



Moved By	Councillor Miriam Mutton	Resolution No.:
Last Name Printed	MUTTON	365-22
Seconded By	Councillor Aaron Burchat	Council Date:
Last Name Printed	BURCHAT	November 28, 2022

WHEREAS the Province of Ontario has an interest in ensuring an adequate housing supply for Ontarians and on October 25, 2022 released the proposed Bill 23, More Homes Built Faster Act, 2022;

WHEREAS the Town of Cobourg supports housing supply initiatives, especially initiatives that support housing affordability which is a key objective of its Strategic Plan, the Town of Cobourg Official Plan and the Northumberland County Official Plan;

WHEREAS Municipalities, including the Town of Cobourg, are facing unprecedented development pressures, are feeling the impacts of climate change, are processing a flux of complex development files and ongoing resource challenges on the heels of a global pandemic;

WHEREAS the Province of Ontario through the Homes for Everyone Act, 2022 proposes to significantly overhaul the land use planning and development system for local municipalities

WHEREAS it is unclear how Bill 23 will create more liveable communities and as presented will result in the loss of environmental protections, heritage conservation, urban design, and accountability to the public, in addition to severe financial implications to the Town of Cobourg;

NOW THEREFORE BE IT RESOLVED THAT while Council for the Town of Cobourg generally supports provincial legislation to support increased housing supply, the Town of Cobourg respectfully objects to:

1. Changing the Development Charge framework which simply shifts the financial burden on the tax levy versus the developer;

2. The use or lose it approach to Heritage Conservation and the potential loss of Heritage Resources which is the foundation on which the Town of Cobourg is built.
3. As of right permission for the 3rd dwelling unit without sufficient time and resources to assess significant technical issues like parking and servicing.
4. Scaling back the role of Conservation Authorities without a specific plan in place as to how their interests and role will be addressed, and without time to ensure there are sufficient staff and resources within the Town of Cobourg, and at a time when the Town has declared a Climate Emergency and is putting significant resources into an Integrated Community Sustainability Plan that will require the expertise and resources of the Conservation Authority.
5. The revamping of the provision of parkland that will come at a cost to the Town of Cobourg and will limit the Town's ability to acquire and construct park infrastructure for its residents.
6. Removing staff's ability to comment or make requests on matters relating to sustainability, architectural design and landscaping which will have an impact on how municipal land use planners work towards achieving liveable and desirable communities.
7. Any limitation to the Town's ability to implement their Integrated Community Sustainability Plan, Green Development Standards and Green Energy Retrofit Feasibility Study which the Town of Cobourg has invested a significant amount of staff time and resources to produce and implement.

AND FURTHER THAT Council requests the Province defer passage of Bill 23 until such time as further evaluation, analysis, and meaningful consultation has occurred with municipalities and stakeholders.

AND FURTHER THAT this resolution be circulated to David Piccini, MPP and through the Provincial commenting window for the More Homes Built Faster Act, 2022.