

Planning Act Review  
Provincial Planning Policy Branch  
777 Bay Street  
13th floor  
Toronto, ON  
M5G 2E5  
Canada

July 31, 2019

Dear Minister Clark:

**Re: Comments on Proposed new regulation related to Schedule 12 of Bill 108 - the More Homes, More Choice Act, 2019 (ERO Number 019-0181)**

The City of Barrie has reviewed the draft regulation listed as ERO number 019-0181 related to Bill 108 (More Homes, More Choice Act, 2019) transitional matters. At this time the City offers the following comments:

1. The reduction for decision timelines on applications for official plan amendments, zoning by-law amendments and plans of subdivision should apply to complete applications submitted after Proclamation. These timelines will be very challenging to meet going forward however we will all do our best to meet the needs for meaningful public input, professional assessment of information, industry's business needs and local decision making authority.

While working to manage these new timelines, municipalities should not be further disadvantaged by having to respond to applications which are coming close to "timing out" in September (i.e. if transition is based upon Royal Assent). Without sufficient advanced knowledge of the specific transition date there is no opportunity to meet the new legislated requirements on these applications currently in process.

2. In regard to additional residential unit polices, the City is concerned that increasing the number of units permitted on a property may have financial implications on the planned infrastructure for a community. For example, allowing three units as of right may require municipal water and sewer line/plant upgrades that had not been previously projected. Municipalities should receive financial support from the Province to help implement the intensification that the Province envisions through this policy. This will help municipalities in being able to create complete communities.

Thank you for giving the City the opportunity to review and provide comments on regulations related to Bill 108. Please feel free to contact Mr. Edward Terry, RPP, Planner at 705-739-4220 ext. 5135 (Edward.terry@barrie.ca), with any questions or to request additional information.

Sincerely,



Andrea Miller, RPP  
General Manager Infrastructure and Growth Management  
Director of Planning and Building Services (Acting)