

Proposed Provincial Bill 23

More Homes Built Faster Act, 2022

Special Meeting of the Board of Directors

November 18, 2022

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Lake Simcoe Region
conservation authority



Member of Conservation Ontario

Background

- October 25th Ministry of Municipal Affairs and Housing Steve Clark introduced Bill 23, More Homes Built Faster Act, 2022
- Changes proposed for municipalities and conservation authorities impacting development process.
- Proposed changes to the *Conservation Authorities Act* outlined in [ERO 019-6141](#) – Legislative and regulatory proposals affecting conservation authorities to support the Housing Supply Action Plan 3.0.
- Commenting period October 25th to November 24th.



Categories of Changes

Four central categories outlined in proposed changes:

1. Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario;
2. Freezing conservation authority fees;
3. Identifying conservation authority lands suitable for housing and streamlining conservation authority severance and disposition processes that facilitate faster development.
4. Focusing conservation authorities' role in the review of development related proposals and applications.



1. Proposed updates to regulation of development for protection of people and property from natural hazards in Ontario

- Enable the exemption of development (a permit) authorized under the *Planning Act* from requiring a permit in municipalities set out in regulation, where certain conditions are met as set out in regulation
- Remove the terms “conservation of land” and “pollution and add the terms “unstable soils and bedrock”
- Reduce timeline after which an applicant may appeal for failure to issue a permit from 120 to 90 days
- Minor amendments regarding permits issued under a zoning order



2. Freezing conservation authority fees

- Proposed amendment enables the Minister to direct a conservation authority to maintain its fees charged for programs and services at current levels
- The intent of this proposed change is to enable a reduction of the financial burden on developers and other landowners making development related applications further accelerating housing in Ontario.



3. Identifying conservation authority lands suitable for housing and streamlining conservation authority severance and disposition processes that facilitate faster development

- Improved land disposition policies
- Identification of lands suitable for housing development



4. Focusing conservation authorities' role in the review of development related proposals and applications

- Proposed legislative change would scope conservation authorities' review and commenting role to only matters within their core mandate. The core mandate generally being natural hazards, source water protection and the *Lake Simcoe Protection Act*
- The new regulation proposes to prescribe Acts under which a conservation authority could not perform the review and commenting role on behalf of a municipality.
- This burden would shift solely to the lower tier municipalities.



Conservation Authorities Working Group

- A successful undertaking representing the government, municipalities, conservation authorities, agriculture, and the development industry
- Navigated and built consensus for positive changes being implemented in every conservation authority
- This group must be utilized again to work with the government to assist in making consensus-built changes to address the housing supply crisis in Ontario.
- **Ask that this Bill be paused until the Working Group can reconvene**



What are we hoping for?

1. Removal of the proposed legislative changes regarding planning agreements.
2. If not 1. – address this requirement through regulation development and consultation.
3. If not 1 or 2. – the proposed legislative changes regarding planning agreements not be promulgated allowing for consultation.
4. Conservation Authorities Working Group be reactivated to address these and other aspects.



Next Steps – Two Submissions

1. Letter to Premier and Ministers of MNRF, MMAH and MECP outlining concerns and recommendations.
 - This letter will also be submitted to ERO as formal response
2. Letter to MECP Minister outlining our general concerns on how these proposed changes may significantly reduce to effectiveness of the *Lake Simcoe Protection Act* and Plan

