



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

December 2, 2022

Information Reports

[2022-INFO-97](#) Commissioner of Planning and Economic Development – re:
Monitoring of Growth Trends

Early Release Reports

There are no Early Release Reports

Staff Correspondence

1. [Memorandum from Dr. R.J. Kyle, Commissioner and Medical Officer of Health](#) – re:
Health Information update – November 27, 2022

Durham Municipalities Correspondence

1. [City of Oshawa](#) – re: Resolution passed at their Council meeting held on November 21, 2022, with recommendations to the Region of Durham regarding a New Program for Affordable Accessible Dwelling Units
2. [City of Oshawa](#) – re: Resolution passed at their Council meeting held on November 21, 2022, regarding City Comments on Bill 23, “More Homes Built Faster Act, 2022”

Other Municipalities Correspondence/Resolutions

1. [Township of Lanark Highlands](#) – re: Resolution passed at their Council meeting held on November 22, 2022, regarding OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee
2. [Norfolk County](#) – re: Resolution passed at their Council meeting held on November 16, 2022, regarding Bill 23, “More Homes Built Faster Act, 2022”
3. [City of Stratford](#) – re: Resolution passed at their Council meeting held on November 14, 2022, regarding Funding and Support for VIA Rail Service

Miscellaneous Correspondence

There are no Miscellaneous Correspondence

Advisory / Other Committee Minutes

1. Durham Environmental Advisory Committee (DEAC) minutes – [November 17, 2022](#)
2. Durham Nuclear Health Committee (DNHC) minutes – [November 18, 2022](#)
3. Accessibility Advisory Committee (AAC) minutes – [November 22, 2022](#)

Members of Council – Please advise the Regional Clerk at clerks@durham.ca, if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk is advised by Wednesday noon the week prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: [#2022-INFO-97](#)
Date: December 2, 2022

Subject:

Monitoring of Growth Trends, File: D01-02-01

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 This report is the second of two biannual reports monitoring growth trends in Durham. It presents historical population and household data for the Region and area municipalities for the 2017 to 2022 period. It also includes short-term forecasts for the 2022 to 2027 period.
- 1.2 The data is provided for the end of May (to correspond with the timing of the Census) and for December (calendar year-end). Information presented in this report is intended for use in various Regional studies and programs including the Municipal Comprehensive Review, Development Charges Studies, and developing capital budgets for Regional infrastructure.

2. Previous Reports and Decisions

- 2.1 Monitoring of Growth Trends ([2021-INFO-132](#)).
- 2.2 Census of Population – Population and Dwelling Counts Release ([2022-INFO-31](#)).
- 2.3 Monitoring of Growth Trends ([2022-INFO-53](#)).

2.4 Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations ([2022-INFO-91](#)).

3. Historical population and household estimates (2017-2022)

3.1 The population and household estimates presented in Attachments 1 and 2, are based on:

- a. Statistics Canada Census information for 2016 and 2021 including an estimate for net undercoverage¹; and
- b. Canada Mortgage and Housing Corporation (CMHC) monthly housing completion data for non-Census years.

3.2 The semi-annual population estimates presented in Attachment 1 indicate that the Region's mid-year population growth increased by 13,300 persons from 2021 to 2022, representing a growth rate of 1.83%. The population growth for the five-year period from May 2017 to May 2022 was 8.79%.

3.3 The semi-annual household estimates presented in Attachment 2, indicate that the Region's mid-year household growth increased by 3,750 households from 2021 to 2022, representing a growth rate of 1.54%. The household growth for the five-year period from May 2017 to May 2022 was 7.11%.

3.4 The population estimates have been updated with information from the recently published 2021 Census of Population. Additionally, it considers Statistics Canada Annual Demographic Estimates for July 1, 2021. Accordingly, estimates for May 2021 along with previous years were revised to match this baseline. The data revealed that the population in Durham had grown more than previously estimated (an increase of 11,727 or +1.64%), while households were slightly lower (a decrease of 1,335 or -0.55%)².

4. Short-term growth forecasts (2022-2027)

4.1 The short-term growth forecasts for population and households presented in Attachments 3 and 4 are based on:

- a. housing production estimates provided by the area municipalities;

¹ Net undercoverage refers to the net population counts that are missed during the Census enumeration due to persons with no usual residence, incorrect questionnaires, missed dwellings, away from home, etc.

² Variation in household estimate may be influenced by an increase in residential demolitions, vacant homes and dwellings occupied by non-permanent residents between Census enumeration years.

- b. an analysis of past trends; and
 - c. estimates of the timing and anticipated annual housing occupancy across the Region.
- 4.2 The accuracy of the forecasts are subject to the risk of unpredictable changes in economic conditions and other factors affecting residential growth (e.g. significant increases in mortgage rates, persistently high inflation, building trade strikes, etc.).
- 4.3 The short-term forecasts indicate that in the next five years Durham's population is projected to increase from 751,500 (2022) to 850,400 in 2027³ (refer to Attachment 3). The population growth for the five-year period from May 2022 to May 2027 is expected to be 15.1%.
- 4.4 Similarly, the current number of households in Durham is projected to increase from 251,380 (2022) to approximately 283,770 in 2027 (refer to Attachment 4). The household growth for the five-year period from May 2022 to May 2027 is expected to be 15.0%.
- 4.5 These forecasts recognise a significant amount of growth in Seaton, adding approximately 4,775 households and 13,100 people to the forecast as that community continues to grow.
- 4.6 With regard to new provincial housing targets⁴, it's important to note that some municipalities in Durham will have to substantially increase their rate of growth to meet the 10-year housing targets.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Priority 5.1 (Service Excellence) – Optimize resources and partnerships to deliver exceptional quality services and value; and

³ Annual short-term forecasts are developed using a separate methodology from the long-term forecasting work completed for the Envision Durham Growth Management Study. Some variance is expected between Appendix 3 and 4 of this report and the forecasts presented in the Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations (Report #2022-INFO-91).

⁴ The More Homes Built Faster Act sets 10-year housing targets for the 29 largest and fastest growing municipalities. This includes Ajax (17,000), Clarington (13,000), Oshawa (23,000), Pickering (13,000) and Whitby (18,000).

- b. Priority 5.3 (Service Excellence) – Demonstrate commitment to continuous quality improvement and communicating results.

6. Conclusion

- 6.1 Regional Council will continue to be kept apprised of emerging population and household data and trends through regular updates of this information.
- 6.2 A copy of this report will be forwarded to the Area Municipalities, the Durham Regional Police Services, the Local Health Integration Network and the School Boards in Durham.

7. Attachments

- Attachment #1: Semi-annual Population Estimates, 2017-2022
- Attachment #2: Semi-annual Household Estimates, 2017-2022
- Attachment #3: Semi-annual Population Forecasts, 2017-2022
- Attachment #4: Semi-annual Household Forecasts, 2017-2022

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Semi-annual Population Estimates, 2017-2022 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2017 (Dec) | 126,020 | 12,220 | 99,000 | 170,860 | 96,790 | 22,570 | 22,380 | 135,740 | 685,590 |
| 2018 (May) | 127,620 | 12,130 | 99,790 | 172,500 | 96,900 | 22,510 | 22,440 | 135,940 | 689,830 |
| 2018 (Dec) | 128,140 | 12,360 | 101,090 | 175,770 | 97,950 | 22,510 | 22,500 | 136,910 | 697,220 |
| 2019 (May) | 128,910 | 12,330 | 101,640 | 179,080 | 98,580 | 22,540 | 22,420 | 136,830 | 702,350 |
| 2019 (Dec) | 129,350 | 12,920 | 103,080 | 181,300 | 99,550 | 22,670 | 22,480 | 138,330 | 709,680 |
| 2020 (May) | 130,960 | 12,600 | 104,050 | 180,200 | 99,930 | 22,570 | 22,400 | 140,560 | 713,280 |
| 2020 (Dec) | 131,260 | 12,630 | 105,040 | 183,560 | 101,740 | 22,670 | 22,480 | 142,720 | 722,100 |
| 2021 (May) | 131,830 | 13,080 | 105,560 | 182,530 | 103,230 | 22,590 | 22,430 | 144,150 | 725,410 |
| 2021 (Dec) | 132,380 | 13,150 | 107,190 | 184,560 | 104,110 | 22,590 | 22,430 | 146,850 | 733,230 |
| 2022 (May) | 132,830 | 13,190 | 107,970 | 185,840 | 104,830 | 22,590 | 22,460 | 149,070 | 738,710 |

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Household Estimates, 2017-2022 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2017 (Dec) | 38,060 | 4,575 | 33,905 | 64,090 | 31,400 | 8,230 | 7,840 | 44,210 | 232,305 |
| 2018 (May) | 38,450 | 4,575 | 34,145 | 64,405 | 31,545 | 8,235 | 7,895 | 44,315 | 233,570 |
| 2018 (Dec) | 38,660 | 4,610 | 34,525 | 65,400 | 31,865 | 8,235 | 7,915 | 44,515 | 235,725 |
| 2019 (May) | 38,740 | 4,625 | 34,725 | 65,765 | 32,065 | 8,245 | 7,925 | 44,610 | 236,710 |
| 2019 (Dec) | 38,920 | 4,640 | 35,175 | 66,330 | 32,355 | 8,255 | 7,945 | 44,975 | 238,605 |
| 2020 (May) | 39,325 | 4,685 | 35,460 | 66,405 | 32,510 | 8,260 | 7,960 | 45,550 | 240,160 |
| 2020 (Dec) | 39,450 | 4,785 | 35,730 | 66,560 | 33,215 | 8,275 | 7,990 | 46,110 | 242,105 |
| 2021 (May) | 39,490 | 4,790 | 35,955 | 66,635 | 33,425 | 8,290 | 8,010 | 46,460 | 243,050 |
| 2021 (Dec) | 39,610 | 4,800 | 36,465 | 67,105 | 33,700 | 8,295 | 8,025 | 47,260 | 245,260 |
| 2022 (May) | 39,715 | 4,805 | 36,705 | 67,375 | 33,930 | 8,295 | 8,055 | 47,920 | 246,800 |

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Population Forecasts, 2022-2027 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|---------|--------|------------|---------|-----------|--------|----------|---------|---------|
| 2022 (Dec) | 135,650 | 13,350 | 109,400 | 190,150 | 106,050 | 22,800 | 22,650 | 151,500 | 751,500 |
| 2023 (May) | 136,850 | 13,400 | 110,600 | 191,600 | 107,700 | 22,900 | 22,700 | 152,850 | 758,600 |
| 2023 (Dec) | 138,900 | 13,500 | 112,550 | 194,150 | 110,550 | 23,150 | 22,750 | 155,150 | 770,800 |
| 2024 (May) | 140,550 | 13,550 | 113,800 | 195,700 | 112,300 | 23,250 | 22,800 | 156,700 | 778,600 |
| 2024 (Dec) | 143,300 | 13,650 | 115,850 | 198,300 | 115,250 | 23,500 | 22,900 | 159,250 | 792,100 |
| 2025 (May) | 145,850 | 13,750 | 117,100 | 199,700 | 117,050 | 23,650 | 22,950 | 160,850 | 800,900 |
| 2025 (Dec) | 150,200 | 13,900 | 119,200 | 202,050 | 120,100 | 23,900 | 23,050 | 163,600 | 816,000 |
| 2026 (May) | 153,000 | 14,000 | 120,550 | 203,450 | 122,000 | 24,050 | 23,050 | 165,200 | 825,300 |
| 2026 (Dec) | 157,700 | 14,150 | 122,800 | 205,850 | 125,200 | 24,300 | 23,150 | 167,950 | 841,100 |
| 2027 (May) | 160,250 | 14,250 | 124,200 | 207,150 | 127,350 | 24,400 | 23,200 | 169,550 | 850,400 |

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.

Semi-annual Household Forecasts, 2022-2027 (May and December)

| Year | Ajax | Brock | Clarington | Oshawa | Pickering | Scugog | Uxbridge | Whitby | Durham |
|---------------|--------|-------|------------|--------|-----------|--------|----------|--------|---------|
| 2022 (Dec) | 40,600 | 4,870 | 37,230 | 69,130 | 34,330 | 8,370 | 8,100 | 48,760 | 251,370 |
| 2023 (May) | 40,950 | 4,890 | 37,620 | 69,670 | 34,870 | 8,420 | 8,120 | 49,190 | 253,730 |
| 2023 (Dec) | 41,570 | 4,930 | 38,300 | 70,590 | 35,790 | 8,490 | 8,150 | 49,930 | 257,750 |
| 2024 (May) | 42,050 | 4,950 | 38,710 | 71,150 | 36,350 | 8,540 | 8,170 | 50,420 | 260,350 |
| 2024 (Dec) | 42,880 | 4,990 | 39,420 | 72,110 | 37,310 | 8,630 | 8,200 | 51,250 | 264,780 |
| 2025 (May) | 43,640 | 5,020 | 39,840 | 72,610 | 37,890 | 8,680 | 8,210 | 51,770 | 267,660 |
| 2025 (Dec) | 44,950 | 5,070 | 40,550 | 73,470 | 38,880 | 8,770 | 8,240 | 52,650 | 272,580 |
| 2026 (May) | 45,770 | 5,100 | 41,010 | 73,970 | 39,490 | 8,820 | 8,260 | 53,170 | 275,600 |
| 2026 (Dec) | 47,190 | 5,160 | 41,790 | 74,840 | 40,520 | 8,910 | 8,290 | 54,050 | 280,740 |
| 2027 (May) | 47,940 | 5,190 | 42,260 | 75,320 | 41,230 | 8,960 | 8,300 | 54,570 | 283,780 |

Note: All figures rounded

Source: Statistics Canada Census and CMHC monthly housing completions data.



Interoffice Memorandum

Date: December 2, 2022

To: Health & Social Services Committee

From: Dr. Robert Kyle

Subject: Health Information Update – November 27, 2022

Health
Department

Please find attached the latest links to health information from the Health Department and other key sources that you may find of interest. Links may need to be copied and pasted directly in your web browser to open, including the link below.

You may also wish to browse the online Health Department Reference Manual available at [Board of Health Manual](#), which is continually updated.

Boards of health are required to “superintend, provide or ensure the provision of the health programs and services required by the [Health Protection and Promotion] Act and the regulations to the persons who reside in the health unit served by the board” (section 4, clause a, HPPA). In addition, medical officers of health are required to “[report] directly to the board of health on issues relating to public health concerns and to public health programs and services under this or any other Act” (sub-section 67.(1), HPPA).

Accordingly, the Health Information Update is a component of the Health Department’s ‘Accountability Framework’, which also may include program and other reports, Health Plans, Quality Enhancement Plans, Durham Health Check-Ups, business plans and budgets; provincial performance indicators and targets, monitoring, compliance audits and assessments; RDPS certification; and accreditation by Accreditation Canada.

Respectfully submitted,

Original signed by

R.J. Kyle, BSc, MD, MHSc, CCFP, FRCPC, FACPM
Commissioner & Medical Officer of Health

*“Service Excellence
for our Communities*

A stylized graphic of a hand or a flame in shades of blue, positioned behind the text.

