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**To:** Mayor and Council

**From:** Nick Ainley, Community Planner

**Meeting Date:** April 29, 2024

**Subject:** Report PB-014-2024 - Bill 185, Cutting Red Tape to Building More Homes Act, 2024

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-014-2024 (Bill 185, Cutting Red Tape to Building More Homes Act, 2024) dated April 29, 2024; and,

- 1) That Council endorse Planning & Building Services commentary contained within Appendix 'A' of report PB-014-2024; and
- 2) Authorize Planning & Building Services staff to submit the commentary contained within Appendix 'A' of report PB-014-2024 to the Government of Ontario through the Environmental Registry of Ontario (ERO); and
- 3) Authorize staff to resubmit the existing CIHA order request for the Clearview Aviation Business Park to the Minister of Municipal Affairs under the revised framework introduced through Bill 185 and permit the continued processing and implementation of the existing and/or revised CIHA order with the applicant and the Ministry.

## Background

On April 10, 2024, the Government of Ontario introduced '[Bill 185, Cutting Red Tape to Building More Homes Act, 2024](#)'. Bill 185 proposes amendments to a total of 15 separate provincial Acts, including but not limited to the Planning Act, Development Charges Act and Municipal Act. The stated aim of the provinces various amendments is to establish measures intended to build on the government's previous actions to cut red tape with a variety of measures that will save people and businesses time and money, by:

- improving how people and businesses access government services;
- streamlining municipal approvals and reducing costs to build more homes;
- prioritizing infrastructure for housing projects that are ready to go;
- enhancing consultation tools while providing certainty once a decision is made, and
- building homes faster for more people.

The province welcomes comment on the proposed policy, legislative and regulatory changes introduced under Bill 185 and has provided a 30-day public commenting period ending May 10, 2024. The Request for Comment is posted on the Environmental Registry of Ontario (ERO).

## **Comments and Analysis**

Staff have prepared six tables that provide an overview and summary of the changes Bill 185 proposes to several provincial Acts as well as planning staff initial commentary on the proposed changes for submission to the applicable ERO postings. Due to time constraints associated with the posted ERO commenting period, comment from other municipal departments have not been included in this report.

Each of the six summary and commentary tables have been appended to this report and can be viewed under 'Appendix A - Summary of Proposed Changes and Municipal Commentary'.

## **Existing Community Infrastructure and Housing Accelerator (CIHA) Order Requests**

On March 11, 2024, Council authorized staff to submit a formal request (along with all required materials) to the Minister of Municipal Affairs and Housing to consider making a community infrastructure and housing accelerator (CIHA) order for the Clearview Aviation Business Park (CABP) as more comprehensively described within [Staff Report PB-008-2024](#).

The Director of Planning and Building met with Ministry of Municipal Affairs and Housing staff on April 18, 2024. At this meeting, the status of the CIHA for the Aviation Business Park was discussed and Ministry staff clarified that the order request has not yet been posted to the ERO. Bill 185 has introduced a new framework for use by the Minister to process Zoning Orders. Ministry staff requires direction from the requesting municipality to proceed with the existing order through the new framework.

On April 18, 2022, the proponent submitted written request for Council to authorize the resubmission of the CABP CIHAO to the Ministry. Staff request that Council authorize staff to resubmit the existing formal CIHA order request for the Clearview Aviation Business Park to the Minister of Municipal Affairs under the revised framework introduced through Bill 185 and permit the continued processing and implementation of the existing and/or revised CIHA order with the applicant and the Ministry.

## **Financial Implications**

This report has no financial impact on the municipality.

## **Clearview's Strategic Plan**

Legislated review process.

