

Government Relations Matters

Committee of Council
April 12, 2023



Regional Council

Thursday, April 13, 2023 @ 9:30 AM | Meeting agenda is available [here](#)

The Public Affairs team reviewed the Council agenda and engaged with relevant department staff.

11.1 Establishment of the Planning and Growth Management and Planning Advisory Committees (Recommendation)

Summary:

- On December 8, 2022, the Regional Council directed staff to report back to Regional Council with updated terms of reference for the Planning and Growth Management Committee (PGMC) and on the need to establish a Planning Advisory Committee.
- The Region's planning responsibilities are removed upon full proclamation of the applicable provisions of Bill 23 More Homes Built Faster Act, 2022, and a Planning Advisory Committee, will no longer be a legislative requirement for Peel.

Staff Comments (Planning):

- The Regional staff recommend deferring re-establishment of the PGMC until full proclamation of the relevant provisions in Bill 23 and that Planning Advisory Council is not established.
- This reflects the need for further details required from the Province and the anticipated completion of the regional governance review, which will provide clarity on the Provincial policy direction and the Regional responsibilities moving forward.

Staff Recommendation:

- Support recommendations.

13.2 Procurement of Consulting Services for Net Zero Emission Building Retrofit Standard Development (Recommendation)

Summary:

- The Regional staff are developing a Net Zero Emissions Building Retrofit Policy, Standard, and Implementation Guide (the “NZE Building Retrofit Package”).
- In 2021, Introba Canada LLP was retained to develop the Region’s first NZE Building Retrofit Guide for New Construction, and staff are recommending contract extension for Introba to support the development of NZE Building Standards for New Construction and Retrofits.

Staff Comments (Public Works, Energy Management):

- City staff have no concerns with the report.
- Staff point to the Region’s emissions reduction target of 45% by 2030.
- The City of Brampton's planned reeducation by 2030 is 30%, with 80% reduction by 2050.

Staff Recommendation:

- Support the recommendation.

Updates: Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023

April 6, 2023: Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023

The Minister of Municipal Affairs and Housing introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023*, which proposes significant changes to the provincial planning framework and increased support for renters in Ontario.

- The Province is soliciting comments to the proposed changes through 11 Environmental Registry of Ontario and Ontario's Regulatory Registry postings.

The legislative changes introduced propose to integrate the Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (APTG) into a single Provincial Planning Statement.

- A 60-day consultation period is open until June 5, 2023.



Updates: Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023

April 6, 2023: Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 (Continued...)

The Bill proposes additional changes to amend the *Planning Act* to introduce new Ministerial Regulations.

Other changes propose to amend the *Residential Tenancies Act, 2006*; *Municipal Act, 2001*; *City of Toronto Act, 2006*; and *Building Code Act, 1992* to protect tenants against evictions due to renovations, demolitions, conversions, and landlords' own uses.

Bill 97 also proposes to freeze 74 provincial development fees at current levels.

- The Province is currently soliciting comments on the Environmental Registry of Ontario and Ontario's Regulatory Registry postings with commenting deadlines concluding on May 6, 2023 and May 21, 2023.



April 6, 2023: Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 (Continued...)

- **Growth targets:**
 - Municipalities will no longer be required to plan to specific population and employment targets for a horizon year and will be expected to continue to use the 2051 targets while independently carrying out forecasting in the future.
 - When updating official plans, municipalities will be required to have enough land designated for at least 25 years and beyond this horizon for infrastructure, employment areas, and strategic growth areas.
- **Municipal comprehensive reviews:**
 - The concept of municipal comprehensive reviews of official plans is not carried forward through the proposed changes into the 2023 Provincial Planning Statement.
- **Provincially Significant Employment Zones**
 - These zones will not longer exist. The Province is considering alternative approaches to protect this land.



Policy Update

AMO Initial Comments On Bill 97

- The legislation responds to municipal concerns regarding the municipal requirement to gradually refund zoning by-law and site plan application fees if they failed to make a decision within specified time periods by proposing to postpone the start date to July 1, 2023 to give municipalities time to adjust.
- In response to feedback on smaller projects, the proposal also includes the flexibility for municipalities to use site plan control for residential projects with 10 or fewer units in specific circumstances.
- The proposal also intends to address the concerns of municipalities and others have raised regarding the shortage of building inspectors. AMO looks forward to working with the Government as it redesigns on the qualification program and creates modern tools, guidance, and partnerships with key stakeholders in this area.

AMO will continue to review the proposals and provide updates as required.

THANK YOU!