UPDATES FOR HEALTH & SOCIAL SERVICES COMMITTEE
November 27, 2022

Health Department Media Releases/Publications

tinyurl.com/yswb48bx

- Multidrug-Resistant (MDR) Salmonella associated travel with Mexico (Nov 16)

tinyurl.com/2fxw7mvd

- Compounding Pharmacies, Operational Direction, COVID-19 Assessment and Treatment Centres, and Call for Pediatric Support (Nov 21)

tinyurl.com/5hxxhfvvs

- Update – Compounding Pharmacies, Operational Direction, COVID-19 Assessment and Treatment Centres, and Call for Pediatric Support (Nov 24)

GOVERNMENT OF CANADA

Canada Revenue Agency

tinyurl.com/4hrtrcdd

- Minister of National Revenue announces the participation of Nunavut and Ontario in the organ and tissue donation service offering (Nov 21)

Employment and Social Development Canada

tinyurl.com/2rddz5n3

- Government of Canada opens consultations with Canadians on a national school food policy (Nov 16)

tinyurl.com/32kn3thz

- Government of Canada announces National Funders selected to support charities and non-profits (Nov 22)

tinyurl.com/2bmfa3e6

- Government of Canada improves sickness benefits under the Employment Insurance system (Nov 25)

Environment and Climate Change Canada

tinyurl.com/j7d379c5

- Canada wraps up its participation at COP27 more committed than ever (Nov 18)

tinyurl.com/53cy94vc

- Minister Guilbeault's statement on Canada's position and achievements on climate change at COP27 (Nov 21)

tinyurl.com/y3vh4kfd

- The Government of Canada strengthens pollution pricing across the country (Nov 22)

tinyurl.com/284xtjb7

- The Government of Canada invests in science and technology projects supporting the goal of net-zero greenhouse gas emissions by 2050 (Nov 23)

tinyurl.com/24tkk5kw

- Canada's National Adaptation Strategy will protect communities and build a strong economy (Nov 24)

Health Canada

tinyurl.com/yckmx7a6

- Health Canada secures additional supply of children's acetaminophen products (Nov 14)

tinyurl.com/76kh36yr

- Government of Canada Supports the Canadian Association of Midwives in communicating the importance of staying up to date with COVID-19 Vaccination (Nov 15)

tinyurl.com/2p87xsp5

- Helping build resilience in Canada's health sector for climate change through the HealthADAPT program (Nov 16)

tinyurl.com/5d4f76xc

- Federal Minister of Health tables the 2021 Annual Report of the Patented Medicine Prices Review Board (Nov 21)

tinyurl.com/twxbnbbm

- Government of Canada announces over \$15 million to support people living with an addiction or who use substance across Canada (Nov 23)

tinyurl.com/23tdtk7c

- Government of Canada announces Expert Panel members conducting the Legislative Review of the Cannabis Act (Nov 24)

tinyurl.com/2p89uutv

- Statement from Dr. Theresa Tam, Chief Public Health Officer of Canada – World Antimicrobial Awareness Week, November 18 to 24, 2022 (Nov 24)

Innovation, Science and Economic Development Canada

tinyurl.com/yc6ufzpw

- Government of Canada announce major investments to support scientists, researchers and students (Nov 16)

Natural Resources Canada

tinyurl.com/mu4uyp7

- Making Home Heating More Affordable for Canadians While Fighting Climate Change (Nov 21)

tinyurl.com/yvr9pk97

- Canada Releases New Report Showing the Impacts of Climate Change in Northern Canada and the Adaptation Efforts Underway (Nov 23)

tinyurl.com/396xhx84

- Minister Wilkinson Announce Canada Greener Homes Initiative Delivery Across Ontario with Enbridge Gas (Nov 25)

Public Health Agency of Canada

tinyurl.com/c3999b42

- Conclusion of the National Autism Conference – Autistic Canadians and other key stakeholders gathered to contribute to the development of a national autism strategy (Nov 16)

Transport Canada

tinyurl.com/5n99zem7

- Strengthening the Port System and Railway Safety in Canada: Minister of Transport introduces a new bill to make our supply chain stronger (Nov 17)

tinyurl.com/b3utymfj

- Government of Canada launches a new initiative to address climate change impacts on rail lines (Nov 24)

GOVERNMENT OF ONTARIO

Ministry of Agriculture, Food and Rural Affairs

tinyurl.com/4kt85ecs

- Ontario Launches Consultations to Modernize Veterinary Services (Nov 21)

Ministry of Energy

tinyurl.com/m8na5dhn

- Ontario Finalizes Electrification and Energy Transition Panel (Nov 17)

Ministry of Finance

tinyurl.com/2s3d2e2c

- Ontario Delivers Progress Report and Advances its Plan to Build (Nov 14)

Ministry of Health

tinyurl.com/5xzt79uj

- Ontario Building Better, More Modern Health Care Facilities (Nov 17)

Ministry of Long-Term Care

tinyurl.com/ysk324sh

- Ontario Increasing Construction Funding for Long-Term Care Homes (Nov 25)

OTHER ORGANIZATIONS

Canadian Association of Radiologists

tinyurl.com/2p86s72x

- Radiologists take to Parliament Hill to call for action to address the backlog for medical imaging in Canada (Nov 21)

Canadian Blood Services

tinyurl.com/2s3rnwyc

- Canadian Blood Services is asking people across Canada to save lives this holiday season: Give 3 in 2023, starting today (Nov 17)

Canadian Mental Health Association

tinyurl.com/p864xxvp

- Emergency Departments aren't the cure for our mental health crisis but there's nowhere else to turn (Nov 14)

Climate Proof Canada

tinyurl.com/3reztzw9

- Climate Proof Canada Applauds the Government of Canada on World-leading National Adaptation Strategy (Nov 24)

Heart and Stroke Foundation

tinyurl.com/2pp2zuu5

- New research: social media users fed millions of unhealthy food and beverage posts each year (Nov 17)

Home Care Ontario

tinyurl.com/52c74spc

- Home Care Ontario Calls on Government to Fast-Track Funding (Nov 23)

IC/ES

tinyurl.com/jahwcsxr

- Where people with cancer spend the final 100 days of their life (Nov 15)

tinyurl.com/3tshnrru

- The 2021-2022 ICES annual report is out now! (Nov 17)

Insurance Bureau of Canada

tinyurl.com/yy4kn66r

- New data shows 85% of Canadians want action on climate adaptation (Nov 15)

Lakeridge Health

tinyurl.com/2p8mfsks

- Lakeridge Health Marks the Official Opening of its New Haemodialysis Clinic at Lakeridge Gardens Long-Term Care Home (Nov 18)

tinyurl.com/2t3sp7md

- Lakeridge Health Announces New Chief of Staff and Thanks Dr. Tony Stone for a Decade of Service (Nov 23)

Moms, Grandmoms and Caregivers for Kids

tinyurl.com/35wma5dd

- Open Letter to Prime Minister Justin Trudeau and the Premiers: Our kids are in crisis – It's time to work together and prioritize children (Nov 23)

Ontario Association of Cardiologists

tinyurl.com/3bzw32ap

- Ontario Seniors and Rural Patients Will be Hurt By New Virtual Care Rules (Nov 17)

Ontario Medical Association

tinyurl.com/7x83nmvk

- Ontario's doctors support chief medical officer's call for people to wear masks (Nov 14)

tinyurl.com/mvvnvzj59

- Ontario's doctors sharing health-care solutions at Queen's Park on Nov. 21 (Nov 18)

Ontario Trillium Foundation

tinyurl.com/2j2kcw2e

- Ontario Trillium Foundation Celebrates 40 Years of Impact (Nov 17)

Partnership for Health System Sustainability and Resilience

tinyurl.com/bde8x2xf

- Strengthening primary care key to rebuilding Canada's crumbling healthcare system (Nov 16)

Physicians for a Smoke-Free Canada

tinyurl.com/dcpvu788

- Doctors seek Federal Court Order to Force Health Canada to Comply with Tobacco Law (Nov 14)

Public Health Ontario

tinyurl.com/4hbnvcet

- Ontario Public Health Emergencies Science Advisory Committee: Chair and Scientific Director Appointed (Nov 17)

Shoppers Drug Mart

tinyurl.com/ks7m4ku7

- New collaboration between U of T and Shoppers Drug Mart will strengthen role of pharmacists in health system (Nov 22)



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| Corporate Services Department Legislative Services Division | |
| Date & Time Received: | November 28, 2022 3:43 pm |
| Original To: | CIP |
| Copies To: | |
| Take Appropriate Action | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments: | |

Corporate Services Department
City Clerk Services

File: 03-05

November 28, 2022

DELIVERED BY E-MAIL

(clerks@durham.ca)

Regional Municipality of Durham

Re: New Program for Affordable Accessible Dwelling Units

Oshawa City Council considered the above matter at its meeting of November 21, 2022 and referred the following recommendation to the Region of Durham:

“Whereas affordable accessible dwelling units in the City of Oshawa are needed for social housing; and,

Whereas many new high rise residential apartment buildings in excess of 10 floors are slated for construction in Oshawa;

Now therefore the City of Oshawa initiate a new program for affordable accessible housing in Oshawa in collaboration with the Region of Durham and with community developer/builder partners, with the City of Oshawa approving a new policy that one dwelling unit per floor of all new buildings in Oshawa being constructed over a 10 floor height be made available to the Region of Durham for lease and to permit the Region to sublease for accessible affordable social housing under a special agreement with the building owner.”

If you need further assistance concerning the above matter, please contact me at the address listed below or by telephone at 905-436-3311

Mary Medeiros
City Clerk


/jl

File: 03-05

November 28, 2022

DELIVERED BY E-MAIL
(resolutions@amo.on.ca)

Association of Municipalities of Ontario

| | |
|---|--|
|  Corporate Services Department Legislative Services Division | |
| Date & Time Received: | November 28, 2022 3:56 pm |
| Original To: | CIP |
| Copies To: | |
| Take Appropriate Action | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments: | |

Re: City Comments on Bill 23, 'More Homes Built Faster Act, 2022' (All Wards)

Oshawa City Council considered the above matter at its meeting of November 21, 2022 and adopted the following recommendation:

1. That Report CNCL-22-78 dated November 16, 2022, including Attachments 4 to 9, be endorsed as the City's comments on the Province's proposed amendments under Bill 23, "More Homes Built Faster Act, 2022" to the Planning Act, to Ontario Regulations 232/18 and 299/19 under the Planning Act, the Development Charges Act, the Ontario Heritage Act and the Conservation Authorities Act, as well as the Province's review of the Provincial Policy Statement, 2020 and "A Place to Grow: Growth Plan for the Greater Golden Horseshoe."; and,
2. That staff be authorized to submit the comments contained in Report CNCL-22-78 dated November 16, 2022 relating to the proposed amendments under Bill 23 to the Planning Act (including two regulations under this Act), the Development Charges Act, the Ontario Heritage Act and the Conservation Authorities Act, as well as the review of the Provincial Policy Statement, 2020 and the Growth Plan in response to the associated proposals posted on the Environmental Registry of Ontario website; and,
3. That staff be authorized to forward a copy of Report CNCL-22-78 dated November 16, 2022 and the related Council resolution to the Association of Municipalities of Ontario, Ontario Big City Mayors, the Region of Durham, Durham area municipalities, Durham area M.P.P.s and the City's Building Industry Liaison Team, which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

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If you need further assistance concerning the above matter, please contact me at the address listed below or by telephone at 905-436-3311



Mary Medeiros
City Clerk

/jl

Attachment: Report CNCL-22-78

- c: Ontario Big City Mayors
- Region of Durham
- Durham Area Municipalities
- Durham Area MPP's
- Building Industry Liaison Team
- Durham Chapter of the Building Industry
- Land Development Association
- Durham Region Homebuilders Association

To: Council in Committee of the Whole

From: Warren Munro, HBA, RPP, Commissioner,
Development Services Department

Report Number: CNCL-22-78

Date of Report: November 16, 2022

Date of Meeting: November 21, 2022

Subject: City Comments on Bill 23, "More Homes Built Faster Act, 2022"

Ward: All Wards

File: 12-03-3531

1.0 Purpose

The purpose of this Report is to obtain Council endorsement of City comments on:

1. The Province's proposed amendments under Bill 23 "More Homes Built Faster Act, 2022" ("Bill 23" – see Attachment 1) to:
 - The Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act") including proposed amendments to Ontario Regulation 232/18 regarding Inclusionary Zoning ("O. Reg. 232/18") and Ontario Regulation 299/19 regarding Additional Residential Units ("O. Reg. 299/19"), which are regulations under the Planning Act;
 - The Development Charges Act, 1997, S.O. 1997, c. 27 (the "Development Charges Act");
 - The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the "Ontario Heritage Act"); and,
 - The Conservation Authorities Act, R.S.O. 1990 (the "Conservation Authorities Act").
2. The Province's review of the Provincial Policy Statement, 2020 (the "P.P.S.") and "A Place to Grow: Growth Plan for the Greater Golden Horseshoe" (the "Growth Plan") under Bill 23 (see Attachment 2).

Bill 23 consists of proposed amendments to the following legislation:

- Planning Act, including both O. Reg. 232/18 and O. Reg. 299/19;
- City of Toronto Act, 2006, S.O. 2006, C. 11, Sched. A ("City of Toronto Act");
- Development Charges Act;
- Ontario Heritage Act;

- Conservation Authorities Act;
- Municipal Act, 2001, S.O. 2001, C.25;
- Ontario Land Tribunal Act, 2021, S.O. 2021, C.4, Sched. 6;
- Ontario Underground Infrastructure Notification System Act, 2012, S.O. 2012, c.4;
- New Home Construction Licensing Act, 2017 S.O. 2017, c.33, Sched. 1; and,
- Ontario Building Code (under the Building Code Act, 1992, S.O. 1992, c. 23).

Bill 23 also consists of the following new proposed legislation:

- Supporting Growth and Housing in York and Durham Regions Act, 2022

Bill 23 also includes a review of various Provincial housing and land use policies, consisting of the following:

- The P.P.S. and the Growth Plan;
- The Parkway Belt West Plan;
- The Central Pickering Development Plan;
- Conserving Ontario's Natural Heritage;
- Ontario Wetland Evaluation System Proposal; and,
- Potential measures to support "Rent-to-Own" arrangements.

Additional information on Bill 23 and the proposed amendments to the various Acts and regulations and the review of various Provincial housing and land use policies can be found at the following link: <https://ero.ontario.ca/notice/019-6162>.

For the purposes of this Report, staff are only providing comments on the following:

- The Province's proposed amendments under Bill 23 to the Planning Act (including two Regulations under this Act), the Development Charges Act, the Ontario Heritage Act and the Conservation Authorities Act; and,
- The Province's review of the P.P.S. and the Growth Plan under Bill 23, as well as general comments on Bill 23.

The Province's proposed amendments to the various Acts and Regulations and the review of various Provincial housing and land use policies were posted on the Environmental Registry of Ontario's ("E.R.O.") website and Ontario's Regulatory Registry website on October 25, 2022, with comments due on various dates. Attachment 3 provides a list of the E.R.O. postings under Bill 23 for which staff have prepared comments for Council's endorsement through this Report.

Attachment 1 is a copy of Bill 23, which was introduced into the Ontario Legislature with first reading on October 25, 2022. Owing to the size of the document, it is not attached to this Report but a copy of Bill 23 can be viewed at the following link:

https://www.ola.org/sites/default/files/node-files/bill/document/pdf/2022/2022-10/b023_e.pdf.

Attachment 2 is a copy of the information related to the review of the Growth Plan and P.P.S., which was introduced on October 25, 2022. The information can be viewed at the following link: <https://ero.ontario.ca/notice/019-6177>.

Attachment 3 is a list of the E.R.O. postings under Bill 23 for which staff have prepared comments for Council's endorsement through this Report.

Attachment 4 presents staff comments on the proposed amendments to the Planning Act, including comments on O. Reg. 232/18 and O. Reg. 299/19 under the Planning Act.

Attachment 5 presents staff comments on the proposed amendments to the Development Charges Act.

Attachment 6 presents staff comments on the proposed amendments to the Ontario Heritage Act.

Attachment 7 presents staff comments on the proposed amendments to the Conservation Authorities Act.

Attachment 8 presents staff comments on the review of the P.P.S. and the Growth Plan.

Attachment 9 presents general staff comments on Bill 23.

2.0 Recommendation

1. That Report CNCL-22-78 dated November 16, 2022, including Attachments 4 to 9, be endorsed as the City's comments on the Province's proposed amendments under Bill 23, "More Homes Built Faster Act, 2022" to the Planning Act, to Ontario Regulations 232/18 and 299/19 under the Planning Act, the Development Charges Act, the Ontario Heritage Act and the Conservation Authorities Act, as well as the Province's review of the Provincial Policy Statement, 2020 and "A Place to Grow: Growth Plan for the Greater Golden Horseshoe."
2. That staff be authorized to submit the comments contained in Report CNCL-22-78 dated November 16, 2022 relating to the proposed amendments under Bill 23 to the Planning Act (including two regulations under this Act), the Development Charges Act, the Ontario Heritage Act and the Conservation Authorities Act, as well as the review of the Provincial Policy Statement, 2020 and the Growth Plan in response to the associated proposals posted on the Environmental Registry of Ontario website.
3. That staff be authorized to forward a copy of Report CNCL-22-78 dated November 16, 2022 and the related Council resolution to the Association of Municipalities of Ontario, Ontario Big City Mayors, the Region of Durham, Durham area municipalities, Durham area M.P.P.s and the City's Building Industry Liaison Team, which includes the Durham Chapter of the Building Industry and Land Development Association and the Durham Region Home Builders' Association.

3.0 Executive Summary

Not applicable.

4.0 Input From Other Sources

The following have been consulted in the preparation of this Report:

- Chief Administrative Officer
- Commissioner, Finance Services
- Commissioner, Community Services
- City Solicitor

5.0 Analysis

5.1 More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023

On October 25, 2022, the Ministry of Municipal Affairs and Housing released a bulletin on the E.R.O. website entitled "Consultations on More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-2023". The bulletin can be viewed at the following link: <https://ero.ontario.ca/notice/019-6162>.

To support More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023 (the "Action Plan"), the government introduced the More Homes Built Faster Act, 2022 under Bill 23 (see Attachment 1). If passed, Bill 23 aims to ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

Over the past decade, the price of a home has risen at more than double the rate of household income. As a result, rent and home prices continue to be out of reach for many. Experts have advised that this is due to a structural undersupply of housing. As well, housing construction has not kept up pace with Ontario's growing population. Ontario's housing stock has to both catch up and keep up with population growth projections. As a result, the Province is committed to building 1.5 million homes over the next ten years.

The proposed Action Plan and Bill 23 are intended to provide the groundwork for growth and to achieve the goal of 1.5 million new homes over the next ten years in Ontario by:

- Reducing the bureaucratic costs and red tape that are delaying construction and pushing home prices even higher;
- Promoting construction near transit and reforming zoning to create more "gentle density"; and,
- Protecting homebuyers and utilizing Provincial lands to build more attainable homes.