## **Report Appendices**

Appendix A – Summary of Proposed Changes and Municipal Commentary

Appendix B – Request from MHBC

## **Approvals**

<b>Submitted by:</b>	Nick Ainley, B.U.R.PI Community Planner
<b>Reviewed by:</b>	Amy Cann, M. Pl., MCIP, RPP Director of Planning & Building
<b>Financial Implications Reviewed by:</b>	Treasurer
<b>Approved by:</b>	CAO

## APPENDIX A – SUMMARY OF PROPOSED CHANGES AND MUNICIPAL COMMENTARY

1. REMOVING BARRIERS FOR ADDITIONAL RESIDENTIAL UNITS ( <a href="#">Environmental Registry of Ontario 019-8366</a> )		
Title	Summary of Proposed Changes	Summary of Municipal Commentary
<i>Removing Barriers for Additional Residential Units (ARU)</i>	Bill 185 proposed to enhance the Minister's regulation-making authority to remove zoning barriers to building small multi-unit residential. The intent of the changes is to reduce barriers required to create additional residential units, such as basement suites, by eliminating barriers including maximum lot coverage and limits on bedrooms allowed per lot.	<p>Staff support changes to the <i>Planning Act</i> that promote increased density and efficient utilization of existing municipal infrastructure via the creation of additional residential units (ARU's) within existing settlement areas that are serviced by full municipal services.</p> <p>It is recommended that the Government closely consider impacts to parking, traffic safety, snow storage/removal and privacy that could be compounded by suggested removal of certain 'barriers' within municipal zoning by-law documents.</p>

2. MUNICIPAL PLANNING DATA REPORTING ( <a href="#">Environmental Registry of Ontario 019-8368</a> )		
Title	Summary of Proposed Changes	Summary of Municipal Commentary
<i>Municipal Planning Data Reporting</i>	<p>Bill 185 proposed to expand the list of municipalities subject to Municipal Planning Data Reporting under O. Reg. 73/72 of the <i>Planning Act</i> to include 21 additional municipalities with provincially assigned housing targets. Increasing the regulation to apply to 50 municipalities across Ontario, if implemented.</p> <p>Amendments to the to the information that is reported on a quarterly and annual basis under the current regulations is also proposed under the changes.</p>	<p>The Township of Clearview is not included in the list of existing municipalities subject to Municipal Planning Data Reporting and is not identified as one of the 21 municipality within 'Appendix 1: Proposed list of Municipality' to be added to the existing list.</p> <p>No Comment.</p>

3. PROPOSED CHANGES TO PLANNING ACT & MUNICIPAL ACT ( <a href="#">Environmental Registry of Ontario 019-8369</a> )
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Title	Summary of Proposed Changes	Summary of Municipal Commentary
<i>Reduce Parking Minimums</i>	<p>Bill 185 proposes to limit an approval authority's ability to approve an Official Plan or enacting Zoning By-law that require parking for development located in Protected Major Transit Station Areas as well as near other areas surrounding higher-order transit (i.e., subway, rail, and rapid bus stations) that are designated for higher density.</p> <p>The current proposal would allow homebuilders and homebuyers to decide parking spaces for new residential development near higher order transit, based on market needs.</p>	No Comment.
<i>Community Infrastructure and Housing Accelerator (CIHA)</i>	<p>Bill 185 proposes to remove the Community Infrastructure and Housing Accelerator (CIHA) from the Planning Act to avoid unnecessary duplication with a revised process for requesting and issuing minister zoning orders. A new framework for how requests from zoning orders will be received and considered has also been launched by the province. The proposal also includes transitional rules respecting CIHA orders that were issued to date to continue functioning as municipal zoning by-laws.</p>	Other than the housekeeping matter of transitioning the Clearview Aviation Business Park CIHA Order Request to the new framework, staff have no comment on the new framework.
<i>Use It or Lose It Tool</i>	<p>The creation of a new municipal servicing management tool is proposed. The 'Lose It or Lose It' tool would authorize municipalities to adopt policies by by-law to formalize how municipal services (water &amp; wastewater services) may be allocated and reallocated if an approved development has not proceeded after a specific timeframe and services are required for another development or location within the servicing area. Should municipalities adopt such a by-law, the by-law would not be appealable to the OLT.</p>	<p>Staff supports the proposal as it will enhance the ability of Planning Authorities to continue to impose lapsing conditions within draft plan of subdivision/condominium.</p> <p>The inclusion of lapsing provisions for Site Plan Approval as well as for draft plan of subdivision that received approval on or before March 27, 1995, is also supported.</p>

