



Comments on More Homes Built Faster Act, 2022 (Bill 23) and Associated Registry Postings – Part 2

Development Services Committee

December 12, 2022



Background

- More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022-2023 and the *More Homes Built Faster Act, 2022* (Released October 25th)
- Over 23 items posted on the Environmental Registry of Ontario and Ontario Regulatory Registry for comment
- Staff Report and Resolution with Markham comments endorsed November 22nd on items with a deadline of November 24/25 and December 4/9, including changes to the following Acts:
 - *Planning Act*, *Development Charges Act*, *Ontario Heritage Act*, *Greenbelt Act*
- *More Homes Built Faster Act, 2022*, approved November 28th
- Four (4) items posted for consultation until December 30th:
 - A Place to Grow and Provincial Policy Statement Review (Integration)
 - Revocation of the Parkway Belt West Plan
 - New Conservation Act Regulations
 - Conserving Ontario's Natural Heritage

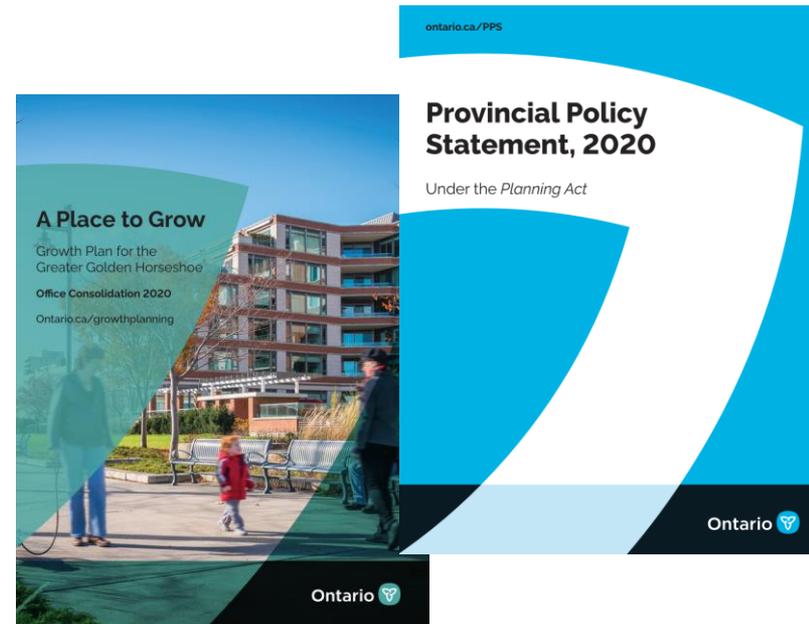




A Place to Grow and Provincial Policy Statement Integration

- Housing focused review of two provincial planning documents
- Proposal to integrate into one province wide policy document
- Province has identified core elements to be considered in new document

Staff recommend the Province undertake fulsome consultation on proposed changes.

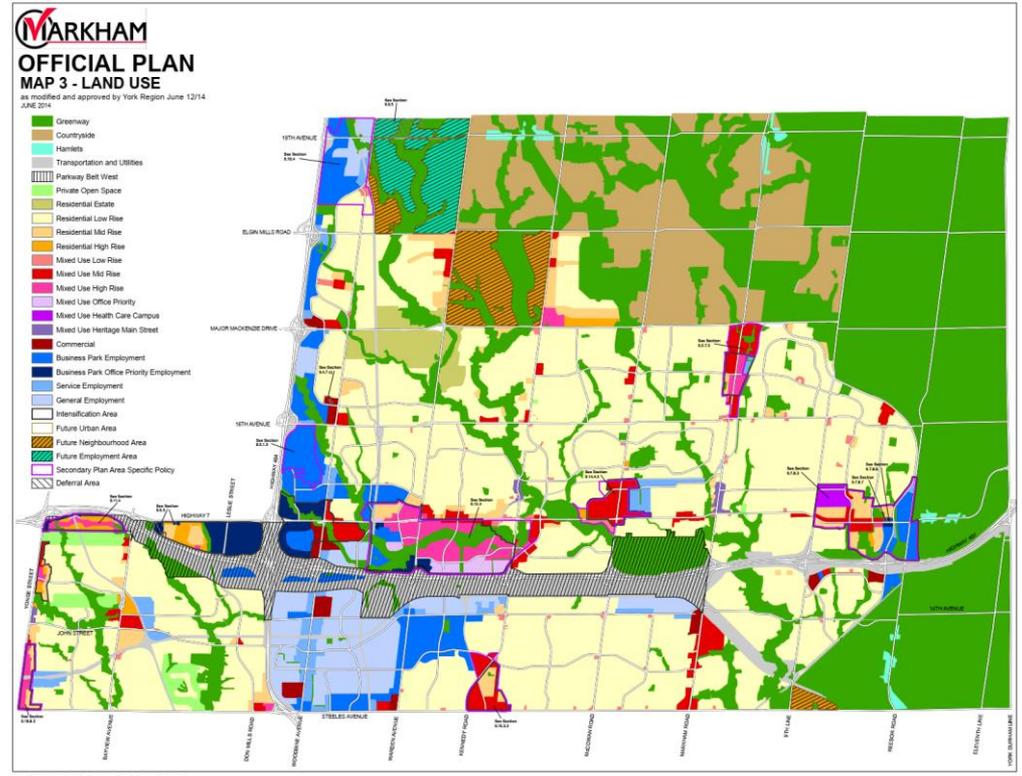




Revocation of the Parkway Belt West Plan

- Established in 1978 to provide urban separator, protect for transportation and utility corridors
- 568 hectares of land in Markham are within the Parkway Belt West
- Local land use policies and mapping protect corridor

Staff do not object to the revocation but further discussion on transition matters are required.





Streamlining Rules for Development under the Conservation Authorities Act

- Proposed technical changes relate to how conservation authorities (CAs) implement permits that regulate activities
- Two key changes proposed:
 - Consolidation of 36 individual Conservation Authority regulations into a single provincial regulation
 - Updated/New definitions proposed for 'Watercourse' and 'Other Areas'



Staff have no concern with the consolidation of CA regulations

Staff do not support the proposed amendments to the definitions as it may limit the scope of CA effort related to watershed functions (such as for headwater drainage features and wetlands)



Conserving Ontario's Natural Heritage

- Discussion Paper released by the Province on the creation of a program to compensate for the removal of natural heritage features (offsetting)
- Markham has an ecosystem compensation program in place in partnership with the Toronto and Region Conservation Authority (TRCA)

Staff recommend any provincial offsetting program be based on the TRCA model, and exclude provincially significant features from consideration for removal and compensation.



Next Steps

- Council endorsement of Staff comments
- City comments be uploaded to Environmental Registry postings and forwarded to the Ministry of Municipal Affairs and Housing and Natural Resources and Forestry
- Prepare staff report on Implementation of the *More Homes Built Faster Act*, 2022 for Q1-2023