A high-level overview of the Action Plan includes the following actions:

1. Building more homes by:
 - Addressing the “missing middle”
 - Building more homes near transit
 - Implementing municipal housing targets
2. Reducing costs, fees, and taxes by:
 - Freezing, reducing and exempting fees
 - Reducing taxes on affordable housing
 - Implementing inclusionary zoning and rental replacement rules
3. Streamlining development approvals by:
 - Streamlining processes
 - Improving the Ontario Land Tribunal (“O.L.T.”)
 - Reviewing heritage planning
4. Helping homebuyers and renters by:
 - Offering new attainable housing program
 - Addressing vacant homes
 - Protecting homebuyers
5. Better planning by:
 - Reviewing planning policy
 - Identifying more land for housing
 - Focusing schools in urban growth areas

Ultimately, the Action Plan attempts to address the housing crisis by reducing government fees and fixing development approval delays that slow housing construction and increase costs. The Province intends to reform these processes at the Provincial and municipal levels to ensure that all Ontarians can find a home that meets their needs and budgets.

5.1.1 Municipal Housing Targets

One of the actions identified in the Action Plan is to implement new municipal housing targets for 29 of Ontario’s largest and fastest-growing municipalities to accelerate growth to meet Ontario’s goal of building 1.5 million homes by 2032. These targets are being implemented with the hope that they help to kick start development by highlighting the need for municipal infrastructure, such as roads and sewers.

The Province will assign housing targets based on population size and growth to each municipality and require them to develop pledges outlining how they will help kick start development to meet the target. The pledges are not intended to replace existing municipal plans. Rather, they are to be a concise set of actions and process improvements to accelerate plans to meet the need for housing head on.

The proposed target for the City of Oshawa assigned by the Province is to build 23,000 units by 2032.

5.2 Planning Act Changes resulting from Bill 23, More Homes Built Faster Act, 2022

The following sections outline the proposed changes to the Planning Act, including amendments to O. Reg. 232/18 and O. Reg. 299/19 under the Planning Act, resulting from Bill 23.

5.2.1 Proposed Changes to the Planning Act under Schedule 9 of Bill 23

The proposed amendments to the Planning Act under Schedule 9 of Bill 23, if passed, would, among other matters, address:

- The missing middle by:
 - Permitting “as-of-right” zoning (i.e. without the need to apply for a zoning by-law amendment) to permit up to three residential units per lot in most existing residential areas (e.g. two units in the main building and one in an accessory building). This would supersede local official plans and zoning to automatically apply Province-wide to any parcel of land where residential uses are permitted in settlement areas with full municipal water and sewage services. These units would be exempt from development charges, parkland dedication or cash-in-lieu requirements. Municipalities will be restricted from applying minimum unit sizes or requiring more than one parking space per unit in respect of any additional unit (i.e. a second or third unit) in a primary building and any unit in an ancillary structure.
- Support for higher density around transit by:
 - Implementing “as-of-right” zoning for transit supportive densities in specified areas around transit stations, known as “Major Transit Station Areas” (M.T.S.A.s) and “Protected Major Transit Station Areas (P.M.T.S.A.s).
 - Municipalities would be required to update their zoning by-laws to permit transit-supportive densities as-of-right within one year of M.T.S.A. or P.M.T.S.A. approval.
- Streamlining municipal planning responsibilities by:
 - Removing the planning policy and approval responsibility from all upper-tier municipalities in the Greater Toronto Area (including Durham Region), as well as in the Region of Waterloo and the County of Simcoe.
 - Identifying through future regulations which official plans and amendments would be exempt from approval by the Minister of Municipal Affairs and Housing (i.e. which lower-tier plans and amendments of the lower-tier municipality would need no further approval). All official plans and amendments not identified through future regulations as being exempt from approval would need to go to the Minister for approval (i.e. the Minister would become the approval authority for all non-exempt lower-tier official plans and official plan amendments), and the Minister’s decisions are not subject to appeal.

- Limiting third party appeals by:
 - Clarifying that no one other than the applicant, the municipality, certain public bodies and the Province would be allowed to appeal municipal decisions to the O.L.T. This would apply for all planning matters (e.g. official plans, official plan amendments, zoning by-laws, zoning by-law amendments, consents and minor variances).
- Reducing public meetings (plans of subdivision) by:
 - Removing the public meeting requirements for draft plans of subdivision.
- Changes to site plan control by:
 - Exempting all aspects of site plan control for residential development up to 10 units.
 - Limiting the scope of site plan control by removing the ability for municipalities to regulate architectural details and landscape design.
- Streamlining the approval process for Land Lease Communities by:
 - Allowing Land Lease Communities to be approved through site plan control instead of plans of subdivision so that they can leverage a maximum lease period of up to 49 years (up from the maximum permitted 21 years without a land division approval).
- Facilitating aggregate applications by:
 - Removing the two-year freeze on applications to amend new official plans, secondary plans and zoning by-laws in respect of mineral aggregate operations.
- Conservation Authorities by:
 - Limiting Conservation Authority appeals of land use planning decisions (to keep their focus on natural hazards and flooding).
 - Broadening the ability of Conservation Authorities to use an existing streamlined process to sever and dispose of land.
- Parkland by:
 - Updating the maximum alternative parkland dedication rate to:
 - One hectare for each 600 dwelling units for the purposes of land conveyed (from the existing rate of one hectare for each 300 dwelling units); and,
 - One hectare for each 1,000 dwelling units for the purposes of cash payment in-lieu of land (from the existing rate of one hectare for each 500 dwelling units).

- Requiring that no more than 15% of the amount of developable land could be required for parks or other recreational purposes for sites greater than five hectares, and no more than 10% for sites five hectares or less.
- Freezing parkland dedication rates for two years from the date that the relevant application is approved.
- Clarifying that parkland dedication would only apply to new units.
- Clarifying that developers would be able to identify land, including encumbered land and privately owned public spaces, that would count towards municipal parkland dedication requirements.
- Clarifying that, in cases where disputes arise about the suitability of land for parks and recreational purposes, the matter could be appealed to the O.L.T.
- Exempting affordable housing units in a development subject to inclusionary zoning and non-profit housing developments from the parkland dedication requirements. The exemption would be implemented by discounting the maximum parkland rate of 5% of land or its value based on the number of affordable housing units to be built as a proportion of total units in a particular development.
- Requiring municipalities to develop a parks plan before passing a parkland dedication by-law.
- Requiring municipalities to allocate or spend at least 60% of their parkland reserve balance at the start of each year.
- Changes to Community Benefits Charges (“C.B.C.”) by:
 - Clarifying that the maximum C.B.C. payable is based only on the value of land proposed for new development and not the entire parcel that may be already developed.
 - Clarifying that the maximum C.B.C. is discounted by 4% of land value divided by the existing building size, as a proportion of total building square footage.

Attachment 4 provides staff comments on the proposed amendments to the Planning Act under Bill 23.

5.2.2 Proposed Amendments Under Bill 23 to O. Reg. 232/18: Inclusionary Zoning

Inclusionary zoning is a land use planning tool, authorized under the Planning Act, that municipalities may use to require affordable housing units to be included in residential developments of 10 or more units in identified P.M.T.S.A.s or in Community Planning Permit System areas ordered by the Minister. Inclusionary zoning can be a useful tool to facilitate the supply of affordable housing in areas that generally have characteristics such as growth pressures, high housing demand and availability of higher order transit.

The proposed amendments to O. Reg. 232/18 under Bill 23, if passed, would:

- Establish an upper limit on the number of units that would be required to be set aside as affordable, set at 5% of the total number of units (or 5% of the total gross floor area of the total residential units, not including common areas);
- Establish a maximum period of twenty-five years over which the affordable housing units would be required to remain affordable; and,
- Prescribe the approach to determining the lowest purchase price/market rent that can be required for inclusionary zoning units, set at 80% of the average purchase price of ownership units or 80% of the average market rent for rental units. The average purchase price and average market rent will be defined in a new bulletin published by the Ministry of Municipal Affairs and Housing.

Attachment 4 provides staff comments on the proposed amendments to O. Reg. 232/18 under the Planning Act, under Bill 23.

5.2.3 Proposed Amendments to O. Reg. 299/19: Additional Residential Units under Bill 23

The proposed amendments to O. Reg. 299/19 under Bill 23, if passed, would:

- Allow “as-of-right” up to three units per lot in most existing residential areas (e.g. up to three units allowed in the primary building, or up to two units allowed in the primary building and one unit allowed in an ancillary building);
- Supersede local official plans and zoning to automatically apply a Province-wide policy to any parcel of land where residential uses are permitted in settlement areas with full municipal water and sewage services (excepting for legal non-conforming uses such as existing houses on hazard lands); and,
- Prohibit municipalities from imposing development charges, parkland dedication or cash-in-lieu requirements, and from applying minimum unit sizes or requiring more than one parking space per additional unit.

Attachment 4 provides staff comments on the proposed amendments to O. Reg. 299/19 under the Planning Act, under Bill 23.

5.3 Proposed Changes to the Development Charges Act Under Bill 23

The proposed amendments to the Development Charges Act under Bill 23, if passed, would, among other matters, support:

- Setting maximum interest rates for development charge (“D.C.”) freezes and deferrals by:
 - Providing for more consistent municipal interest rate charges that apply during the period that D.C.s are frozen and/or deferred, a maximum interest rate of Canadian

Banks prime rate plus 1% per annum would be set for these periods as of June 1, 2022.

- Clarifying that the municipal interest rate charge would apply to the freeze and deferral period from the date the applicable application is received to the date the development charge is payable.
- Reducing development costs to enable more housing to be built faster by:
 - Applying a discount to required D.C. payments over a five-year period commencing from when rates in a new D.C. by-law come into effect, with the size of the discount decreasing year-by-year. Specifically, in year one (1), all D.C. rates would be discounted by 20%, meaning that a developer would only have to pay 80% of the charge specified in the new D.C. by-law. In year two (2), the size of the discount would decrease to 15%. In year three (3), the size of the discount would decrease to 10%. In year four (4), the size of the discount would decrease to 5%. By year five (5), there would no longer be a discount available, and a developer would be required to pay the full D.C. amount.
 - Updating a D.C. by-law at least once every ten (10) years [currently they are updated every five (5) years].
 - Using a historical service level of fifteen (15) years compared to the current ten (10) years to calculate capital costs that are eligible to be recovered through D.C.s. This would not apply to transit.
 - Removing housing services from the list of eligible services (i.e. D.C.s could no longer be collected for housing services).
 - Removing studies as an eligible capital cost that could be recovered through D.C.s.
 - Requiring a regulation-making authority to prescribe specific services for which the cost of land would not be an eligible capital cost that could be recovered through D.C.s.
- Increasing transparency and accountability in the use of D.C. funds by:
 - Requiring municipalities to allocate or spend at least 60% of their D.C. reserve balance for water, wastewater and roads at the start of each year. A regulation-making authority would be provided to prescribe additional priority services, for which this would apply, in the future.
- Encouraging the supply of rental housing by:
 - Requiring a tiered discount to be provided on D.C.s levied on purpose-built rental units. The discount would be deeper depending on the unit type (i.e. 15% for a 1-bedroom unit or smaller, 20% for a 2-bedroom unit, and 25% for a 3+ bedroom unit).

- Encouraging the supply of affordable housing by:
 - Exempting affordable housing units in a development subject to inclusionary zoning and non-profit housing developments from the payment of D.C.s and C.B.C.s.
 - Requiring a developer to enter into an agreement with a municipality, which may be registered on title, to enforce an affordability period of 25 years and any other applicable terms set out by the municipality.

Attachment 5 provides staff comments on the proposed amendments to the Development Charges Act under Bill 23.

5.4 Proposed Changes to the Ontario Heritage Act Under Bill 23

The goal of the proposed changes to the Ontario Heritage Act is to renew and update heritage policies, some of which have not been reviewed in over a decade. This is in an effort to reduce red tape and remove barriers that are slowing down housing construction and other priority projects while continuing to conserve and commemorate key heritage properties that matter most to local communities.

The proposed amendments to the Ontario Heritage Act under Bill 23, if passed, would, among other matters, support:

- Changes affecting the Standards and Guidelines for Conservation of Provincial Heritage Properties (“S and G.s”) by:
 - Introducing an enabling legislative authority that provides that the process for identifying Provincial heritage properties under the S and G.s may permit the Minister to review, confirm and review the determination of cultural heritage value or interest by a ministry or prescribed public body respecting a Provincial heritage property.
- New requirements for municipal registers and the inclusion of non-designated properties on the municipal register by:
 - Requiring municipalities to make an up-to-date version of the information on their municipal register available on a publicly-accessible municipal website.
 - Allowing for property owners to use the existing process under the Ontario Heritage Act for objecting to the inclusion of their non-designated property on the municipal register regardless of when it was added to the municipal register.
 - Increasing the criteria for including a non-designated property on a municipal register by requiring that the property meet prescribed criteria.
 - Providing opportunities for properties to be removed from the register (e.g. non-designated properties currently listed on a municipal register would have to be removed if council does not issue a notice of intention to designate within two years of the amendments coming into force). Non-designated properties added to the register after the proposed amendment comes into force would have to be removed

if Council does not issue a notice of intention to designate within two years of the property being included. If removed from the register, a property cannot be relisted for a period of five years.

- An increase in the threshold for designation of individual properties and new limitations on designation for properties subject to proposed development by:
 - Increasing the threshold for designation consideration from one criterion to two criteria.
 - Clarifying that municipalities would not be permitted to issue a notice of intention to designate a property under the Ontario Heritage Act unless the property is already on the heritage register when the current 90-day requirement for Planning Act applications is triggered. If a prescribed event occurs with respect to a property, a notice of intent to designate may only be issued if the property was already included in the municipal register as a non-designated property on the date of the prescribed event.
- Changes to Heritage Conservation Districts (“H.C.D.”) by:
 - Requiring municipalities to apply prescribed criteria to determine an H.C.D.’s cultural heritage value or interest, including a requirement for H.C.D. plans to explain how the H.C.D. meets the prescribed criteria.
 - Introducing a regulatory authority to prescribe processes for municipalities to amend or repeal existing H.C.D. designation and H.C.D. plan by-laws.

Attachment 6 provides staff comments on the proposed amendments to the Ontario Heritage Act under Bill 23.

5.5 Proposed Changes to the Conservation Authorities Act Under Bill 23

The Province is proposing a series of legislative and regulatory changes affecting Conservation Authorities to support the Action Plan. The proposed changes would further focus Conservation Authorities on their core mandate, support faster and less costly approvals, streamline Conservation Authority processes and help make land suitable for housing available for development.

The proposed amendments to the Conservation Authorities Act under Bill 23, if passed, would among other matters, address:

- Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario by:
 - Enabling the exemption of development authorized under the Planning Act from requiring a permit under the Conservation Authorities Act in municipalities set out in regulation, where certain conditions are met as set out in regulation.
 - Requiring Conservation Authorities to issue permits for projects subject to a Community Infrastructure and Housing Accelerator order under the Planning Act

and allowing the Minister to review and amend any conditions attached to those permits.

- Conservation Authorities' role in review of development related proposals and applications by:
 - Scoping Conservation Authorities' review and commenting role with respect to development applications and land use planning policies to matters within their core mandate.
- Freezing Conservation Authority fees by:
 - Maintaining Conservation Authority fees charged for programs and services at current levels.
- Identifying Conservation Authority land suitable for housing and streamlining Conservation Authority severance and disposition processes that facilitate faster development by:
 - Requiring Conservation Authorities to prepare a land inventory that identifies Conservation Authority owned or controlled lands that could support housing development.
 - Streamlining processes associated with the disposition of Conservation Authority owned land.
- Certain Regulations by:
 - Making a single Provincial regulation to ensure clear and consistent requirements across all Conservation Authorities while still addressing local differences (currently there are 36 individual regulations under the Conservation Authorities Act).

Attachment 7 provides staff comments on the proposed amendments to the Conservation Authorities Act under Bill 23.

5.6 Review of the P.P.S. and the Growth Plan

The Province released the review of the P.P.S. and the Growth Plan on October 25, 2022, and is providing the opportunity for comments on the proposed changes through E.R.O. posting number [019-6177](#), with comments due December 30, 2022.

The P.P.S. and the Growth Plan both provide comprehensive, integrated, whole-of-government policy direction on land use planning matters including:

- Growth management, housing and economic development;
- Infrastructure planning and investment;
- Protection and management of resources, such as aggregates, natural heritage, water, cultural heritage, recreation and prime agricultural areas; and,

- Protection of public health and safety, such as mitigating potential risks due to natural and human-made hazards.

Both policy documents aim to support the achievement of liveable communities, a thriving economy, a clean and healthy environment and social equity, improving the quality of life for all Ontarians.

The P.P.S. is issued under the Planning Act and is the primary Provincial land use planning policy document, applying across Ontario. The Growth Plan is issued under the Places to Grow Act, 2005 and works with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to provide a more detailed framework for where and how growth should be accommodated in the Greater Golden Horseshoe. All Provincial plans are to be read in conjunction with the P.P.S.

The current land use planning policy framework in Ontario has evolved over the last three decades. As new policy requirements and Provincial plans have been added, longstanding requirements have generally not been removed, particularly for policies that apply to the Greater Golden Horseshoe. What remains is a complex system of overlapping policy instruments that can be difficult to navigate and implement.

The Province is proposing to integrate the P.P.S. and the Growth Plan into a new Province-wide planning policy instrument that:

- Leverages the housing-supportive policies of both policy documents;
- Removes or streamlines policies that result in duplication, delays or burden in the development of housing;
- Ensures key growth management and planning tools are available where needed across the Province to increase housing supply and support a range and mix of housing options;
- Continues to protect the environment, cultural heritage and public health and safety; and,
- Ensures that growth is supported with the appropriate amount and type of community infrastructure.