	<p>The proposal also includes creating a Minister's regulation-making authority to enable the Minister to provide exemptions for individual or classes of approved developments.</p> <p>The 'Use It or Lose It' tool would require approval authorities to impose mandatory lapsing conditions for all draft plan of subdivision/condominium approvals as well as enable a municipal 'authorized persons' (i.e. person with delegated Site Plan approval authority) to apply lapsing conditions for Site Plan approvals. The tool would also create Minister's regulation-making authority to set timelines for lapsing provisions and establish exemptions from lapsing provisions for subdivision/condominium/site plan approvals.</p> <p>Additionally, approval for all draft plan of subdivisions that were approved on or before March 27, 1995, will lapse on the third anniversary of the changes under Bill 185 coming into effect.</p>	
<i>Elimination of Third-Party Appeal Rights</i>	<p>Appeals of Official Plans, Official Plan Amendments, Zoning By-law and Zoning By-law Amendments by third-parties (i.e., landowners, ratepayers and other member of the public) are proposed to be eliminated.</p> <p>Appeal rights for the applicant, specified persons (i.e. utilities, pipeline and rail operators, and other similar public/private entities who made written or oral submissions and public bodies who made written or oral submissions and/or the Minister) would remain.</p> <p>Transitional rules have also been included in the legislation that would apply the new appeal limits to</p>	<p>Removal of appeal rights from members of the public for the noted Planning Act application(s) represents a significant shift in public participation as part of the established planning process in the province of Ontario.</p> <p>Staff supports the removal of appeal right for the noted <i>Planning Act</i> applications from members of the public where it is clear that an appeal is vexatious in nature and intended to circumvent and stymie an otherwise sound and supportable planning approval.</p> <p>Staff agree that the proposed change is likely to improve timelines for the approval and delivery of</p>

	existing appeals that are not already scheduled for merits hearing before the Ontario Land Tribunal (OLT).	<p>development projects. However, staff suggest that it is too early to determine the cumulative outcome/effect that the proposed change to public participation will have on the overall planning process in the province.</p> <p>Additionally, removal of appeal rights for members of the public will also significantly shift the responsibility for the carriage of public comment and concerns from an individual member of the public to the municipality and municipal Council. Without appeal rights, it is likely that members of the public will be more vocal towards and more heavily rely on municipal councils to ensure that their specific concerns are addressed prior to approval be granted.</p> <p>Staff also seek clarification from the Minister as to if under the proposed change would a private landowner continue to retain their appeal rights for planning changes that impact their private property that are initiated by the municipality (i.e., a municipally initiated OPA and/or ZBA affecting private lands)?</p>
<i>Fee Refund Provisions</i>	The existing fee refund provision for zoning by-law amendment and site plan control applications introduced under Bill 109 is proposed to be removed.	Staff supports the proposal to remove the previously introduced fee refund provision for zoning by-law amendment and site plan control application(s).
<i>Municipal Pre-Application Process (Pre-consultation)</i>	<p>Bill 185 proposed to make pre-application consultation (i.e., Pre-consultation) for official plan amendments, zoning by-law amendments, site plan approval and draft plans of subdivision voluntary and at the discretion of the applicant.</p> <p>The proposal would also allow an applicant to challenge complete application requirements to the</p>	<p>The proposed change to the pre-application consultation requirements for the noted <i>Planning Act</i> application(s) from required to discretionary is a significant shift in the established planning process in the province of Ontario.</p> <p>Staff suggest that the proposal to allow the pre-consultation process for OPA, ZBA, SPA and DPA</p>

