

# Staff Report



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To	<b>Committee of Adjustment</b>
Service Area	Corporate Services
Date	Thursday, February 9, 2023
Subject	<b>Impacts of Bill 23, More Homes Built Faster Act, 2022 to the Committee of Adjustment</b>

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## Recommendation

1. That the report titled Impacts of Bill 23, More Homes Built Faster Act, 2022 to the Committee of Adjustment, dated February 9, 2023, be received.
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## Executive Summary

### Purpose of Report

To provide the Committee of Adjustment with information about the impacts of Bill 23, More Homes Built Faster Act, 2022.

### Key Findings

Bill 23, More Homes Built Faster Act, 2022 received royal assent on November 29, 2022. This has resulted in amendments to the Planning Act, some of which impact the Committee of Adjustment. A summary of these impacts is noted below.

### Strategic Plan Alignment

This report aligns with the Building our Future pillar of the Strategic Plan by aligning the City's development process with provincial guidelines.

### Financial Implications

Due to changes that prevent third party Ontario Land Tribunal appeals for consent and minor variance applications, fewer Tribunal appeals are expected, resulting in a reduction of staff time to receive and prepare appeal submissions.

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## Report

[Bill 23, More Homes Built Faster Act, 2022](#) received royal assent on November 29, 2022 and includes amendments to the [Planning Act](#) as well as several other pieces of legislation. Many of the changes specific to the Planning Act are already in force. The stated intent of the legislative changes is to streamline the development process and create more housing.

A summary of the changes impacting the work of the Committee of Adjustment are included below:

- Third party appeals to the Ontario Land Tribunal (Tribunal) are no longer permitted for minor variance or consent applications. Only the applicant, the Minister, or a specified person (such as a utility or railway company) or public

body (such as a municipality) may appeal a decision of the Committee of Adjustment to the Tribunal. Detailed definitions of a specified person and a public body are contained in [subsection 1\(1\) of the Planning Act](#).

- Any minor variance or consent applications before the Tribunal that had not had a Tribunal hearing date set prior to October 25, 2022 will be dismissed. The City had no minor variance or consent applications under appeal prior to this date.
- There is no longer a two-year prohibition on the submission of minor variance applications after the passing of an owner-initiated zoning by-law amendment.
- Site plan control is no longer permitted for developments with less than 10 residential units.

Staff will continue to monitor any legislative changes and provide updates to the Committee of Adjustment accordingly.

### **Financial Implications**

Due to changes that prevent third party Tribunal appeals for consent and minor variance applications, fewer Tribunal appeals are expected, resulting in a reduction of staff time to receive and prepare appeal submissions.

### **Consultations**

Not applicable

### **Attachments**

None

### **Report Author**

Trista Di Lullo, Secretary-Treasurer, Committee of Adjustment

### **This report was approved by:**

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**This report was recommended by:**

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