

Bill 23 Updates

Board of Directors
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Lake Simcoe Region
conservation authority



Bill 23 Impacts

Three Immediate Changes – January 1, 2023

- Fee freeze for 2023
 - No impacts
- Requirements for additional information around “developable potential” for Conservation Authority owned land inventory
- Changes in Development Plan Review Role
 - Given three days’ notice during holiday closure with zero guidance



Changes in Plan Review Role

- Lake Simcoe Region Conservation Authority
Legislative Lead Role
 - Natural Hazards, Source Protection, Lake Simcoe Protection Plan
- Legislation restricted by O.Reg.596/22
 - *Planning Act* – includes Greenbelt and Oak Ridges Moraine
 - *Drainage Act* – permitting only
 - *Ontario Water Resources Act* – eliminates stormwater approvals
 - *Environmental Assessment Act* – hazards only
 - *Condominium Act, Aggregate Act, Endangered Species Act*



Transition

Transition

- No rules or guidance provided by province
 - Left to Conservation Authorities, Municipalities and Clients to resolve
- Any files past first submission will continue “as is”
- Target transition end date of April 28
- Case by case discussion in certain circumstances

Next Steps

- Meeting with Industry and Municipalities as needed
- Revise Planning Memorandums of Understanding with municipalities



Outreach

Steps Completed

- Session with municipal senior leadership in early Jan
- Virtual session with Building Industry and Land Development Association (BILD) and Ontario Home Builders' Association (OHBA) in early February with ~75 participants
- Ongoing individual municipal meetings

Next Steps

- Meeting with Industry and Municipalities as needed
- Revise Planning Memorandums of Understanding with municipalities – also require under Bill 229 Transition



Impacts to Conservation Authority and Municipalities

- Loss of Stormwater Approval (ECAs)
 - Minor impacts to Conservation Authority, slows down development approvals
- Conservation Authority Role in Natural Heritage primarily eliminated
 - No consistent natural heritage review across watershed
 - This is now the responsibility of each municipality
- Offsetting Programs for Ecological and Phosphorus impacted at this time
 - Loss of offsetting revenue, significant impacts to maintain “no net loss” of natural heritage and reducing phosphorus



Looking Forward

- Initially it will be chaotic – who does what, where, when and under what timelines
- What are the expectations of the development industry going forward?
- Bill 109 Approval Timelines Begin July 1, 2023
 - Ensuring processes in place to address
- Develop “Toolbox Approach” to assist
 - Delineation of wetlands and natural heritage cover in advance
 - Assist in development of submission requirements and standards



Impacts to Conservation Authority

- Staff will be tracking over first two quarters and report to the Board of Directors after 2nd Quarter;
- Workload and demands for existing staff will be reviewed;
- Opportunities for business development to be identified in support of municipalities and the development industry.