	<p>OLT at anytime after formal application fees have been paid or pre-consultation has begun, rather than only having a 30-day period once a municipality rejects an application and not being 'complete'.</p>	<p>application(s) to be discretionary will result in errors in submission requirements, increase the number of appeals to the OLT (that will be based on initial and limited information) and further exacerbate timelines for approval of above noted <i>Planning Act</i> application(s).</p> <p>Proposed changes will also impact existing policies associated is pre-consultation requirements contained within existing municipal policy documents (i.e. Official Plan, Fee By-law, etc.).</p> <p>The proposal to remove a Planning Authority's ability to compel pre-application consultation for the above noted <i>Planning Act</i> application(s) is not supported by staff.</p>
<i>New Appeal Rights for Settlement Area Expansion Applications</i>	<p>Outside any land located within the defined Greenbelt area, an applicant is proposed to be able appeal a decision of refusal or non-decision by an approval authority associated with an Official Plan Amendment and/or Zoning By-law Amendment that would seek to expand or alter an existing Settlement Area boundary. Allowing for such decision on potential Settlement Area Boundary Expansion now be made at the (OLT).</p> <p>The proposed new appeal right is also combined with new criteria for the assessment of Settlement Area Boundary Expansion proposal which are outlined within the new draft 2024 Provincial Planning Statement document.</p>	<p>The proposed changes are likely to result in sporadic settlement area boundary expansions as well as an increase in the number of appeals to the OLT.</p> <p>Master servicing and infrastructure planning could also be impacted if settlement area boundaries are able to be changed on an individual and on-going basis.</p> <p>It is recommended that Settlement Area Boundary Expansions continue to be limited to comprehensive OP reviews/updates.</p>
<i>Facilitating Standardized Housing Designs</i>	<p>Bill 185 proposes to create a regulation-making authority that would enable the establishment of criteria to facilitate planning approval for standardized housing. The criteria would only apply</p>	<p>Staff looks forward to an opportunity to review and comment on new criteria for the approval of standardized housing, especially as it pertains to the</p>



	<p>to specific lands of a minimum lot size, such as urban residential lands with full municipal services that are located outside of the Greenbelt Area.</p> <p>The proposal would also include the identification of elements of the <i>Planning Act</i> that could be overridden and/or certain planning barriers that could be removed if the criteria are met.</p>	removal of 'barriers' and any proposed overrides of the <i>Planning Act</i> .
<i>Upper-Tier Planning Responsibilities</i>	<p>Planning responsibility for the upper-tier municipalities of Peel Region, York Region and Halton Region is proposed to be removed effective of July 1, 2024.</p> <p>Planning responsibilities for the upper-tier municipalities of Waterloo, Durham, Niagara Regions and Simcoe County is proposed to be removed. An effective date for removal of planning responsibility for these upper-tier municipalities has not been specified by the province at this time. The province has indicated that they intend to move forward with bringing the changes into effect for the remaining upper-tier municipalities by the end of 2024.</p>	The Township requests an update on the timeline for the removal of planning responsibilities from the County of Simcoe and also requests that a comprehensive framework for the transition of existing upper-tier planning responsibility to the lower-tier municipality is provided.
<i>Expedited Approval Process for Community Service Facility Projects</i>	Bill 185 proposes to create a regulation-making authority to enable a streamlined approval pathway for certain prescribed classes of 'community service facility' projects (i.e. public schools K-12, hospitals and long-term care facilities) that support the creation of complete communities.	The Township looks forward to an opportunity to review and comment on any new streamlined approval pathway for certain prescribed classes of 'community service facility' projects.
<i>Exempt Universities from the Planning Act</i>	Publicly-assisted universities are proposed to be exempt from the Planning Act for university-led student housing projects on- and off-campus.	No Comment.

#### 4. NEWSPAPER NOTICE REQUIREMENTS AND CONSEQUENTIAL HOUSEKEEPING CHANGES ([Environmental Registry of Ontario 019-8370](#))

Title	Summary of Proposed Changes	Summary of Municipal Commentary
<i>Modernize Public Notice Requirements</i>	<p>Bill 185 proposes to modernize public notice regulations under the Development Charges Act and Planning Act by providing municipalities with an additional method of giving notice to meet the statutory land use planning notice requirements. In addition to other ways of giving notice, municipalities would be able to provide notice on a municipal website if there is no local print newspaper available.</p> <p>The proposed changes also include providing notice of public meeting on a proposed development charge (DC) by-law, or passage of a by-law relating to DCs or community benefit charges (CBCs).</p> <p>The Ministry is also working to identify best practices for public engagement, including how municipalities engage culturally diverse communities through non-English and French languages.</p>	The Township welcomes increased options to meet statutory public notification requirements and enhanced engagement with the community.
<i>Third-party Appeals</i>	In addition to the proposed changes to limit appeal rights for official plans, official plan amendments, zoning by-laws and zoning by-law amendment, Bill 185 proposes consequential amendments to regulations that would require notices related to official plan and zoning by-law matters to include certain statements.	No Comment.
<i>Prescribed Time Period Regarding New Evidence Introduced at an Ontario</i>	Bill 185 proposes changes that would re-establish the prescribed time period for a municipality to review new evidence introduced in a hearing at the OLT.	No Comment.