The core elements of this new policy instrument could include the approaches outlined below:

- Residential Land Supply:
 1. Settlement Area Boundary Expansions – streamlined and simplified policy direction that enables municipalities to expand their settlement area boundaries in a coordinated manner with infrastructure planning, in response to changing circumstances, local contexts and market demand to maintain and unlock sufficient supply of land for housing and future growth.

2. Rural Housing – policy direction that responds to local circumstances and provides increased flexibility to enable more residential development in rural areas, including rural settlement areas.
 3. Employment Area Conversions – streamlined and simplified policy direction that enables municipalities to promptly seize opportunities to convert lands within employment areas for new residential and mixed use development, where appropriate.
- Attainable Housing Supply and Mix:
 1. Housing Mix – policy direction that provides greater certainty that an appropriate range and mix of housing options and densities to meet projected market-based demand and affordable housing needs of current and future residents can be developed, including ground-related housing, missing middle housing, and housing to meet demographic and employment-related needs.
 2. Major Transit Station Areas – policy direction that provides greater certainty that major transit station areas would meet minimum density targets to maximize government investments in infrastructure and promote transit supportive densities, where applicable, across Ontario.
 3. Urban Growth Centres – policy direction that enables municipalities to readily identify centres for urban growth (e.g., existing or emerging downtown areas) as focal points for intensification and provides greater certainty that a sufficient amount of development, in particular housing, will occur.
 - Growth Management:
 1. Population and Employment Forecasts – policy direction that enables municipalities to use the most current, reliable information about the current and future population and employment to determine the amount and type of housing needed and the amount and type of land needed for employment.
 2. Intensification – policy direction to increase housing supply through intensification in strategic areas, such as along transit corridors and major transit station areas, in both urban and suburban areas.
 3. Large and Fast-growing Municipalities – growth management policies that extend to large and fast-growing municipalities both inside and outside of the Greater Golden Horseshoe, including the coordination with major Provincial investments in roads, highways and transit.
 - Environment and Natural Resources:
 1. Agriculture – policy direction that provides continued protection of prime agricultural areas and promotes Ontario’s Agricultural System, while creating increased flexibility to enable more residential development in rural areas that minimizes negative impacts to farmland and farm operations.

2. Natural Heritage – streamlined policy direction that applies across the Province for Ontario’s natural heritage, empowering local decision making, and providing more options to reduce development impacts, including offsetting/compensation.
 3. Natural and human-made hazards – streamlined and clarified policy direction for development in hazard areas, while continuing to protect people and property in areas of highest risk.
 4. Aggregates – streamlined and simplified policy direction that ensures access to aggregate resources close to where they are needed.
 5. Cultural heritage – policy direction that provides for the identification and continued conservation of cultural heritage resources while creating flexibility to increase housing supply.
- Community Infrastructure:
 1. Infrastructure Supply and Capacity – policy direction to increase flexibility for servicing new development (e.g. water and wastewater) and encourage municipalities to undertake long-range integrated infrastructure planning.
 2. School Capacity – coordinated policy direction that ensures publicly funded school facilities are part of integrated municipal planning and meet the needs of high growth communities, including the Ministry of Education’s proposal to support the development of an urban schools’ framework for rapidly growing areas.
 - Streamlined Planning Framework:
 1. Outcomes-Focused – streamlined, less prescriptive policy direction requiring fewer studies, including a straightforward approach to assessing land needs, that is focused on outcomes.
 2. Relevance – streamlined policy direction that focuses on the above-noted land use planning matters and other topics not listed that are also key to land use planning and reflect Provincial interests.
 3. Speed and Flexibility – policy direction that reduces the complexity and increases the flexibility of comprehensive reviews, enabling municipalities to implement Provincial policy direction faster and easier.

E.R.O. posting number [019-6177](#) related to the review of the P.P.S. and the Growth Plan poses five questions for consideration. Attachment 8 provides staff comments on the five questions related to the review of the P.P.S. and the Growth Plan.

5.7 Next Steps

Staff are seeking Council’s endorsement of the staff comments contained in Attachments 4 to 9 of this Report as City comments regarding the various E.R.O. postings concerning proposed changes to the various Acts and regulations through Bill 23 and the Province’s review of the P.P.S. and the Growth Plan.

If endorsed by Council, City staff will share the City's comments with the Province through the respective postings on the E.R.O. website.

In the event Bill 23 receives royal assent, Development Services staff would report back to the Development Services Committee and Council with any necessary amendments to City By-laws to implement the Bill 23 changes, including potential amendments to the City's Zoning By-law, Development Charges By-law, and Parkland Dedication By-law.

6.0 Financial Implications

There are no financial implications associated with the recommendations in this Report.

However, it is clear that the proposed amendments under Bill 23 will impact taxpayers and the City's financial resources.

Staff are unable to provide a specific dollar amount but many of the proposed amendments to the Development Charges Act will result in the general taxpayer paying for growth, rather than growth paying for growth. Removing or restricting a municipality's ability to collect and use D.C.s to fund capital costs will result in the need to fund these costs from the tax levy (i.e. through the taxpayer).

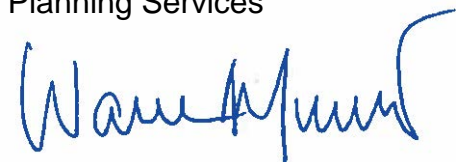
Similarly, if the legislation is enacted, the City would be acquiring less parkland and less cash-in-lieu of parkland, resulting in a greater financial burden that would shift from the developer to the taxpayer in order to maintain the amount of parkland required by the Oshawa Official Plan in new communities.

7.0 Relationship to the Oshawa Strategic Plan

The Recommendations advance the Accountable Leadership goal of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,
Planning Services



Warren Munro, HBA, RPP, Commissioner,
Development Services Department

Relevant E.R.O. Posting Details under Bill 23

| Legislation/Policy Review | E.R.O. Number | Link | Commenting Deadline |
|---|----------------------|---|----------------------------|
| Proposed Planning Act and City of Toronto Act Changes (Schedules 9 and 1 of Bill 23, respectively) | 019-6163 | https://ero.ontario.ca/notice/019-6163 | November 24, 2022 |
| Proposed Planning Act and Development Charges Act Changes: Providing Greater Cost Certainty for Municipal Development-related Charges | 019-6172 | https://ero.ontario.ca/notice/019-6172 | November 24, 2022 |
| Proposed Changes to the Ontario Heritage Act and its regulations (Schedule 6 of Bill 23) | 019-6196 | https://ero.ontario.ca/notice/019-6196 | November 24, 2022 |
| Legislative and regulatory proposals affecting conservation authorities to support the Housing Supply Action Plan 3.0 (proposed changes to the Planning Act and Conservation Authorities Act) | 019-6141 | https://ero.ontario.ca/notice/019-6141 | November 24, 2022 |
| Proposed Amendments to O. Reg. 232/18 (under the Planning Act) | 019-6173 | https://ero.ontario.ca/notice/019-6173 | December 9, 2022 |
| Proposed Amendments to O. Reg. 299/19 (under the Planning Act) | 019-6197 | https://ero.ontario.ca/notice/019-6197 | December 9, 2022 |
| Review of the P.P.S. and the Growth Plan | 019-6177 | https://ero.ontario.ca/notice/019-6177 | December 30, 2022 |
| Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario (proposed changes to the Conservation Authorities Act) | 019-2927 | https://ero.ontario.ca/notice/019-2927 | December 30, 2022 |

Staff Comments on the Proposed Changes to the Planning Act under Schedule 9 of Bill 23, including proposed Amendments to O. Reg. 232/18 and O. Reg. 299/19

| | Description | Staff Comments |
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| 1. | <p>Permitting “as-of-right” zoning to allow up to three residential units per lot in existing residential areas, either through the conversion of existing buildings or the development of new purpose built duplexes or triplexes.</p> <p>New units built under this as-of-right permission would be exempt from requiring more than one additional parking space and/or minimum unit sizes in respect of any additional unit in a primary building and any unit in an ancillary structure.</p> <p>This proposed change is also captured specifically under the proposed amendments to O. Reg. 299/19.</p> | <p>Staff support the development of a wide range of housing options for residents, which is important for a healthy housing system. A full range and mix of housing, including affordable housing, is necessary to accommodate a range of incomes and household sizes. The promotion of the “missing middle” and “gentle density” forms of residential development (including duplexes, triplexes, accessory detached units and accessory apartments) should be focused on.</p> <p>As well, many of these types of units can provide more housing options for seniors or persons needing semi-independence, including the potential to turn them into accessible units.</p> <p>However, more thought should be given to where “as-of-right” zoning should be permitted such as in strategic growth areas that are transit-supportive and have service capacity to support infill development.</p> <p>Existing low density residential neighbourhoods that are not well-connected to public transit or active transportation networks could theoretically see every single lot intensified to include three units instead of one, which could change the character of many neighbourhoods and may lead to servicing and planning issues (e.g. parking constraints, areas underserved by transit, additional strain on existing regional and city services such as sanitary, water and parks, etc.).</p> <p>Staff are concerned that this amendment could lead to significant parking issues in certain areas of the City. Without requiring more than one parking space for each additional unit, more residents who choose to own a vehicle, or who need to own a vehicle due to lack of access to public transit, may be forced to park on the street and/or in areas where on-street parking is</p> |

| Description | Staff Comments |
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| | <p>already constrained. This could result in winter road maintenance issues and enforcement issues due to parking “spillover” in neighboring areas. This may also lead to safety concerns if emergency vehicles do not have enough space to drive through a street that is congested with parked cars.</p> <p>Clarity should be provided as to whether current municipal parking requirements would continue to apply to the existing primary unit, or if just one parking space is required for the existing primary unit. Staff note that if current parking requirements are maintained for existing primary units, and these standards require more than one space, there would be an incentive to demolish existing housing stock and build a new structure, where each unit would require just one parking space. The fact that demolition and rebuilding creates a much larger carbon footprint than adapting existing housing stock should also be considered.</p> <p>Allowing property owners to convert their existing homes to duplexes or triplexes without any required planning approvals may discourage those owners from selling their land to developers seeking to assemble/consolidate lands and redevelop at larger, more efficient and denser scales in strategic growth areas (e.g. Urban Growth Centres, M.T.S.A.s, etc.). As a result, this proposed change could inadvertently prevent these areas from achieving their full development potential over the short and medium term.</p> <p>Finally, the reduction in parking appears to be a 416 solution being applied to the 905. During interviews with members of Council on the City of Oshawa Parking Study, which will also be on the November 21, 2022 Council Agenda, many members of Council expressed concerns with reducing the parking requirements along transit routes and in intensification areas.</p> |
| <p>2. Implementing “as-of-right” zoning for transit supportive densities in specified areas around transit stations.</p> | <p>Staff support permitting higher densities in specified areas around transit stations. However, requiring municipalities to update their zoning by-laws to permit transit supportive densities in these areas within one year of M.T.S.A. or P.M.T.S.A. approval is likely not achievable, owing to staffing levels,</p> |

| Description | Staff Comments |
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| <p>Municipalities would be required to update their zoning by-laws to permit transit-supportive densities as-of-right within one year of M.T.S.A. or P.M.T.S.A. approval.</p> | <p>resource constraints and the Province's own requirements under the Planning Act.</p> <p>It is important to note that the City has already retained a consultant to undertake the Central Oshawa Major Transit Station Area Land Use and Transportation Master Plan, and Municipal Class Environmental Assessment for the Central Oshawa M.T.S.A. (the "Study"). This proposed change to the Planning Act will impact the intended scope of work and work schedule for the completion of the Study. In order to meet the Province's deadline for bringing forward Zoning By-law Amendments for the Central Oshawa M.T.S.A., the City may need to condense the public consultation component of the Study schedule. It is also important to note that any Zoning By-law Amendments brought forward by the City for the Central Oshawa M.T.S.A. cannot be appealed by impacted landowners or area residents. Rather, only certain public bodies and the Province will have an opportunity to appeal the City-initiated Zoning By-law Amendments for the Central Oshawa M.T.S.A.</p> <p>Staff note that the Region of Durham is awaiting Provincial approval on Regional Official Plan Amendment (R.O.P.A.) 186, which delineates the boundaries of P.M.T.S.A.s in Durham Region (including two in the City of Oshawa). If at all possible, it is requested that the Province provide an estimated timeline for approval of R.O.P.A. 186, in order that City staff may factor this into their annual work plans.</p> |
| <p>3. Removing the planning policy and approval responsibility from all upper-tier municipalities in the Greater Toronto Area, as well as in the Region of Waterloo and the County of Simcoe.</p> <p>Future regulations would identify which official plans and amendments would not require approval by the Minister of Municipal Affairs and Housing (i.e. which lower-tier</p> | <p>Staff note that the City of Oshawa already has delegated authority on a number of planning matters in which Regional approval is not required (e.g. subdivisions, rezoning, condominium and part-lot control). However, it is standard practice to consult with the Region even on matters that do not require Regional approval.</p> <p>If Regional approval was no longer required for official plans and official plan amendments, staff would still need to continue the practice of consulting with the Region on growth-related matters, as these are intrinsically linked to</p> |

| | Description | Staff Comments |
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| | plans and amendments of the lower-tier municipality would need no further approval). | servicing, which is a Regional responsibility and needs to be coordinated on a cross-jurisdictional basis. Further, more clarity is requested regarding how the Province would determine which official plans and official plan amendments would not require approval by the Minister of Municipal Affairs and Housing. Lastly, staff note that extensive work has already been undertaken by the Region of Durham on “Envision Durham”, the Region’s Municipal Comprehensive Review (“M.C.R.”). Rather than waste the time, effort and financial resources such as taxpayer dollars that have already been expended to bring the M.C.R. to its current advanced stage, appropriate transition policies should be implemented. This would allow Durham’s area municipalities to inherit and build off of this work, thereby facilitating the required updates to their own official plans. To do otherwise, is contrary to the Province’s supposed principal of streamlining development. |
| 4. | No one other than the applicant, the municipality, certain public bodies and the Province would be allowed to appeal municipal decisions to the O.L.T. | This proposed amendment removes the appeal rights for residents and community groups. Ultimately, members of the public would not be allowed to appeal a development that they oppose. This could lead to greater public pressure on elected officials to make decisions that do not necessarily reflect the tenets of good planning, and such decisions would more likely be appealed by the applicant. In such instances, it is probable that municipal staff would not be in a position to support council’s decision, resulting in the need to engage external professional witnesses at extra cost to the municipality and the taxpayer. However, limiting appeals would reduce staff’s time spent on O.L.T. matters (e.g., reporting to Council on direction, preparing and attending appeal hearings, etc.), freeing up staff’s time to work on other planning matters. On the other hand, in the short term, it would require staff time to update planning documents and templates to change the references regarding who can appeal planning decisions. |

| Description | Staff Comments |
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| 5. Removing the public meeting requirements for draft plans of subdivision. | Lastly, it is important to note that existing appeals that have already been submitted to the O.L.T. but which have not yet been scheduled for a hearing are proposed to be automatically dismissed if Bill 23 receives royal assent and comes into effect, unless the appellant is one of the groups identified under Bill 23 as retaining appeal rights. |
| 6. Exempting all aspects of site plan control for residential development up to 10 units. | <p>Clarity is requested to determine whether or not a municipality still has the ability to request a public meeting, even if it is not required. As well, clarity is requested to determine whether or not an application for a draft plan of subdivision which is accompanied by a related application still requires a public meeting (e.g., if an application to amend the zoning by-law is submitted together with an application for a proposed draft plan of subdivision).</p> <p>A building for residential purposes containing ten units or less will no longer be identified as “development” under the Planning Act, and thus, no longer subject to site plan control. However, it is not clear if this applies to mixed use buildings where the building contains both non-residential and residential uses consisting of ten or less residential units. Accordingly, clarification is requested to determine whether or not this also applies to mixed use buildings containing fewer than eleven (11) residential units.</p> <p>Staff note that this amendment may have unintended consequences by encouraging more development of small apartments (with ten units or less), owing to the fact that they would not be subject to site plan control, and discouraging developers from building larger buildings with more units in an area where higher density is permitted, in order to avoid applying for site plan approval.</p> <p>The City’s zoning by-law may also need to be amended to further regulate residential uses with ten units or less, as they will no longer be regulated through site plan control.</p> <p>This will also impact waste collection. Currently, residential buildings with eight units or less can have curbside waste collection. Buildings with nine or more units cannot have curbside collection and need either municipal on-site</p> |

| Description | Staff Comments |
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| <p>7. Limiting the scope of site plan control by removing the ability for municipalities to regulate architectural details and landscape design.</p> | <p>collection or private collection. For municipal collection, a safe waste collection route must be available on site, otherwise a private company will be required to collect the waste (which can be costly). If there is no longer a site plan control requirement for buildings with nine or ten units and thus no one reviewing for adequate waste collection space, a developer may not realize this until it is too late (and then would be responsible for paying for private waste collection).</p> <p>Similarly, this would also have implications for waste storage. Residential buildings must have sufficient space to store their waste and if no one is reviewing this as part of the site plan process, it may get overlooked.</p> <p>Planning staff routinely comment on site plans, which include comments related to building and site aesthetics (e.g., architectural details and landscape design). If staff are no longer able to comment on these features, significant negative ramifications are likely to arise, including, but not necessarily limited to, the following:</p> <ul style="list-style-type: none"> ▪ The public realm could be significantly impacted, including the public/private interface along a street front. Streetscapes, parks and other important components of the public realm may be juxtaposed with development featuring an austere, monolithic and an overall unwelcoming aesthetic. Given that Bill 23 will constrain the ability of municipalities to provide parkland sufficient to meet the needs of ever increasing numbers of residents, particularly in higher density residential developments, the realm streetscapes will become that much more important as areas for residents to be able to enjoy. Appropriate design (through the review of architectural details and landscape design) assist to create a “pride of place” amongst a community, which is essential to maintaining vibrant, healthy neighbourhoods. ▪ It is a well-known fact that the attractiveness of a street or route will dictate to a large extent whether or not people choose to walk or cycle as a mode of travel. Streets or routes fronted by stark, unwelcoming |

