

Town of Wasaga Beach

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November 24, 2022

Minister Steven Clark
Ministry of Municipal Affairs
Queen's Park
Toronto, ON
L9X 1N6

Dear Mr. Minister Clark:

RE: Bill 23, the "More Homes Built Faster Act, 2022"

The Town of Wasaga Beach understands the need for more homes and efforts of the Government of Ontario to secure more dwellings for its citizens. Although the Town of Wasaga Beach is a fast growing municipality with significant market appeal and enjoys a high number of new residential building starts every year, the Town continues to experience a shortage of affordable/attainable housing, and market value rental housing as it strives to achieve it's goals of 'complete community'.

Through its recently approved Economic Development Strategy, and Council's policy direction to create five growth nodes within its built boundary, the Town is well placed and on-track to becoming an example for all of Ontario on how to build a place to live for everyone.

With regard to the "More Homes Built Faster Act, 2022", Council for the Town of Wasaga Beach asks that through your office, the Province reconsider the following:

Development Charges Act

The observations the Town of Wasaga Beach make in this letter are informed through our understanding of the impact of the proposed legislation to municipalities and aligned with our consulting partners who have assisted with our understanding.

The following suggestions provide our request to the Ministry of Municipal Affairs and Housing to amend Bill 23 as follows;

All in.



1. Remove the requirement for phasing-in of the DC rates, or at the very least limit the phasing-in to apply to only that portion of the increase in the DC rate that is more than 20% of the previous rate and do not apply the phasing-in to the total DC payable.
2. Reduce the phase-in period from 4 years to 2 years.
3. Phase-in only to apply to residential DCs.
4. Do not apply the phase-in retroactively.
5. Housing Services not be removed as a DC eligible service.
6. That no changes be made to the definition of DC eligible capital costs.
7. That the 10-year historical cost service level be retained.

In order to offset the DC revenue loss that comes from exemptions/discounts:

8. Expand the level of grant funding to municipalities for growth-related infrastructure; and/or
9. Provide a dedicated revenue stream to municipalities to pay for growth-related Infrastructure; and/or
10. Expand the range of funding tools available to municipalities to pay for growth-related infrastructure (similar revenue raising powers as the City of Toronto has).

The Town would also encourage the Minister to consider the impacts, if any, that the proposed changes to the *Development Charges Act* might have on local school boards.

Planning Act

1. The County of Simcoe is proposed to become an upper-tier without planning responsibilities. The Town assumes that that existing County Official Plan policies will subsequently “pushed down” to the Town’s Official Plan for implementation. The Town is concerned the potential impacts such an action might have on the staffing resources presently available for the Town’s Planning Department. It is also unclear what impact Bill 23, and the removal of the County from the land-use planning landscape, will have regarding the County’s partially completed Municipal Comprehensive Review (MCR) process.
2. Approval Bill 23 proposes to remove landscape plans and the exterior treatments of buildings from the municipal preview of Site Plan Approval. It is unclear how these changes will effect the Town’s ability to

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implement its urban design guidelines. These guidelines are integral to making the Town a more liveable environment for its citizens.

3. The proposed intensification of permitting three dwellings units "by right" on urbanized lands could have unintended consequences within established neighbourhoods such as increased traffic, property standard complaints, etc.
4. The proposed elimination of third-party appeal rights on decisions rendered under the *Act* undermines the public's right to the principal of natural justice and an affordable "day-in-court".
5. Proposed changes to the Ontario Wetland Evaluation System could undermine the function and long-term protection of remaining wetland complexes.
6. It also remains unclear that the revisions to the *Act* purported to streamline the process to save costs to the land development industry; should any cost savings be realized, will then be passed down to consumers.

Thank you for your consideration of these reasonable and responsible requests.

Sincerely,

Gerry Marshall
Chief Administrative Officer
Town of Wasaga Beach

- c.c. Premier Doug Ford
Members of Council
Dina Lundy, Director, Legislative Services & Clerk
Doug Herron, Director, Planning and Economic Initiatives
Jocelyn Lee, Director, Finance and Treasurer

All in.

