



November 22, 2022

The Honourable Steve Clark
Ministry of Municipal Affairs & Housing
17th Floor, 777 Bay Street
Toronto, Ontario
M7A 2J3

Dear Minister Clark:

Re: ERO Number 019-6163 - Proposed Planning Act and City of Toronto Act Changes (Schedules 9 and 1 of Bill 23 - the proposed More Homes Built Faster Act, 2022)

I wish to provide you the following comments regarding ERO 019-6163 - Proposed Planning Act and City of Toronto Act Changes (Schedules 9 and 1 of Bill 23 - the proposed More Homes Built Faster Act, 2022).

In principle, Lakeshore supports the streamlining approvals for housing and reduction of barriers and costs to development, provided its not done in a way that does not negatively impact our existing community.

When it comes to addressing the “missing middle”, we support the diversification of housing stock and tenure, but allowing Additional Residential Units as-of-right in all residential areas can have significant impacts on the Municipal infrastructure and services, which was designed and constructed to support specific densities.

ARU’s will have impacts on Municipal infrastructure and services, which are financially supported by developers through Development Charges, park dedication, and other charges.

Lakeshore Administration and I support encouraging densification around transit, whenever the municipal infrastructure can support the intensification.

Lakeshore is interested in receiving delegation of subdivision and condominium approval authority from the upper tier municipality, the County of Essex.



We support the province amending the Act to delegate this authority to lower tier municipalities, if they have the capacity and are willing to do so. We look forward to future changes to the Act and regulations which will facilitate delegation to occur.

Lakeshore Administration and I support limiting third party appeals for certain types of applications such as official plans, official plan amendments, zoning by-laws, and zoning by-law amendments as it would reduce the financial impact of the Municipality to participate at the Ontario Land Tribunal (OLT). It is believed that this change will have an impact on our residents and stakeholders.

Since Plans of Subdivision need to be consistent with Official Plans & Zoning By-laws, there is no need for a statutory public meeting. It will remain a practice of Lakeshore to encourage all developers to undertake public engagement prior to submitting a formal application.

Lakeshore Administration and I support limiting Conservation Authorities appeals to matters of natural hazards policies in the Provincial Policy Statements.

Thank you for the opportunity to submit my comments regarding these proposed legislative changes. I look forward to reviewing the outcome of the consultation.

Sincerely,

Tracey M. Bailey
Mayor

Cc: Tammie Ryal, Corporate Leader Growth & Sustainability
Truper McBride, Chief Administrative Officer
Aaron Hair, Division Leader Community Planning