<i>Land Tribunal Hearing</i>	This change would enable the provisions related to sending new information and material back to a municipality, reintroduced through Bill 108, to operate effectively and expediently.	
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<b>5. CHANGES TO THE DEVELOPMENT CHARGES ACT (<a href="#">Environmental Registry of Ontario 019-8371</a>)</b>		
<b>Title</b>	<b>Summary of Proposed Changes</b>	<b>Summary of Municipal Commentary</b>
<i>Repeal the mandatory five-year phase-in of DC rates</i>	<p>The mandatory phase-in of Development Charge (DC) rates over five years for DC by-laws passed on or after January 1, 2022, introduced under Bill 23 is proposed to be repealed under Bill 185.</p> <p>For municipalities that passed DC by-laws on or after November 28, 2022, that incorporated the phase-in of DC rates, the proposal would permit them amendment of their DC by-laws through a time-limited streamlined process (e.g., no requirement to redo the background study).</p> <p>A municipality choosing to amend its DC by-laws for this purpose would have 6 months to pass such an amending by-law. Afterwards it would still need to give notice of the DC by-law amendment. It would also enable municipalities to continue to exercise their discretion to phase-in DCs to ease the impact of high DC rates on new housing developments. This proposal would not impact those developments where planning applications have been submitted and the DC rates have been frozen (i.e., locked).</p>	Planning staff support the proposed changes.
<i>Reinstate studies as an eligible capital cost for DCs</i>	Bill 185 proposed to reinstate the cost of studies as an eligible DC capital cost to enable municipalities to fund these costs to plan for growth appropriately (i.e., infrastructure requirements and financial plans) which was removed under Bill 23.	Planning staff support the proposed changes.

	<p>Similar to the DC rates phase-in proposal, given that a subset of DC levying municipalities would have been impacted by this measure, for DC by-laws passed on and after November 28, 2022, municipalities would be permitted to reinstate the cost of studies as part of their DC rates through a time-limited streamlined process. The same process established for by-law amendments to eliminate the mandatory phase-in of its DC rates.</p>	
<p><i>Streamlined Process for Extending DC By-Laws</i></p>	<p>Requirement to update and replace a DC by-law from at least once every 5 years to at least once every 10 years was amended under Bill 23.</p> <p>Bill 185 proposes that municipalities could extend their existing DC by-laws using a streamlined process. The streamlined process would enable a municipality to extend their existing DC by-law without having to prepare a new background study and undertake most of the procedural requirements associated with passing a new or amended DC by-law, but not change the DC rates.</p> <p>Municipalities seeking to update DC rates would be subject to the regular DC by-law process.</p>	<p>Planning staff have no comment.</p>
<p><i>Reduce the time limit on the DC freeze</i></p>	<p>Under Bill 23 DCs were set (i.e., frozen/locked) when a site plan application (or zoning application if no site plan application was made) is submitted to the municipality. Once the application is approved, a time limit of two years applies to the frozen DCs.</p> <p>Bill 185 proposes to reduce the timeframe of the DC freeze period from two years to 18 months in order to encourage developers to more quickly obtain a building permit and get shovels in the ground. This is</p>	<p>Planning staff have no comment.</p>