| Description | Staff Comments |
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| <p>8. Limiting conservation authority appeals of land use planning decisions (to keep their focus on natural hazards and flooding). Broadening the ability of conservation authorities to use an existing streamlined process to sever and dispose of land.</p> | <ul style="list-style-type: none"> ▪ facades and lacking integrated and planned landscaping will deter people from choosing to walk or cycle. ▪ Municipalities would be constrained in their ability to implement green development standards, which are designed to address energy efficiency and climate change in new development. ▪ Without the ability to regulate landscape design, the ability to mitigate urban heat island effects will be constrained, as well the ability to protect, maintain and enhance the urban forest canopy, which provides a critical cooling function. ▪ Buildings could be constructed that are not sensitive to the existing character of the area in which they are situated (such as next to sites designated under Part IV or V of the Ontario Heritage Act). ▪ The review of architectural details and landscape design as part of the overall site plan review does not typically take a long time to complete. Staff see no value or direct impact to increasing housing supply in limiting the scope of site plan control by removing a municipality's ability to regulate architectural details and landscape design. |
| <p>9. Updating the maximum alternative parkland dedication for land conveyed from the current rate of one hectare for each 300 dwelling units to one hectare for each 600 dwelling units.</p> | <p>Please see comments related to Conservation Authorities in Attachment 7.</p> |
| | <p>Staff have significant concerns with this proposed amendment. This cuts the amount of parkland that a City can collect (or money that a City can collect to be used to acquire parkland) in a residential development by 50%. It could lead to a reduction and/or shortage of recreational services and access to park space. This is not appropriate, as the COVID-19 pandemic has shown us that access to recreational services and especially to park</p> |

| | Description | Staff Comments |
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| | <p>Updating the maximum alternative parkland dedication for cash payment in lieu of land from the current rate of one hectare for each 500 dwelling units to one hectare for each 1,000 dwelling units.</p> | <p>space is essential to the health, including mental health, and well-being of all residents.</p> <p>In addition, the delivery of higher density developments (which typically are unable to provide programmable amenity space, such as sports fields) should be supported by an increase in parkland in order to ensure sufficient parkland is available to match the increased number of residents.</p> <p>It is important to point out that all Ontario municipalities were required to update/replace their parkland dedication by-laws by September 18, 2022, as a result of changes to the Planning Act through Bill 197, COVID-19 Economic Recovery Act, 2020. The time, effort and financial resources committed by each municipality in order to update their respective parkland dedication by-laws in accordance with Bill 197, including consultation with the public, development community and other stakeholders, would be lost, essentially amounting to a wasted effort including a waste of taxpayer dollars. The City will be required to yet again amend its Parkland Dedication By-law to implement the Bill 23 changes to the Planning Act.</p> |
| <p>10.</p> | <p>No more than 15% of the amount of developable land (or equivalent value) could be required for parks or other recreational purposes for sites greater than five hectares and no more than 10% for sites five hectares or less.</p> | <p>This will limit the City's ability to acquire, plan for and develop parks of all sizes, but especially larger scale Community or City-sized parks.</p> <p>This would also lead to increased costs for the City. If the City does not receive a sufficient amount of parkland due to these imposed limits, and if there are no development lands nearby to consolidate/merge with, the City may need to purchase extra land to ensure adequate parkland is available. However, the City may not have sufficient funds to purchase additional parkland owing to reduced cash-in-lieu requirements as a result of the proposed amendments under Bill 23.</p> <p>The process to assemble lands for parks purposes would also become protracted, resulting in residents having reduced or no opportunities for recreational use of parks in their neighbourhood. This, in turn, would require residents to leave their neighbourhoods to use existing parks elsewhere that are of a size capable of accommodating programmed space such as sports fields.</p> |

| Description | Staff Comments |
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| <p>11. Parkland dedication rates would be frozen for two years from the date the relevant application is approved.</p> | <p>The value of land continues to rise every year and freezing parkland dedication rates for two years from the date that relevant applications are approved may contribute to the City losing out (or getting behind) on parkland dedication in the future.</p> |
| <p>12. Developers would be able to identify land, including encumbered land and privately owned public spaces, that would count towards municipal parkland dedication requirements.</p> <p>In cases where disputes arise about the suitability of land for parks and recreational purposes, the matter could be appealed to the O.L.T.</p> | <p>Staff have significant concerns with this proposed amendment. Encumbered lands are not suitable spaces for parks and the recreational services that will be needed to support expanded demand for recreational space, particularly space that can be actively programmed, resulting from intensification and higher density development. Privately-owned public spaces are also typically not truly “public” in nature, and access is often limited to the residents of the particular development having the amenity space. Being privately owned, control and access would not reside with the municipality, and could be altered over time.</p> <p>Staff note that in the event a municipality does not want to accept encumbered lands as part of parkland dedication, the developer can appeal to the O.L.T. This could lead to more staff time and resources being spent on O.L.T. hearings, rather than planning matters. Staff is of the opinion that encumbered land and privately owned public spaces should not become eligible to satisfy parkland dedication requirements.</p> |
| <p>13. Establish an upper limit on the number of units that would be required to be set aside as affordable, set at 5% of the total number of units (or 5% of the total gross floor area of the total residential units, not including common areas) (under O. Reg. 232/18)</p> | <p>Staff recommend removing an upper limit on the number of units that would be required to be set aside as affordable, and instead implement a minimum number of units to be required to be set aside as affordable.</p> <p>Staff also note that implementation and monitoring of inclusionary zoning may be a challenge to municipalities as the municipality would have to have in place agreements with the developer and be responsible for monitoring implementation, which could require additional resources.</p> |

Staff Comments on the Proposed Changes to the Development Charges Act under Schedule 3 of Bill 23

| Description | Staff Comments |
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| <p>1. The proposed changes to the Development Charges Act as a whole.</p> | <p>Municipalities are able to set and collect D.C.s in order to cover the costs of providing the infrastructure necessary to support new growth in communities and to ensure that taxpayers are not subsidizing that growth. However, many of the proposed amendments to the Development Charges Act will result in the taxpayers paying for growth, rather than growth paying for growth. Removing or restricting a municipality's ability to collect and use D.C.s to fund capital costs will result in the need to fund these costs from the tax levy (i.e. through the taxpayer). Ultimately, taxpayers will be subsidizing new development in the City. This can also force municipalities to reduce service levels, potentially impacting the health, including mental health, and safety of residents.</p> <p>If these proposed amendments are implemented, the Province will need to provide financial support to municipalities to offset the losses that municipalities will face as a result of these changes.</p> |
| <p>2. For all D.C. by-laws passed after June 1, 2022, development charges must be phased-in annually over the first five (5) years the by-law is in force as follows:</p> <ul style="list-style-type: none"> ▪ Year one (1) – 80% of the maximum charge; ▪ Year two (2) – 85% of the maximum charge; ▪ Year three (3) – 90% of the maximum charge; | <p>The City's D.C. By-law does not expire until 2024. However, once a new D.C. by-law is enacted, reduction of D.C.s in the first four years would significantly impact the City's cash flow and will result in lost revenue over the first four years of the by-law period.</p> |

| Description | Staff Comments |
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| <ul style="list-style-type: none"> ▪ Year four (4) – 95% of the maximum charge; and, ▪ Year five (5) to expiry – 100% of the maximum charge. | |
| <p>3. Updating D.C. by-laws at least once every ten (10) years [instead of once every five (5) years].</p> | <p>Reviewing and updating the City's D.C. by-law every ten (10) years [instead of every five (5) years] could result in cash flow implications, with the potential to collect inadequate D.C.s should growth related projects be required that were not in the original D.C. Background Study. Construction prices are volatile and can rise rapidly in a short period of time.</p> |
| <p>4. Use a historical service level of fifteen (15) years compared to the current ten (10) years to calculate capital costs that are eligible to be recovered through D.C.s.</p> | <p>This could result in lower historical service levels, which would ultimately result in a lower cap on the D.C.s collected, in particular for parks related projects.</p> |
| <p>5. Studies would no longer be an eligible capital cost that could be recovered through D.C.s.</p> | <p>There are multiple studies included in the City's D.C. Background Study that total approximately \$1 million in D.C. eligible costs (e.g. 2023 D.C. Background Study, Official Plan Review, Asset Management, Transportation Master Plan, Parks, Recreation, Library and Culture Facility Needs Assessment, Mobility Hub Transportation and Land Use Study, and Grade Separation Study). The cost of these vital studies would ultimately become taxpayer obligations and would have to be funded from the tax levy.</p> |
| <p>6. Municipalities would be required to allocate or spend at least 60% of their D.C. reserve balance for water, wastewater and roads at the start of each year.</p> | <p>Municipalities have the ability to use their reserves to purchase land or build infrastructure, which can be very expensive. However, if a municipality was required to spend their reserve by 60% ever year, it could be a challenge for many municipalities to save money for a specific, more expensive infrastructure project or study (if eligible). For example, the Britannia Avenue West Bridge is expected to cost \$14.5 million. Staff therefore support the proposal to enable municipalities to allocate rather than have to spend 60% of their D.C. reserve in any given year.</p> |

| Description | Staff Comments |
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| <p>7. Permitting “as-of-right” zoning to permit up to three residential units per lot in many existing residential areas. New units built under this permission would be exempt from D.C.s, C.B.C.s, and parkland dedication.</p> | <p>Staff note that a large percentage of the City’s reserve balance is already allocated to projects every year and as a result, staff have no concerns with the wording related to allocating reserve balances. Staff note that the City of Oshawa already exempts new units added to an existing house to create two-unit houses, as well as duplexes and triplexes from D.C.s and parkland dedication. More clarity is needed as to whether D.C.s are exempt for new purpose built duplexes and triplexes under the “as-of-right” zoning being implemented through Bill 23.</p> |
| <p>8. A tiered discount would be provided on D.C.s levied on purpose-built rental units. The discount would be deeper depending on the unit type (i.e. 15% for a 1-bedroom unit or smaller, 20% for a 2-bedroom unit, and 25% for a 3+ bedroom unit).</p> | <p>Limiting the amount of D.C.s the City can collect will result in lost revenue, which will have to be made up through property taxes. This transfers the burden of paying for infrastructure from the development charge regime to the property tax regime. Although a tiered discount on development charges may encourage the development of more purpose-built rental units, it will not necessarily result in a reduction of rental rates. There is no legislation being proposed through Bill 23 that would require a developer of purpose-built rental units to lower their rental rates where D.C. discounts are offered.</p> |
| <p>9. Affordable housing units in a development subject to inclusionary zoning and non-profit housing developments would be exempt from D.C.s and C.B.C.s.</p> | <p>The City currently exempts non-profit housing from D.C.s. However, the exemption of affordable housing units in a development subject to inclusionary zoning will limit the City’s ability to collect D.C.s. Exempting units from D.C.s will result in lost revenue, which will have to be made up through property taxes. This transfers the burden of paying for infrastructure from the development charge regime to the property tax regime.</p> |
| <p>10. Maximum C.B.C. payable to be based only on the value of land proposed for new development, not the entire parcel that may have existing development.</p> | <p>The City is in the process of developing a C.B.C. As a result of this proposed change, the City may need to review its processes to determine how this might impact the City’s C.B.C.</p> |

Staff Comments on the Proposed Changes to the Ontario Heritage Act under Schedule 6 of Bill 23

| | Description | Staff Comments |
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| 1. | Requiring municipalities to make an up-to-date version of the information on their Municipal Register available on a publicly-accessible municipal website. | Staff have no concerns with this, as the City's Municipal Register is already posted on the City's website (located within the City's Heritage Oshawa Inventory of City of Oshawa Heritage Properties). |
| 2. | Increasing the criteria for including a Register, Non-designated property on a Municipal Register by requiring that the subject property meet a prescribed criteria. | Staff do not support this proposed amendment. In order to determine whether or not a Register, Non-designated property meets a prescribed criteria, research would be required. The City would have to either hire a qualified heritage consultant to prepare a heritage research report, or retain a staff member certified by the Canadian Association of Heritage Professionals, both which would result in increased costs to the City. It would also lengthen the process to add a Register, Non-designated property onto the Municipal Register, given conducting research could take between 6 to 12 months, per property. |
| 3. | Register, Non-designated properties currently listed on the Municipal Register must be removed from the Municipal Register if Council does not issue a notice of intention to designate within two years of placement on the Municipal Register. If removed from the Municipal Register, a property cannot be relisted for a period of five years. | Staff do not support this proposed amendment. Two years is not a timeframe of sufficient duration during which to issue a notice of intent to designate all Registered, Non-designated properties currently listed on the Municipal Register. There are many factors that could delay this process, including time needed to undertake heritage research for multiple properties and to have discussions with the various property owners, constraints on the availability of qualified researchers, the need to attend to other planning matters, etc. Staff note that in the event a property does not meet the two-year deadline and is removed from the Municipal Register, the property cannot be relisted for five years. This is also concerning as once the property is removed from the Municipal Register, there will be no heritage protection and the |

| | Description | Staff Comments |
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| 4. | Municipalities would not be permitted to issue a notice of intention to designate a property under the Ontario Heritage Act unless the property is already on the heritage register when the current 90-day requirement for Planning Act applications is triggered. If a prescribed event occurs with respect to a property, a notice of intent to designate may only be issued if the property was already included in the Municipal Register as a Register, Non-designated property on the date of the prescribed event. | <p>property would be more susceptible to demolition, leading to a significantly increased risk of heritage loss in the City.</p> <p>The foregoing will also result in additional administrative costs and staff time, owing to the fact that these timelines will need to be monitored, potentially for a high volume of properties.</p> <p>Clarity is requested to determine what is meant by a “prescribed event” (i.e. is it just a Planning Act application or some other trigger, such as an application for demolition)?</p> <p>This proposed amendment could result in a decrease in the amount of properties designated in the City, as well as lead to a greater risk of the demolition of properties with potential for designation. Adding a property to the Municipal Register requires Council approval and heritage research by a qualified individual, which takes significant time and resources. The City has many properties that contain cultural and heritage value, with potential to meet the requirements of heritage designation. There are insufficient staff resources and budget to go through all of these properties to determine whether or not they should be added to the Municipal Register. If a Planning Act application is received and the property is not already listed on the Municipal Register, there would be insufficient time to get it onto the Municipal Register, thus leaving the property susceptible to demolition.</p> |
| 5. | Requiring municipalities to apply prescribed criteria to determine an H.C.D.’s cultural heritage value or interest, including a requirement for H.C.D. plans to explain how the H.C.D. meets the prescribed criteria. | <p>Staff support this proposed amendment. Requiring municipalities to apply prescribed criteria to determine an H.C.D.’s cultural heritage value or interest would be helpful in determining whether or not a proposed H.C.D. merits an H.C.D. designation. This would be consistent with Part VI of the Ontario Heritage Act and the use of Ontario Regulation 9/06.</p> <p>However, more clarity is needed to determine what the prescribed criteria will be.</p> |
| 6. | Introducing a regulatory authority to prescribe processes for municipalities to | <p>There is currently no process to amend or repeal an H.C.D. designation. Staff support introducing a process to amend an H.C.D. designation and</p> |

| | Description | Staff Comments |
|--|--|---|
| | amend or repeal existing H.C.D. designation and H.C.D. plan by-laws. | H.C.D. plan by-law, but do not support introducing a process to repeal an H.C.D. designation and H.C.D. plan by-law. H.C.D. studies and plans can take several years to prepare, require extensive public consultation, and cost tens of thousands of dollars. It would represent a waste of resources to go through the effort of designating an H.C.D. to then repeal it. |

