



Moved By	<u>NICOLE BEATTY</u>	Resolution No.:
Last Name Printed	<u>BEATTY</u>	138-22
Seconded By	<u>EMILY CHORLEY</u>	Council Date:
Last Name Printed	<u>CHORLEY</u>	April 25, 2022

WHEREAS the Province of Ontario has an interest in ensuring adequate housing supply for Ontarians and on March 20, 2022, released the proposed Bill 109, More Homes for Everyone Act, 2022; and

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; and

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

WHEREAS the Province of Ontario through the Homes for Everyone Act, 2022 proposes to:

- enact legislation to refund application fees should certain planning approvals not be issued within prescribed timeframes;
- regulate the supporting materials necessary for a complete site plan application; and to
- provide limitations on the types of subdivision conditions that can be imposed on development applications.

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

1. Refunding development application fees that would result in lost revenue for staff time spent on files, and which delays may not be

attributed to a lack of Staff resources on the file, but rather the result of increasingly complex matters that impact timeframes and are largely outside the control of municipal planning departments, including the quality and timeliness of application material by the applicant and/or their consulting team;

2. Prescribing the requirements for a complete site plan application. At the pre-consultation stage together with staff and agencies a detailed list of requirements for the complete site application is provided. Municipal and agency staff together with the applicant work well to scope the types studies and level of detail through approved Terms of Reference, as required. This practice should left to Municipalities, with appeal rights provided to the applicant under the Planning Act, should a dispute arise.
3. Limiting the types of conditions of approval for Draft Plans of Subdivision may impact staff and Councils' ability to appropriately respond to the unique and complex nature of development applications and to best protect the interests of the Municipality. The applicant has the right to appeal under the Planning Act should a dispute arise.

AND FURTHER THAT this resolution be circulated to David Piccini, MPP, the Ministry of Municipal Affairs and Housing, Premier Doug Ford, and to the Association of Municipalities of Ontario (AMO), prior to April 29, 2022, and through the Provincial commenting window for the More Homes for Everyone Act, 2022.