a number of Acts which includes the City of Toronto Act, 2006, Conservation Authorities Act, Development Charges Act 1997, Municipal Act, 2001, New Home Construction Licensing Act, 2017, Ontario Heritage Act, Ontario Land Tribunal Act, 2021, Ontario Underground Infrastructure Notification System Act, 2012, Planning Act, and Support Growth and Housing in York and Durham Region Act, 2022.

Analysis:

There are aspects of Bill 23 that will affect Municipal processes that will generally be within the changes of the Planning Act, but there will be occasions where the other changes may impact Brockton as well. A summary of the changes in Bill 23 are included as an attachment to this report.

Staff continue to become informed on the proposed changes through Bill 23 and will work on implementing the legislative changes into Municipal policy documents and by-laws. Upon additional review of the new legislation, staff will bring forward reports on next steps or amendments to our policy documents and by-laws.

Staff will note there were time constraints with consultations on Bill 23 due to quick timeframe that Bill 23 received Royal Assent. An area to note that has been a focus point for other Municipal Jurisdictions as it

relates to Bill 23 has been the changes to the Development Charges Act. As the Municipality of Brockton does not presently impose development charges for new developments, the changes to Development Charges Act have limited impact on the Municipality at this time. However, some of the other impacts of Bill 23 will have potentially significant impacts – for example, developments for 10 residential units or less will no longer require Site Plan Control (and corresponding Site Plan Control Fees would no longer be charged). Staff and Council should continue to be informed in all changes related to Bill 23 as there are impacts within the other Provincial Acts that will result in change to policy, documents and approval making decisions that will affect the Municipality.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?		
• Recommendations help move the Municipality closer to its Vision		Yes
• Recommendations contribute to achieving Heritage, Culture, and Community		Yes
• Recommendations contribute to achieving Quality of Life		Yes
• Recommendations contribute to achieving Land Use Planning and the Natural Environment		Yes
• Recommendations contribute to achieving Economic Development		Yes
• Recommendations contribute to achieving Municipal Governance		Yes

Financial Impacts/Source of Funding:


- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

While Brockton will not be as heavily impacted as municipalities with Development Charges, there will be some financial impacts that will be identified as staff continue to analysis and amend policies in response to this legislation.

Reviewed By:


Trish Serratore, Chief Financial Officer

Respectfully Submitted by:


Dieter Wetz, Building and Planning Manager/CBO

Reviewed By:


Sonya Watson, Chief Administrative Officer