Staff Comments on the Proposed Changes to the Conservation Authorities Act under Schedule 2 of Bill 23

| | Description | Staff Comments |
|----|---|---|
| 1. | <p>Enable the exemption of development authorized under the Planning Act from requiring a permit under the Conservation Authorities Act in municipalities set out in regulation, where certain conditions are met as set out in regulation.</p> | <p>This proposed amendment means that permits will not be required within regulated areas (including wetlands) for activity that is part of a development authorized under the Planning Act. By issuing development permits, Conservation Authorities are able to regulate various projects and advise applicants on the best way to complete their projects to minimize impacts on the watershed and protect the safety of people and their property in relation to flooding and erosion.</p> <p>This ultimately prohibits Conservation Authorities' power to protect watersheds and the community. It would leave large swaths of land unprotected and/or vulnerable to flooding and erosion.</p> |
| 2. | <p>Scope Conservation Authorities' review and commenting role with respect to development applications and land use planning policies to matters within their core mandate.</p> | <p>Staff do not support this proposed amendment.</p> <p>The majority of the City of Oshawa falls within the jurisdiction of the Central Lake Ontario Conservation Authority (C.L.O.C.A.), with a very small northern portion of the City falling within the jurisdiction of the Kawartha Region Conservation Authority. C.L.O.C.A.'s mandate crosses across municipal boundaries and provides science-based expertise on watershed management and the natural environment, amongst other matters. Conservation Authorities have developed a highly integrated and effective environmental planning regime in Ontario through partnerships between themselves and municipalities.</p> <p>Restricting a Conservation Authority's ability to comment on development applications and land use planning policies will result in a loss of expertise. Municipalities will be left with no natural heritage expertise when it comes to reviewing planning applications, and will also prevent municipalities from having Conservation Authorities provide consulting and peer review functions. As a result, municipalities may have to hire third-party peer</p> |

| | Description | Staff Comments |
|----|--|---|
| | | review consultants on an ad hoc basis or hire in-house ecologists to assist planners with the review of development applications and land use planning policies from an environmental perspective, which would result in additional costs to municipalities and ultimately its taxpayers. |
| 3. | <p>Requiring Conservation Authorities to prepare a land inventory that identifies Conservation Authority owned or controlled lands that could support housing development.</p> <p>Streamline processes associated with the disposition of Conservation Authority owned land.</p> | <p>Staff do not support this amendment.</p> <p>Typically, Conservation Authorities are not permitted to sell off conservation lands for development. However, this proposed amendment would allow for the sale of conservation lands (though a specific disposition process would have to be followed which would include a consultation period). This is extremely problematic and puts conservation lands at risk for destruction and loss. The Province and municipalities should focus its efforts on protecting conservation lands to remain as such. The focus should be on using land elsewhere to accommodate future housing growth, especially given that a lot of future growth will come from adding "gentle density" or infill in existing residential areas.</p> |
| 4. | <p>Making a single Provincial regulation to ensure clear and consistent requirements across all Conservation Authorities while still addressing local differences.</p> | <p>There could be significant impacts if the work done by all of the Conservation Authorities in Ontario shift to municipalities of different sizes and staffing levels, owing to the fact that municipal boundaries aren't necessarily the most effective way to plan for the natural environment. For example, one must look at the larger watershed to determine the impacts of development.</p> |

Staff Comments on the Review of the P.P.S. and the Growth Plan under Bill 23

| | Question (as posed in E.R.O. Posting Number 019-6177) | Staff Comments |
|----|---|---|
| 1. | What are your thoughts on the proposed core elements to be included in a streamlined Province-wide land use planning policy instrument? | <ul style="list-style-type: none"> ▪ Staff note that the current P.P.S. is just over two years old and the current Growth Plan was issued in August 2020 following previous significant revisions in 2019 and 2017. Now both the P.P.S. and Growth Plan are proposed to be replaced by another planning policy instrument. These frequent revisions and issuances of Provincial land use planning policies have created uncertainty regarding land use planning policy direction and require implementing bodies to continually revise their work plans for effective local implementation. The Province should commit to policy certainty for a defined period of time following the issuance of the new planning policy instrument to allow municipalities and others the ability to focus on implementation with certainty. It would also provide time to analyze the implementation of the P.P.S. rather than undertaking what appears to be a knee-jerk reaction. ▪ Subject to the foregoing, staff support the integration of the P.P.S. and the Growth Plan into one new Province-wide planning policy document. However, there needs to be a balance of increasing housing supply and supporting a range and mix of housing options with protecting and managing resources, the natural environment and public health and safety. Increasing the supply of housing and supporting a diversity of housing types is important, but should not come at the expense of the environment. ▪ Staff support the general idea of the six proposed core elements (residential land supply, attainable housing supply and mix, growth management, environment and natural resources, community |

| Question (as posed in E.R.O. Posting Number 019-6177) | Staff Comments |
|---|---|
| <p>2. What land use planning policies should the government use to increase the supply of housing and support a diversity of housing types?</p> | <p>infrastructure and a streamlined planning framework). More specifically, staff support the idea of streamlining and simplifying policy direction, as well as policy direction that allows for flexibility and takes into account local circumstances.</p> <ul style="list-style-type: none"> ▪ The following are some land use policies that the government should use to increase the supply of housing and support a diversity of housing types: <ul style="list-style-type: none"> - Permitting more housing types in certain residential areas and encouraging “gentle density” (while still carefully considering how this will affect neighbourhoods); - Encouraging and planning for growth in strategic growth areas (e.g. Urban Growth Centres, M.T.S.A.s, etc.); - Implementing robust intensification and density targets; - Implementing policies to ensure that development of lower density development in Greenfield areas proceeds in tandem with higher density development within Built-up Areas, and to give municipalities the ability to regulate the issuance of approvals for lower density development in the event such development outpaces the delivery of a certain level of medium and high density development. - Encouraging the development of complete communities; and, - Requiring municipalities to undertake intensification studies to determine where new development opportunities may exist to accommodate future growth. ▪ City staff have initiated an Intensification Study, which will focus on creating new development opportunities through the intensification of already built-up areas and reducing reliance on the development of Greenfield areas to accommodate growth in the City. The purpose of this study is to identify locations in Oshawa that are ideally suited to |

| Question (as posed in E.R.O. Posting Number 019-6177) | Staff Comments |
|---|--|
| 3. How should the government further streamline land use planning policy to increase the supply of housing? | <ul style="list-style-type: none"> ▪ accommodate intensification of varying degrees/scales and to establish criteria to guide the assessment of proposals for intensification projects. ▪ Staff note that with an aging population, it is important to also consider the inclusion of policies related to providing accessible and affordable housing for persons with disabilities and for persons who may have mobility challenges, many of whom are seniors. ▪ In addition to land use planning policies, the Province needs to provide financial assistance to municipalities to assist with increasing the supply of housing and supporting a diverse mix of housing types. ▪ Comprehensive up-to-date implementation guidance with ongoing implementation support would further streamline land use planning policy. If a new Provincial planning policy instrument is issued, comprehensive and precise implementing guidance must be provided concurrently with the issuance of the new policy document, to show how that policy is to be implemented in various contexts. |
| 4. What policy concepts from the P.P.S. and the Growth Plan are helpful for ensuring there is a sufficient supply and mix of housing and should be included in the new policy document? | <ul style="list-style-type: none"> ▪ The following are some key policy concepts from the P.P.S. and the Growth Plan that are helpful for ensuring there is a sufficient supply and mix of housing and should be included in the new policy document: <ul style="list-style-type: none"> - Identification of strategic growth areas; - Establishment of intensification and density targets; - Developing a standardized methodology for assessing land needs; - The ability for potential settlement area boundary expansions (with proper rationale); - Policies aimed to achieve efficient and resilient development and land use patterns; - Policies that promote intensification; and, |

| Question (as posed in E.R.O. Posting Number 019-6177) | Staff Comments |
|---|--|
| | <ul style="list-style-type: none"> - Policies that promote a diverse range and mix of housing options. ▪ Implementing density targets are helpful as they provide a measurable criterion to assist with growth. However, not all communities are the same and one standard density target across the Greater Golden Horseshoe is not realistic; given differing populations, market conditions, etc. Specific to Greenfields, it is appropriate to consider a lower minimum density target than the existing fifty (50) residents and jobs combined per hectare in areas containing former rural settlements, whose character and built form it is desirable to protect. In this regard, staff note that on March 28, 2022, pursuant to Item DS-22-58, City Council passed a motion to request the Province to allow lower-tier municipalities to implement lower minimum density targets in terms of combined jobs and population in designated Greenfield areas where preservation of the existing characteristics of a former rural settlement, such as the former hamlet of Columbus, is desirable, and to allow the municipality to exclude the area of the former rural settlement for the purposes of calculating the population density targets in the Provincial Growth Plan. ▪ As noted above, targets are helpful in measuring growth. In the existing Growth Plan, the delineated built boundary assists with measuring intensification targets within a municipality. If the built boundary concept is included in a new policy document, it is recommended that municipalities are given the authority to adjust the built boundary as growth occurs, rather than the Province having to approve any changes to the boundary. |
| 5. What policy concepts in the P.P.S. and the Growth Plan should be streamlined or not included in the new policy document? | Staff have no comments. |

General Staff Comments on Bill 23

| | Description | Staff Comments |
|----|---------------------------|---|
| 1. | Length of consultation | <p>It is problematic for the Provincial government to provide stakeholders with only 30 days to comment on some of the matters under Bill 23. There are multiple proposed amendments to a number of Acts and regulations, as well as a review of various housing and land use policies, which will have significant impacts on all stakeholders, including municipalities. Not only is there a substantial amount of material to review, but municipalities across Ontario recently held their municipal elections. The consultation period does not make allowances for the fact that every municipality has a new Council that is getting settled, standing committees are being formed, and that staff need enough time to properly respond and prepare a report to their respective Committees and Councils to prepare them for the Province's significant changes to the legislative framework of municipal planning approvals.</p> <p>Staff request that the consultation period be extended until the end of the 1st quarter of 2023.</p> |
| 2. | Municipal housing targets | <p>The draft proposed target for the City of Oshawa is to build 23,000 units by 2032. This would require the City to issue building permits for 2,300 units each year for the next ten years, assuming that the development industry has access to the resources and skills required to deliver new housing at such a level.</p> <p>Staff are concerned that the City may not be able to achieve this target. The City has never achieved a building permit issuance rate of 2,300 units in a year. In 2021, the City issued permits for 1,321 new dwelling units and in the last ten years, the greatest</p> |

| Description | Staff Comments |
|---|--|
| | <p>number of permits issued for new dwelling units was 1,754 units in 2017.</p> <p>This current year (2022) will be the highest year for building permits issued for new dwellings in Oshawa. As of October 1, 2022, the City has issued 1,968 building permits for new dwelling units. However, it is unlikely that the City will reach 2,300 units, despite this being the City's best year to date. To avoid overtime and staff burnout, the City would need to hire more staff with varying levels of experience in order to achieve the Province's target growth rate. The Province should be providing funding to each of the municipalities who are expected to meet their proposed housing targets for the next ten years.</p> <p>Lastly, there will be a need for massive investment in the infrastructure that will be required to support these new homes. The Province needs to provide financial support to assist municipalities in reaching their prescribed municipal housing targets, which could include funding for new roads, trails, recreation centres, parks, fire services, etc.</p> |
| <p>3. Vacant homes taxes:</p> <p>The Province has advised that they will release a policy framework this winter setting out the key elements of local vacant home taxes. A provincial-municipal working group will be established to consult on this framework, and to facilitate sharing information and best practices.</p> | <p>City staff would need to investigate the feasibility of implementing this tax in Oshawa.</p> <p>Staff note that there are unique housing markets in Oshawa such as purpose built student housing which needs to be treated differently than standard housing elsewhere in the City. For example, it is not uncommon for student housing operators to offer leases that align with the school's academic year. The Province may want to consider scoping the review of vacancy rates based on the type of unit (e.g. bachelor units, town houses versus apartments, student housing, etc.).</p> |

| Description | Staff Comments |
|---|---|
| <p>4. Reducing the property tax burdens on apartment buildings:</p> <p>The Province has advised that they will consult with municipalities on potential approaches to reduce the current property tax burden on multi-residential apartment buildings in Ontario. The government sets the same education property tax rate for all residential properties, including apartment buildings. However, municipalities typically tax multi-residential apartment buildings at a higher property tax rate than other residential properties, such as houses and condominiums.</p> | <p>The taxes for apartment buildings are calculated using the tax rates set out by the City of Oshawa and the Region of Durham and the current assessed value as determined by the Municipal Property Assessment Corporation. The City of Oshawa also sets the tax rates using the Region of Durham tax ratios. Should the Region of Durham be required to change the tax ratios based on Bill 23, this will in turn generate tax shifts within all the Realty Tax Classes, resulting in increased property taxes in other tax classes. This would ultimately impact all property owners in Oshawa, not just the apartment building owners.</p> |



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|---|--|
|  Corporate Services Department Legislative Services Division | |
| Date & Time Received: | November 25, 2022 1:09 pm |
| Original To: | CIP |
| Copies To: | |
| Take Appropriate Action | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments: | |

November 23rd, 2022

Association of Municipalities of Ontario (AMO)
200 University Avenue
Suite 801
Toronto, Ontario
M5H 3C6

By E-Mail To: amo@amo.on.ca

Dear Sir/Madam:

RE: Resolution – OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee

Please be advised that the Council of the Corporation of the Township of Lanark Highlands passed the following resolution at their regular meeting held November 22nd, 2022:

Moved by Reeve McLaren

Seconded by Councillor Rodger

THAT, the Council of the Township of Lanark Highlands supports Tay Valley Township's resolution regarding OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee;

AND THAT, this resolution be circulated to the Association of Municipalities of Ontario (AMO) and all Ontario Municipalities for their consideration and support.

Carried

Sincerely,

Amanda Noël,
Clerk

Encls.

c.c. Hon. Sylvia Jones, Solicitor General of Ontario

sylvia.jones@ontario.ca



August 31, 2022

Association of Municipalities of Ontario (AMO)
200 University Ave., Suite 801
Toronto, ON M5H 3C6
Sent via email: resolutions@amo.on.ca

RE: RESOLUTION – OMAFRA Ontario Wildlife Damage Compensation Program Administrative Fee

The Council of the Corporation of Tay Valley Township at its Council meeting on August 23rd, 2022 adopted the following resolution:

RESOLUTION #C-2022-08-42

“WHEREAS, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) administers the Ontario Wildlife Damage Compensation Program to provide compensation to farm producers for livestock killed by wildlife;

AND WHEREAS, Ontario Municipalities administer the Program on behalf of OMAFRA by appointing a Livestock Investigator and staff to work on wildlife damage claims;

AND WHEREAS, the costs associated with wildlife damage claims typically exceed the administration fee of \$50.00 per claim as provided to the Municipality from OMAFRA;

NOW THEREFORE BE IT RESOLVED THAT, the Council of Tay Valley Township request the Ministry of Agriculture, Food and Rural Affairs to review the administrative fee provided to Municipalities for the administration of the Ontario Wildlife Damage Compensation Program;

AND FURTHER THAT, this resolution be circulated to the Association of Municipalities of Ontario (AMO) and all Ontario Municipalities for their consideration and support.”

ADOPTED



If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or deputyclerk@tayvalleytwp.ca.

Sincerely,

A handwritten signature in blue ink that reads "Janie Laidlaw". The signature is written in a cursive style with a large initial "J".

Janie Laidlaw, Deputy Clerk

cc: All Municipalities of Ontario



Clerks and Bylaw

November 17, 2022

SENT VIA E-MAIL TO:

Hon. Steve Clark
Minister of Municipal Affairs and Housing
Steve.Clark@pc.ola.org

Dear Minister Clark:

Re: Bill 23 "More Homes Built Faster Act, 2022"

| | |
|--|--|
|  Corporate Services Department Legislative Services Division | |
| Date & Time Received: | November 28, 2022 10:22 am |
| Original To: | CIP |
| Copies To: | |
| Take Appropriate Action | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments: | |

On behalf of the Council of The Corporation of Norfolk County, please be advised that Council passed the following resolution at the November 16, 2022 Council-in-Committee meeting:

Resolution No. 13

Moved By: Mayor Martin
Seconded By: Councillor Columbus

WHEREAS on October 25, 2022, the Provincial government introduced Bill 23 known as the "More Homes Built Faster Act, 2022";

AND WHEREAS the overall stated purpose of Bill 23 is to introduce several legislative changes to increase housing supply throughout Ontario and to achieve the province's goal of 1.5 million homes over the next ten years;

AND WHEREAS the proposed changes include significant changes to six pieces of legislation including but not limited to development charges reform, diminished role of conservation authorities, removal of legislated planning responsibilities from some upper-tier municipalities, removal of public consultation in relation to subdivisions, adjusting the rights of appeal by third parties, and adjusting how growth-related capital infrastructure is paid for;

AND WHEREAS commenting timelines for these new proposed changes is constricted with some comments due on November 24, 2022, for many of the proposed changes;

AND WHEREAS given the enormity of the proposed changes and potential long-term financial impacts to municipalities, including Norfolk County, additional time is needed to review, engage, and analyze the proposal to provide informed feedback;

NOW THEREFORE BE IT RESOLVED THAT

1. the County formally request the Ministry of Municipal Affairs and Housing extend the commenting period for all components of the proposed Bill 23 to at least January 15, 2023 to allow for a more informed consultation period.
2. That the Mayor be directed to submit a letter on behalf of Norfolk County Council to the Ontario Minister of Municipal and Affairs MP, and local MPP, expressing concerns with the proposed legislation as detailed in staff memo CD-22-110, and the letter be circulated to all municipalities in the Province of Ontario.

Carried.


Should you have any questions regarding this matter or should you require additional information, please contact the Office of the County Clerk at 519-426-5870 x. 1261, or email: Clerks@norfolkcounty.ca.

