



REPORT TO COUNCIL 2024-040

TO: Mayor Gerrits and Members of Council

FROM: Ashley Harris, Planning Coordinator

DATE: May 1, 2024

SUBJECT: Proposed Provincial Planning Statement (PPS 2024) & Bill 185

Purpose

The purpose of this report is to provide information to Council on the Ministry of Municipal Affairs and Housing (MMAH) Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Background

On April 10, 2024, the Ontario government introduced *Bill 185: The Cutting Red Tape to Build More Homes Act, 2024*, as part of its ongoing commitment to cut red tape, speed up government processes and build at least 1.5 million homes by 2031. Through Bill 185, the government announced a series of proposed legislative, regulatory and policy changes as part of the government's housing initiatives. These changes have been posted to the Environmental Registry of Ontario (ERO) for commenting until May 10, 2024 & May 12, 2024.

[Review of proposed policies for a new provincial planning policy instrument.](#) – May 12, 2024

[Bill 185 - the proposed Bill 185, Cutting Red Tape to Build More Homes Act, 2024\)](#) – May 10, 2024

Proposed Changes

The proposed changes include some of the following items below:

Provincial Planning Statement (PPS) 2024

- An updated proposed Provincial Planning Statement, with new and updated policies based on feedback given resulting from the 2023 consultation of the proposed PPS.
- The updated policy includes the removal of the proposed lot creation policy in Prime Agricultural Areas.
- Amended criteria for surplus dwelling to clarify that detached Additional Residential Units (ARU) cannot be severed as second surplus.

- Addition of 'battery storage' as an example of a "land-extensive energy facility' under the "On-farm Diversified Use' definition.

Planning Act

- Update to Notice Requirements - Changes are proposed to the regulations that govern how notice is given by a municipality to reflect current practices of most municipalities, including on a website if local papers are not available.
- Pre-application Consultation with municipalities will be voluntary and not mandatory.
- Upper-Tier Planning Responsibilities - Provide flexibility for bringing the changes to remove planning responsibilities from specified upper-tier municipalities into force separately. Identify July 1, 2024, as the effective date of the upper-tier planning changes for Peel Region, Halton Region and York Region. The upper-tier planning changes for the remaining four municipalities (i.e., Waterloo, Durham and Niagara Regions, and Simcoe County) will come into force at a later date.
- Remove the fee refund provisions from the Planning Act for zoning by-law amendment and site plan control applications to speed up local decisions that support more housing.
- "Use It or Lose It" - Developments with approved site plans which do not pull permits within a period of time may have their approvals withdrawn. Draft plans of subdivisions also will have mandatory lapsing provisions, with the time frames to be set by regulation. Draft plans of subdivisions that were approved before March 27, 1995 will lapse if not registered within three years of the bill passing.

Development Charges Act

- Revoke the mandatory five-year phase-in of increased development charges rates introduced in Bill 23.
- The cost of background studies can again be included as a capital cost when calculating the charge to enable municipalities to fund these costs to plan for growth appropriately and invest in housing-enabling infrastructure.

Conclusion

Township Planning staff and CAO/Clerk will continue to monitor Bill 185 and the draft 2024 Provincial Planning Statement informing Council of any updates or changes that may affect the Township of Amaranth. At this time if Council would like me to comment on the new PPS 2024 or Bill 185 on behalf of the Township of Amaranth or Council, please advise.

Respectfully Submitted,

Ashley Harris
Planning Coordinator