	because the frozen DC rates would be guaranteed for 18 months only following approval of the relevant planning application instead of the 2 years under the current framework	
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6. DRAFT 2024 PROVINCIAL PLANNING STATEMENT ( <a href="#">Environmental Registry of Ontario 019-8462</a> )		
<p>Preface: In April 2023 the province released a draft Provincial Planning Statement document for review and comment. The draft document was later amended in June 2023 to include additional updates. Based upon feedback received over the initial commenting period the province has released an updated draft 2024 Provincial Planning Statement (draft 2024 PPS) document consisting of policies grouped under the five following themes:</p> <ul style="list-style-type: none"> <li>• Generate an appropriate housing supply</li> <li>• Make land available for development</li> <li>• Provide infrastructure to support development</li> <li>• Balance housing with resources</li> <li>• Implementation</li> </ul> <p>Should the draft 2024 Provincial Planning Statement be adopted by the province, it will revoke and replace both <i>A Place to Grow: Growth Plan for the Greater Golden Horseshoe</i> (“<b>Growth Plan</b>”) and the <i>Provincial Policy Statement, 2020</i> (“<b>PPS, 2020</b>”) documents.</p> <p>The following is a high-level overview of a limited number of the proposed policies changes included with the draft 2024 PPS having application to the Township of Clearview. For a more comprehensive overview, a complete copy of the draft 2024 PPS document can be accessed via the following ERO link: <a href="#">Environmental Registry of Ontario 019-8462</a></p>		
Title	Summary of Proposed Changes	Summary of Municipal Commentary

<p><i>Settlement Areas and Settlement Area Boundary Expansions</i></p>	<p>Section 2.3 – Settlement Area and Settlement Area Boundary Expansion of the draft 2024 Provincial Planning Statement (draft 2024 PPS) establishes new general policies for settlement areas as well as criteria for the creation of new or expansion of existing settlement area boundaries.</p> <p>The draft policies propose to permit a planning authority to allow Settlement Area Boundary Adjustment at any time in accordance with new criteria and outside the Municipal Comprehensive Review (MCR) process as currently required. The following is a list of the new criteria that planning authorities shall consider when assessing a Settlement Area Boundary expansion:</p> <ul style="list-style-type: none"> <li>a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;</li> <li>b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;</li> <li>c) whether the applicable lands comprise specialty crop areas;</li> <li>d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</li> <li>e) whether the new or expanded settlement area complies with the minimum distance separation formulae;</li> <li>f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible</li> </ul>	<p>The proposal represents a significant change to existing settlement area boundary expansion policies. However, increased decision-making power at the local/municipal level is supported.</p> <p>It is anticipated that the criteria for settlement area boundary expansion proposed under Section 2.3 of the draft 2024 PPS will be useful in assisting with review of individual settlement area boundary expansion requests. However, by the nature of the draft 2024 PPS proposing to allow requests to proceed on an individual and ad hoc basis, it is not clear whether an individual applicant will be able to adequately address all proposed criteria.</p> <p>With municipal Official Plan documents establishing housing targets within existing settlement areas over 20-30 years periods, it is not clear the process in which the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses can be demonstrated on an individual basis and outside of a more comprehensive process.</p> <p>It is recommended that decisions on Settlement Area Boundary Expansion be kept at the local/municipal level but be limited to comprehensive OP reviews/ updates.</p>
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	<p>as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and</p> <p>g) the new or expanded settlement area provides for the phased progression of urban development.</p>	
<i>Rural</i>	<p>The policies affecting rural areas/lands are left largely unchanged from what currently exists today. Multi-lot residential development as a permitted use on rural lands as proposed under a previous version of the draft PPS is not included as part of the draft 2024 PPS document.</p>	<p>Staff supports the removal of permission for multi-lot residential development on rural lands.</p>
<i>Agricultural</i>	<p>Section 4.3.2.4 of the draft 2024 PPS introduces new policies that would permit up to two additional residential units (ARUs) on a lot where a residential dwelling is permitted on a lot in a prime agricultural area, provided that any additional residential units:</p> <ul style="list-style-type: none"> <li>a) comply with the minimum distance separation formulae;</li> <li>a) are compatible with, and would not hinder, surrounding agricultural operations;</li> <li>b) have appropriate sewage and water services;</li> <li>c) address any public health and safety concerns;</li> <li>d) are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</li> <li>e) minimize land taken out of agricultural production.</li> </ul> <p>Agricultural lot creation and lot adjustment policies remain largely unchanged with additional residential units only able to be severed in accordance with policy 4.3.3.1.c).</p>	<p>Based on review of the draft policies, it is understood that the proposed changes do not permit the severance of multiple residents lots within prime agricultural areas.</p> <p>However, to ensure absolutely clarity in the draft 2024 PPS document, it is recommended that the existing wording of Section 4.3.3.1. c) and/or Section 4.3.2.5 be reviewed and revised to provide further direction on the intent of whether the two (2) additional residential units permitted on a lot in a prime agricultural area with an existing primary residential dwelling would be required to be included as part of the surplus dwelling lot created via a proposed farm consolidation? Or if the two (2) additional residential units would be required to remain with the larger agricultural lands to be consolidated.</p> <p>It is assumed that the two (2) additional residential units would continue to be accessory to the primary</p>