Sincerely,

Teresa Olsen
County Clerk
Norfolk County

CC:

- Leslyn Lewis, M.P., Haldimand-Norfolk
leslyn.lewis@parl.gc.ca
- Bobbi Ann Brady, M.P.P., Haldimand-Norfolk
BABrady-CO@ola.org
- All Ontario municipalities

| | |
|--|--|
|  Corporate Services Department Legislative Services Division | |
| Date & Time Received: | November 29, 2022 10:39 am |
| Original To: | CIP |
| Copies To: | |
| Take Appropriate Action | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments: | |



THE CORPORATION OF THE CITY OF STRATFORD
Resolution: Funding and Support for VIA Rail Service

WHEREAS The Corporation of the City of Stratford supports the National Transportation Policy and Section 5 of the *Canada Transportation Act*, S.C. 1996, c. 10 (as amended), which states in part:

"a competitive, economic and efficient national transportation system that meets the highest practicable safety and security standards and contributes to a sustainable environment, makes best use of all modes of transportation at the lowest cost is essential to serve the needs of its users, advance the well-being of Canadians, enable competitiveness and economic growth in both urban and rural areas throughout Canada. Those objectives are achieved when:

(a) competition and market forces among modes of transportation, are prime agents in providing viable and effective transportation services;

(b) regulation and strategic public intervention are used to achieve economic, safety, security, environmental or social outcomes

(c) rates and conditions do not constitute an undue obstacle to the movement of traffic within Canada or to the export of goods from Canada;

(d) the transportation system is accessible without undue obstacle to the mobility of persons, including persons with disabilities; and

(e) governments and the private sector work together for an integrated transportation system."

WHEREAS the Government of Canada has stated: "*we are serious about climate change*" and "*smart investments in transit help connection communities We will continue to work with communities and invest in the infrastructure they need today and into the future*";

WHEREAS Abacus data has indicated that Canadians are focused on building transit to reduce congestion and connect communities;

WHEREAS the Canadian Transport Commission main finding at public hearings in 1977 was that there should be no further reductions to passenger rail services;

WHEREAS the frequency of VIA trains running in Canada has been reduced significantly since 1977, causing a subsequent significant drop in ridership;

WHEREAS there is a need for balanced transportation with more using transit and less using automobiles;

WHEREAS the changing demographic relating to house prices, housing affordability will require further expansions of transit;

WHEREAS there is a need to visit tourist sites located along rail lines;

WHEREAS the annual cost of congestion to the Greater Toronto Hamilton Area economy alone is between \$7.5 and \$11 billion;

WHEREAS there are 10 million more vehicles on the road today than there were in 2000; and

WHEREAS the City of Stratford requests the support of this resolution from all communities served by VIA;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of The City of Stratford recommends to the Government of Canada to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA rail service in 2022 and successive years.

Adopted by City Council of The Corporation of the City of Stratford on November 14, 2022

The Corporation of the City of Stratford, P.O. Box 818, Stratford ON N5A 6W1
Attention: City Clerk, 519-271-0250 extension 5329, clerks@stratford.ca



Corporate Services Department
Clerk's Office
CITY of STRATFORD
City Hall, P.O. Box 818
Stratford ON N5A 6W1

519-271-0250 Ext. 5237
Fax: 519-273-5041
www.stratford.ca

November 28, 2022

Right Hon. Justin Trudeau
Prime Minister of Canada
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

justin.trudeau@parl.gc.ca

Dear Prime Minister:

Re: Resolution – Funding and Support for VIA Rail Services

At their November 14, 2022, Regular Council meeting, Stratford City Council adopted a resolution petitioning the federal government to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA Rail service.

A copy of the resolution is attached for your consideration. We kindly request your support and endorsement.

Sincerely,

Tatiana Dafoe
Clerk

Encl.
/ja

cc: Premier Doug Ford
MPP Matthew Rae
MP John Nater
Association of Municipalities of Ontario
Federation of Canadian Municipalities
All Ontario municipalities

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

DURHAM ENVIRONMENTAL ADVISORY COMMITTEE

November 17, 2022

A regular meeting of the Durham Environmental Advisory Committee was held on Thursday, November 17, 2022 in Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 7:03 PM. Electronic participation was permitted for this meeting.

1. Roll Call

Present: O. Chaudhry, Pickering
S. Clearwater, Whitby
J. Cuthbertson, Clarington, First Vice-Chair
B. Foxton, Uxbridge
G. Layton, Oshawa, Second Vice-Chair
K. Murray, Member at Large
M. Nasir, Ajax attended the meeting at 7:03 PM
S. Panchal, Youth Member
***all members of the committee participated electronically**

Absent: A. Abu-Rayash, Member at Large
G. Carpentier, Scugog, Chair
R. Dickinson, Brock
K. Lui, Member at Large
B. Shipp, Member at Large
D. Stathopoulos, Member at Large

Also

Present: Councillor Yamada

Staff

Present: R. Inacio, Systems Support Specialist, Corporate Services – IT
A. Luqman, Senior Planner, Planning & Economic Development Department
S. Ciani, Committee Clerk, Corporate Services – Legislative Services

In the absence of the Committee Chair, J. Cuthbertson, First Vice-Chair, assumed the Chair.

2. Approval of Agenda

A. Luqman requested that the following be added to the agenda as a new item C) under 5. Items for Discussion: C) Approval of the 2023 DEAC Meeting Schedule.

Moved by K. Murray, Seconded by O. Chaudhry,
That the agenda for the November 17, 2022 Durham Environmental
Advisory Committee (DEAC) meeting, as amended, be approved.
CARRIED

3. Declarations of Interest

There were no declarations of interest.

4. Adoption of Minutes

Moved by S. Clearwater, Seconded by B. Foxton,
That the minutes of the Durham Environmental Advisory Committee
meeting held on Thursday, October 20, 2022, be adopted.
CARRIED

5. Items for Discussion

A) End-of-term Committee Procedures

A. Luqman outlined the end-of-term committee procedures and advised that the new committee appointments would be made early in the new year, and that the new committee would likely begin in April 2023.

B) Information Report #2022-INFO-91: Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations, Consultant’s Report, and Interactive Map Viewer

A copy of Report #2022-INFO-91 of the Commissioner of Planning & Economic Development was received.

A. Luqman advised that Report #2022-INFO-91 detailed the draft maps showing the extent and location of Settlement Area Boundary Expansions (SABEs) that are required to accommodate the Region’s population and employment forecasts to 2051. She also advised that the consultant, Watson & Associates Economists Ltd., was retained to speak to the draft SABEs in relation to the Council-Endorsed growth scenario (2A).

Concerns were raised from the Committee regarding the use of the word “generally” referenced in section 4.3 of Report #2022-INFO-91. The report states that, “In the Durham context, lands within the Greenbelt Plan area and Oak Ridges Moraine Conservation Plan (ORMCP) area are generally protected from future urban growth”. Other concerns were raised regarding section 3.6 of the report that states that a SABE of up to 5% of the current geographic area, to a maximum of 10 hectares, may be considered for the urban areas of Port Perry, Uxbridge, Beaverton, Cannington, Sunderland and Orono, subject to meeting several requirements and conditions.

C) Approval of the 2023 DEAC Meeting Schedule

A copy of the 2023 DEAC meeting schedule was received.

Moved by O. Chaudhry, Seconded by M. Nasir,
That the 2023 Durham Environment Advisory Committee (DEAC)
meeting schedule, as presented, be adopted.

CARRIED

6. For Information

A) Information Report #2022-INFO-92: Provincial Consultation on Proposed
Amendments to the Greenbelt Plan, ERO postings #019-6216 and #019-6238

A copy of Report #2022-INFO-92 of the Commissioner of Planning & Economic Development was received.

Concerns were raised regarding the proposed changes to the Greenbelt Plan, the Greenbelt Area boundary regulation, and the Oak Ridges Moraine Conservation Plan that would remove 15 areas of land across the Greater Golden Horseshoe, including three in Durham Region, while adding lands in the Paris Galt Moraine in Wellington County.

A. Luqman advised that feedback can be submitted individually, or as a committee that would then need to be forwarded to the Planning & Economic Development Committee and subsequently Regional Council. She advised that the deadline to submit comments for ERO postings #019-6216 and #019-6238 is December 4, 2022.

B) Information Report #2022-INFO-93: More Homes Built Faster Act 2022 (Bill 23)

A copy of Report #2022-INFO-93 of the Chief Administrative Officer was received.

Discussion ensued regarding the impacts that Bill 23 would have on Durham Region, and concerns regarding the requirement for York and Durham Region to build capacity in the York Durham Sewage System (YDSS) and the Duffin Creek Water Pollution Control Plant to service development known as Upper York (Aurora, East Gwillimbury, Newmarket).

Councillor Yamada advised that a report regarding comments on Bill 23 would be presented to Whitby Council on November 24, 2022, and once published he would forward the report to A. Luqman for distribution to the committee.

It was the consensus of the Committee to add any reports or presentations related to Bill 23: *More Homes Built Faster Act, 2022* to future DEAC agendas as they became available.

C) Information Report #2022-INFO-87: Durham York Energy Centre 2022 Voluntary Source Test Update

A copy of Report #2022-INFO-87 of the Commissioner of Works was received.

D) Information Report #2022-INFO-84: 2021 Waste Management Annual Report

A copy of Report #2022-INFO-84 of the Commissioner of Works was received.

E) Liberty Street North Reservoir and Pumping Station Notice of Study Completion, Final Addendum Report, and Project Website

A copy of the Liberty Street North Reservoir and Pumping Station Notice of Study Completion, Final Addendum Report, and Project Website was received.

F) ERO #012-9093: Issuance of a License to Remove over 20,000 Tonnes of Aggregate Annually from a Pit or Quarry, Vicdom Sand & Gravel (Ontario) Limited, Uxbridge

A copy of the ERO #012-9093: Issuance of a License to Remove over 20,000 Tonnes of Aggregate Annually from a Pit or Quarry, Vicdom Sand & Gravel (Ontario) Limited, Uxbridge was received.

G) ERO #019-6144: Proposal to Renew Permit to Take Water – Granite Golf Club, Uxbridge

A copy of the ERO #019-6144: Proposal to Renew Permit to Take Water – Granite Golf Club, Uxbridge was received.

Moved by S. Clearwater, Seconded by M. Nasir,
That Information Items 6. A) to G) inclusive, be received for information.
CARRIED

7. Other Business

A) Duffin Creek Water Pollution Control Plant Committee Meeting

S. Clearwater advised that she attended the Duffin Creek Water Pollution Control Plant (DCWPCP) Committee meeting on November 18, 2022 and was advised at the meeting that COVID-19 is not currently regulated but it is being tracked out of several water pollution control plants in Whitby, Oshawa and Clarington. S. Clearwater also learned that the main upgrades to the DCWPCP have been completed through the Phosphorous Reduction Action Plan (PRAP).

8. Date of Next Meeting

The next regular meeting of the Durham Environmental Advisory Committee will be held on Thursday, January 19, 2023, starting at 7:00 PM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

9. Adjournment

Moved by O. Chaudhry, Seconded by M. Nasir,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 7:57 PM

J. Cuthbertson, First Vice-Chair, Durham
Environmental Advisory Committee

S. Ciani, Committee Clerk

DURHAM NUCLEAR HEALTH COMMITTEE (DNHC) MINUTES

Location

Durham Regional Headquarters
605 Rossland Road E, Whitby

Meeting

In an effort to help mitigate the spread of COVID-19, this DNHC meeting was a virtual meeting so that presenters, members, and guests could present and participate without meeting together in the Regional Council Chambers.

Date & Time

November 18, 2022 at 1:00 PM

Members that Participated

Dr. Robert Kyle, Durham Region Health Department (DRHD) (Chair)
Lisa Fortuna, DRHD
Mary-Anne Pietrusiak, DRHD
Dr. Kirk Atkinson, Ontario Tech University (OTU)
Phil Dunn, Ministry of the Environment, Conservation and Parks (MECP)
Raphael McCalla, Ontario Power Generation (OPG)
Loc Nguyen, OPG
Deborah Kryhul, Public Member
Veena Lalman, Public Member
Susan Ebata, Public Member
Dr. Barry Neil, Public Member
Jane Snyder, Public Member
Dr. David Gorman, Public Member
Dr. Lubna Nazneen, Alternate Public Member
Alan Shaddick, Alternate Public Member

Presenters & Assistants

Paulo Correia, DRHD (Secretary)
Lindsay Hamilton, OPG (Presenter)
John Burta, Canadian Nuclear Safety Commission (CNSC) (Presenter)
Dean Hipson, CNSC (Presenter)
Rebekah Van Hoof, CNSC (Presenter)
Anjali Pandya, DRHD (Presenter)
Regional Chair John Henry
Sara Irvine, OPG
David Keene, MECP
Paul MacDonald, CNSC
Nancy Greencorn, CNSC
Taline Kalindjian, CNSC
Lee Casterton, CNSC
James Kilgour, Durham Emergency Management

Helen Tanevski, DRHD
Roger Inacio, DRITD

Regrets

Hardev Bains, Public Member
Deborah Kryhul, Public Member

Dr. Kyle opened the virtual meeting and welcomed everyone.

Land Acknowledgement by Dr. Kyle.

Dr. Kyle mentioned that observers who have questions concerning presentations today, should email or discuss their requests with Paulo Correia, DNHC secretary, at dnhc@durham.ca.

Paulo Correia will follow-up with each of the presenters after the meeting with the observers' questions off-line to prevent any duplication of emails and responses. Paulo will report back to Dr. Robert Kyle the outcomes of the questions received.

1. Approval of Agenda

The Revised Agenda was adopted.

Added 5.2 Construction of a New Nuclear Research and Teaching Facility announcement by Dr. Kirk Atkinson, Associate Professor and Associate Industrial Research Chair, Faculty of Energy Systems and Nuclear Science, OTU.

2. Approval of Minutes

The Minutes of September 16th, 2022 meeting were adopted as written.

3. Correspondence

3.1 Dr. Robert Kyle's office received the Minutes of the Joint Pickering Nuclear Generating Station (NGS) and Darlington NGS Community Advisory Council virtual meeting held on June 21, 2022.

3.2 Dr. Robert Kyle received a report from Paulo Correia, that Observers questions arising from the September 16th DNHC meeting, were answered during the meeting or referred to the appropriate presenter or organization.

3.3 Dr. Robert Kyle received an OPG announcement on September 29th, regarding the Ontario Government's request for OPG to operate Units 5-8 of Pickering Nuclear Generating Station through September 2026, subject to regulatory approval from Canada's independent nuclear safety authority, the Canadian Nuclear Safety Commission.

3.4 Dr. Robert Kyle received from OPG on October 6th, an Update on the Darlington New Nuclear Project – Licence to Construct Application from Ashley Maunder on behalf of Dragan Popovic, Senior VP, SMR Execution, OPG received in August, CNSC authorization to commence site preparation licensed activities. OPG will also commence a public engagement campaign as part of the Licence to Construct (LTC) application.

4. Presentations

4.1 Progress report by the Canadian Nuclear Safety Commission (CNSC) concerning its Annual Regulatory Oversight Report for Darlington and Pickering Nuclear Power Plants for 2021 (John Burta, Director, Darlington Regulatory Program Division and Dean Hipson, Pickering Site Office Supervisor)

John Burta, Director, Darlington Regulatory Program Division and Dean Hipson, Pickering Site Office Supervisor, CNSC, presented the Annual Regulatory Oversight Report for Darlington and Pickering Nuclear Power Plants for 2021.

Rebekah Van Hoof, Project Officer, Wastes and Decommissioning Division, CNSC, provided an update on Regulatory Oversight of Pickering and Darlington's Waste Management Facilities (WMF).

Highlights of the presentation included:

- General Safety Performance and Observations for all Nuclear Power Plants (NPPs) and all WMFs
- CNSC Compliance Verification Program
- Security Performance and Observations
- Darlington Nuclear Generating Station – Power Reactor Operating Licence
- Pickering Nuclear Generating Station – Power Reactor Operating Licence
- Potassium Iodide (KI) Pill Working Group
- Darlington WMF
- Pickering WMF
- Waste Management Facilities Highlights
- Interventions on 2021 Nuclear Power Generating Sites Regulatory Oversight Report

J. Burta reviewed general safety and performance observations for NPPs and WMFs. All radiological releases to the environment and doses to people were below regulatory limits. All reportable events were of low safety significance and dealt with appropriately by OPG.

J. Burta stated that the safety of NPPs and WMFs is assessed by CNSC staff. In 2021, CNSC staff conducted a variety of inspections at Darlington and Pickering that provided over 600 findings. The findings were mainly low, negligible or medium safety significant. CNSC also assessed performance through

observations and reviews of various licence submissions. CNSC staff reviewed 105 reported events and over 90 scheduled reports in 2021 for Darlington and Pickering.

J. Burta highlighted that all of the Safety and Control Areas (SCAs) were rated satisfactory with the exception of Security SCA at Darlington and Pickering NPPs, which were rated “Below Expectations” (BE). The details of the SCA that did not meet expectations was captured in an in-camera session with the Commission in CMD 22-M34. The in-camera session provides a face-to-face session with the commission without compromising security.

J. Burta reviewed Darlington Nuclear Generating Station’s licence history. As part of the licence, Integrated Implementation Plans (IIP) must be identified and documented to keep the NPPs current with modern codes and standards. Darlington is currently at 70% completion of their IIP. OPG submitted a Periodic Safety Review (PSR) in Sept. 2020 and accepted in Jan. 2021. Safety Factor Reports will form the basis for the 2025 to 2035 IIP. Darlington also authorized and licenced to produce Molybdenum-99 used for medical diagnostics. OPG is also looking for a licence amendment to produce Cobalt 60.

D. Hipson reviewed Pickering Nuclear Generating Station’s licence history. During 2021, Pickering NGS did not experience any reactor trips, and contributed to the strong performance of the CANDU fleet when compared to the industry target of 0.5 trips per reactor year. CNSC staff were satisfied with the reliability of special safety systems, as all special safety systems for all operating units met their unavailability targets. CNSC staff confirmed that the critical corrective maintenance backlogs at Pickering NGS continued to remain very low. The corrective maintenance and deficient maintenance backlogs, as well as the number of preventive maintenance deferrals are all trending lower, in the positive direction. All IIP commitments have been completed by OPG and closed by the CNSC.

D. Hipson reviewed Pickering’s future licencing extension. On September 29, 2022, the Ontario Government announced its support of the continued operation of Pickering Units 5-8 until September 2026. Authorization is needed from the CNSC to operate beyond December 31st, 2024. Operating beyond 2024 constitutes a change to the licensing basis and will require a decision from the Commission via a public hearing.

D. Hipson provided an update on the KI working group. The working group is working on Phase II and focused on the distribution of KI pills to schools. Additional changes proposed to the Provincial Nuclear Emergency Response Plan. The CNSC KI working group chair will present to the DNHC in January 2023 and provide more details.

R. Van Hoof reviewed the Darlington WMF and its operating licence. At the Darlington WMF, OPG processes and stores dry storage containers containing

used nuclear fuel generated at the Darlington Nuclear Generating Station. OPG also manages and stores intermediate level radioactive waste generated from the refurbishment activities at the Darlington Nuclear Generating Station.

R. Van Hoof reviewed the Pickering WMF and its operating licence. At the Pickering WMF, OPG processes and stores dry storage containers containing used nuclear fuel generated at the Pickering Nuclear Generating Station. OPG also manages and stores intermediate level radioactive waste generated from the refurbishment of the Pickering Nuclear Generating Station. In 2021, CNSC staff reviewed and accepted OPG's commissioning report for storage building 4. OPG was authorized to begin operation of storage building 4 under the authority delegated by the Commission. In 2021, OPG commenced storing dry storage containers in storage building 4.

R. Van Hoof highlighted that both the Pickering and Darlington WMFs were operated by OPG in accordance with operational policies, principles and safety requirements. Worker doses and releases to the environment at WMFs were below regulatory limits and action levels. There were no reported lost-time injuries at any of the WMFs in 2021.

J. Burta provided an update on issues raised through interventions submitted for the Nuclear Power Generating Sites Regulatory Oversight Report (ROR). Key issues highlighted by staff were listed. About half the submissions either expressed objections to the licence renewal or contained certain reservations. The other half were supportive of the continued operation of the NGS.

Final Conclusions:

- CNSC staff conducted numerous compliance and verification activities, in accordance with the regulatory, oversight plans and concluded that operations at the Nuclear Power Plants and Waste Management Facilities were conducted safely.
- Communities and the environment were protected.
- Reported doses to workers and public were below regulatory limits.
- All nuclear material in Canada remained in peaceful activities and Canada's international obligations were fulfilled.
- Issues identified during compliance verification activities and events were either addressed or are being addressed by licensees.
- Safety and Control Areas (SCAs) were rated satisfactory for all NPPs and WMFs, with the exception of Security SCA at Darlington and Pickering NPPs.

John Burta, Dean Hipson, Rebekah Van Hoof or their associates will continue to update the DNHC on the Annual Regulatory Oversight Report for Darlington and Pickering Nuclear Power Plants. More information is available on the CNSC website at nuclearsafety.gc.ca or email cpsc.info.ccsn@cpsc-ccsn.gc.ca.

4.2 Update by Durham Region Health Department (DRHD) concerning Cancer at a Glance (Anjali Pandya, Epidemiologist, Health Analytics & Research)

Anjali Pandya, Epidemiologist, Health Analytics & Research, DRHD, provided a presentation on Cancer Surveillance in Durham Region and the new interactive dashboard – Durham Region Cancer Data Tracker.

Highlights of the presentation included:

- Cancer Surveillance in Durham Region
- Durham Region Cancer Data Tracker
- Measures of Morbidity and Mortality
- Indicators
- Caveats
- We can prevent some types of cancer

A. Pandya stated that cancer surveillance is part of public health programming as outlined in Ontario Public Health Standards (OPHS). Previously Durham published Cancer at a Glance Reports and infographics to look at community trends and comparison to the province. In 2010, changes were made to the Ontario Cancer Registry. The changes make it difficult to make comparisons to past reports.

A. Pandya reviewed highlights of the new Cancer Data Tracker. The data tracker allows for easier comparison of cancer incidence and mortality in Durham Region from 2010 to 2018.

A. Pandya explained the new tracker allows for better analysis of morbidity and mortality in the Region. The tracker displays Standardized Incidence Ratio and Standardized Mortality Ratio.

A. Pandya stated the data tracker using indicators can provide top five cancer cases and cancer deaths. The tracker allows for further analysis by looking at additional variables such as site, age, and annual changes in Durham Region. The cancer sites include different types of cancer such as bladder, brain, liver, lung etc. Reporting includes common cancers and types of cancers associated with radiation association.

A. Pandya reviewed statistics for top 5 cancer stats for diagnosed cases and cancer deaths. Additional graphs used to display and explain cancer incidence and mortality rates in Durham Region.

A. Pandya shared some caveats of the data tracker. The tracker does not include non-melanoma cancers. Rates for younger populations may be suppressed due to low case counts in an effort to maintain patient confidentiality. External factors may be difficult to assess based on limited information.

A. Pandya concluded the presentation by offering tips to prevent some types of cancer. Additional resources of information available in Ontario were reviewed. A live demonstration of the Durham Region Cancer Data Tracker was conducted prior to taking questions.

Questions:

A question was asked about what are the reasons for higher cancer incidence in Durham as compared to Ontario?

Anjali responded to the question. There are many different factors. Thyroid cancer is slightly higher though has seen declining rates in the region. Durham Region doctors are vigilant with testing. There is access to advanced technology that has the capability of detecting pre-clinical tumors. Demographics of the community such as age and other external factors may also provide variability. As the population ages, there is the probability of increased cancer rates.

A question was asked about pediatric cancer rates?

Anjali responded that there are cancer rates for 0 to 14 years of age. Suppression rules due to confidentiality may suppress some info available for analysis.

Dr. Kyle inquired about web aliases. The following aliases are available to access the different data trackers.

durham.ca/healthstats - Health Department Health statistics

durham.ca/cancerstats - Cancer Data Tracker

durham.ca/population - Population Data Tracker

Anjali Pandya or associates will continue to update the DNHC on its progress with the Cancer Data Tracker. More information is available at durham.ca/cancerstats.

5. Communications

5.1 Community Issues at Pickering Nuclear and Darlington Nuclear

Lindsay Hamilton, Senior Manager, Corporate Relations and Projects, Darlington Nuclear, OPG, provided an update on Community Issues at Pickering and Darlington and the highlights were:

Pickering Nuclear Operational Performance Update:

- Pickering Units 4, 5, 6, 7 and 8, are operating at or near full power, with Unit 1 in a scheduled maintenance outage.

Pickering Vacuum Building Outage (VBO)

- Saturday, Nov 5th, the last Pickering Unit was back on the grid, after the 30-day outage.
- OPG completed inspections and testing of the Vacuum Building as part of the operating licence and required safety checks.

Darlington Nuclear Operational Performance Update:

- Darlington Units 2 & 4 are operating at or close to full power. Units 1 & 3 are currently in refurbishment.

Project Updates:

Pickering Operations to 2026 and Pickering Refurbishment Feasibility study:

- On Sept. 29, the Ontario Government requested OPG to operate Units 5-8 of Pickering Nuclear Generating Station through September 2026, subject to regulatory approval from the CNSC.
- Pickering has requested an operating extension to complete the re-assessment required to operate Units 5-8 into 2026.
- The CNSC will conduct a hearing in writing to consider OPG's request to extend the application filing date to operate Pickering beyond Dec. 31, 2024.
- The province has asked OPG to update the refurbishment feasibility study on Pickering Units 5-8. The feasibility study will consider several factors. Results from the study will likely be available late 2023.
- Ministry's news release here: [Ontario Supports Plan to Safely Continue Operating the Pickering Nuclear Generating Station | Ontario Newsroom](#)

Darlington New Nuclear Project (DNNP) - Licence to Construct Application:

- On October 31, the DNNP Licence to Construct application was submitted to the CNSC. The remaining supporting information packages will be submitted to the CNSC in sequence over the course of six months.
- The Licence to Construct process includes opportunities for the public to discuss the application, ask questions, and raise areas of interest. A CNSC public hearing will likely be held in 2024.

Canada Infrastructure Bank (CIB) Announcement – Oct. 25

- Canadian Infrastructure Bank announced a commitment of \$970 million towards Canada's first small modular reactor (SMR).

Nuclear Sustainability Services – Darlington Re-Licensing:

- The Nuclear Sustainability Services – The ten-year waste facility operating licence ends on April 30, 2023.
- In December 2021, OPG submitted its licence renewal application to the CNSC, indicating the intent to renew this licence for another 10-year period.
- The licence renewal application will be open for a CNSC public hearing on either January 25 or 26, 2023.
- Interventions are due by December 5, 2022.
- Information on how to participate will be posted on the CNSC webpage at www.cnsccsn.gc.ca.

Other Community Updates:

- A high school class visited the Pickering Nuclear Information Centre on Oct 5th. They were provided with a CANDU 101 presentation and PLC simulator tour.

- On October 7th, an Indigenous ceremony was held by elders from Curve Lake and Hiawatha First Nations in advance of the site preparation work for the DNNP.
- On October 18th, DNNP Project leaders hosted the Curve Lake First Nation new Chief and Council, as well as economic development committee members from Curve Lake First Nation for an energy literacy/nuclear 101 presentation, followed by a tour of the Nuclear Sustainability Services Facility and of the DN site.
- On Nov. 2nd, the Clarington Board of Trade (CBOT) hosted a Student Business Summit at the Darlington Information Centre.

Lindsay posted in the group chat during the meeting: Information for how you can participate in hearings will be posted on the CNSC webpage at www.cnscccsn.gc.

For more information, Lindsay Hamilton, Senior Manager, Corporate Relations and Projects, Corporate Affairs, OPG, can be reached at 905-914-2457 or by e-mail at lindsay.hamilton@opg.com.

For more information, Carrie-Anne Atkins, Manager, Corporate Relation, Pickering Nuclear, OPG, can be reached at 416-528-7766 or by e-mail at carrie-anne.atkins@opg.com.

5.2 Construction of a New Nuclear Research and Teaching Facility

Dr. Kirk Atkinson, Associate Professor and Associate Industrial Research Chair, Faculty of Energy Systems and Nuclear Science, OTU, shared an announcement with the DNHC.

- OTU is pursuing the construction of a new nuclear research and teaching facility that would involve nuclear fuel and would require a licence from the CNSC.
- The new facility would allow for more hands-on training, better preparation for the workforce; and to support research, including for the SMR industry.
- The proposal is very early in the design process. The DNHC will be updated when more information is ready to be presented.

6. Other Business

6.1 Future Topics for the DNHC to Consider

Dr. Kyle mentioned the next DNHC meeting is scheduled for January 20, 2023. Theme: Nuclear Emergency Preparedness.

The Draft Agenda will likely include:

- Updates by Emergency Management Office (EMO), concerning its Significant Nuclear Emergency Preparedness Activities in 2022 and its Plans for 2023 in Durham Region (TBC)
- Progress Report by Durham Emergency Management (DEM) concerning its Significant Nuclear Emergency Preparedness Activities in 2022 and its Plans for 2023 (James Kilgour, Director, Durham Emergency Management (DEM) and Jessica Eng, Deputy Director, DEM)
- Progress Report by Ontario Power Generation (OPG) concerning its Significant Nuclear Emergency Preparedness Activities in 2022 and its Plans for 2023 in Durham Region (Stan Whatmough, Section Manager, Programs, Enterprise Emergency Management, OPG)
- Progress Report by Canadian Nuclear Safety Commission (CNSC) concerning its 'Potassium Iodide Pill Working Group' (Lee Casterton, Senior Regulatory Program Officer, Pickering Regulatory Program Division, CNSC)

6.2 Scheduled DNHC Meetings in 2023

- April 21
- June 16
- September 23
- November 17

7. Next Meeting

Location

Virtual Meeting

Durham Region Headquarters
605 Rossland Road East, Whitby

Date & Time

January 20, 2023 at 1:00 PM

8. Adjournment

2:12 PM

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

ACCESSIBILITY ADVISORY COMMITTEE

Tuesday, November 22, 2022

A meeting of the Accessibility Advisory Committee was held on Tuesday, November 22, 2022 at Regional Headquarters Building, 605 Rossland Road East, Whitby at 1:03 PM. Electronic participation was permitted for this meeting.

1. Roll Call

Present: D. Campbell, Whitby, Chair
H. Hall, Participation House
D. Hume-McKenna, DMHS
L. Houston, Community Care Durham attended the meeting at 1:11 PM
R. Purnwasie, Ajax, Vice-Chair
S. Sones, Whitby
***all members of the committee participated electronically**

Absent: W. Henshall, Whitby
A. Beach, Oshawa

Staff

Present: M. Barta, Systems Support Specialist, Corporate Services – IT
K. Wall, Accessibility Coordinator, Office of the Chief Administrative Officer
K. Smith, Committee Clerk, Corporate Services – Legislative Services
***all staff except M. Barta participated electronically**

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by H. Hall, Seconded by S. Sones,
That the minutes of the Accessibility Advisory Committee meeting held on
Tuesday, September 27, 2022, be adopted.
CARRIED

4. Presentations

A) Heather Hall, re: TeachAbility

Heather Hall provided a presentation with regards to TeachAbility.

H. Hall advised that she began her company, TeachAbility, after working at Participation House with adults with disabilities. She explained that TeachAbility is

comprised of various components designed to build skillsets to gain more independence and works with people of all abilities such as limited hearing, limited sight, and mobility restrictions. Her program provides 3-hour one-on-one sessions where she travels to the home or business where assistance is required.

H. Hall provided an overview and shared a brief video presentation highlighting the services provided through TeachAbility and advised that the video is provided to customers requesting to learn more about the services offered.

H. Hall responded to questions with regards to the organizations TeachAbility is working with; the geographical location for services; and third-party funding, grants, insurance plans, or benefit programs available to assist with payments.

5. Discussion Items

A) Accessibility Advisory Committee Membership Application Process

K. Wall advised that the membership applications to apply for the Accessibility Advisory Committee for the next term of Council are still open and applications will continue to be accepted until all vacancies are filled. She also advised that applications are currently being reviewed and candidates will be contacted for interviews this month, and that a Council representative for the committee will be nominated at the December 21, 2022 Regional Council meeting.

B) Delegation Request re: Accessible Parking Permit

K. Wall advised that there is a community member that is a resident of Ajax that is wishing to discuss accessibility parking permits and veterans' licence plates in the Region of Durham. K. Wall provided a brief overview of the accessibility parking permits and veterans' licence plate by-laws throughout the Region of Durham for lower-tier municipalities and requested feedback from Committee members.

It was the consensus of the Committee to have the Ajax resident delegate at the January 24, 2023 Accessibility Advisory Committee meeting.

6. Correspondence

There were no items of correspondence to consider.

7. Information Items

A) Education Sub-Committee Update

K. Wall asked which Committee members who would like to remain on, or join, the Education Sub-Committee. Discussion ensued with regards to the main focus of the sub-committee and frequency of meetings.

B) Update on the Transit Advisory Committee (TAC)

H. Hall advised that the November meeting was cancelled and the next regularly scheduled meeting is on May 16, 2023.

C) Accessibility Coordinator Update

K. Wall provided the following update:

- International Day of Persons with Disabilities is taking place on December 3rd and the United Nations is hosting a commemorative virtual event, which was provided to Committee members.
- The showcase video of the Accessibility Award champions for 2022 will be shared at the Joint Forum of the Accessibility Advisory Committees on November 22, 2022 and will be posted on www.durham.ca/accessibility on December 2, 2022.
- There will be a virtual event for Durham Region staff regarding Ability Acceptance presented by Mitchell Daniels from Grandiview Kids on Tuesday, December 6, 2022, the invitation will be extended to Committee members.
- Michael Roche was presented with the 2022 Accessibility Award on behalf of the AAC on November 18, 2022. He will be acknowledged as part of the 9 champions within the news release.

Discussion ensued with regards to returning to in-person meetings and being paid honorarium for attending advisory committee meetings. K. Wall advised she would provide an update at the next meeting.

8. Reports for Information

There were no reports to consider.

9. Other Business

A) Durham Region 2023 Ontario Parasport Games

D. Campbell advised that the Durham Region 2023 Ontario Parasport Games being held February 3-5, 2023 is now accepting applications for volunteers.

10. Date of Next Meeting

The next regularly scheduled Accessibility Advisory Committee meeting will be held on Tuesday, January 24, 2023 at 1:00 PM.

11. Adjournment

Moved by H. Hall, Seconded by D. Hume-McKenna,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 2:09 PM

Respectfully submitted,

D. Campbell, Chair, Accessibility Advisory Committee

K. Smith, Committee Clerk