		residential use of the property and would not be able to be individually severed.
<i>Natural Heritage</i>	Existing Natural Heritage policies remain largely unchanged.	No Comment.
<i>Sewage, Water and Stormwater</i>	The draft 2024 PPS proposes enhanced direction for Stormwater Management Planning is also proposed under Section 3.6.8 of the draft 2024 PPS, which are intended to require municipalities to plan for water and wastewater infrastructure, and waste management systems.	No Comment.
<i>Water</i>	Section 4.2.3 of the draft 2024 PPS encourages municipalities to undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.	Staff recommends that additional resources be provided to rural municipalities to support with comprehensive watershed planning.
<i>Employment</i>	<p>Section 2.8.2.3 of the draft 2024 PPS provides enhanced direction to project and plan for Employment Areas.</p> <p>Section 2.8.2.5 of the draft 2024 PPS propose to modify employment conversion policies by permitting planning authorities to remove lands from employment areas outside the Municipal Comprehensive Review (MCR) process where the following can be demonstrated:</p> <ul style="list-style-type: none"> <li>a) there is an identified need for the removal and the land is not required for employment area uses over the long term;</li> <li>b) the proposed uses would not negatively impact the overall viability of the employment area by: <ul style="list-style-type: none"> <li>1. avoiding, or where avoidance is not possible, minimizing and mitigating</li> </ul> </li> </ul>	Large portions of lands designated for industrial use within the Township of Clearview contain environmental and natural heritage features. Staff request that the policies of the draft 2024 PPS provide municipalities with flexibility as it related to the conversion and/or exchange of Employment Lands (i.e., lands for industrial uses) due to environmental features and/or other natural heritage considerations.



	<p>potential impacts to existing or planned employment area uses in accordance with policy 3.5;</p> <p>2. maintaining access to major goods movement facilities and corridors;</p> <p>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</p> <p>d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p>	
<i>Mineral Aggregate</i>	<p>Section 4.5.4 of the draft 2024 PPS proposes new verbiage for extraction in prime agricultural areas and now specifies that ccomplete rehabilitation to an agricultural condition is not required if:</p> <p>a) the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and</p> <p>b) agricultural rehabilitation in remaining areas is maximized.</p>	<p>The Township has several active and inactive/decommissioned aggregate sites which may be impacted by proposed changes.</p> <p>No Comment.</p>
<i>Housing</i>	<p>Section 2.2 of the draft 2024 PPS document proposes revised housing policies, including but not limited to permitting and facilitating:</p> <p>1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and</p>	No Comment.

	<p>2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units...</p>	
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## APPENDIX B - REQUEST FROM MHBC

### CABP - Bill 185 Recharacterization & Information Report to Council April 29th

Kory Chisholm <kchisholm@mhbcplan.com>

Thu 18-Apr-24 12:59 PM

To: Amy Cann <acann@clearview.ca>

Cc: remo.niceforo@clearviewaviation.com <remo.niceforo@clearviewaviation.com>

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Hi Amy,

Further to our meeting today with MMAH staff and at their direction as a result of the recently introduced Bill 185 the CABP CIHA Order that Township Council previously unanimously supported will be recharacterized as a Ministerial Zoning Order.

Procedurally this is essentially the same process as the former CIHA tool and the final implementation of the proposed zoning order will be the same.

As discussed we would like to request that as part of Township staff's forthcoming information report to Council at the April 29<sup>th</sup> Council Meeting that Township staff advise Council of this minor change in the characterization of the order and the applicant and Township will continue to work with Ministry staff on the implementation of the Zoning Order request.

If you require any additional information on our end please let us know. Further to our discussion we will pull together the revised package to be provided to the Ministry.

Thanks,

**KORY CHISHOLM**, BES, M.Sc, MCIP, RPP | Partner

**MHBC** Planning, Urban Design & Landscape Architecture

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