



Hello ,

Province Releases Bill 109, More Homes for Everyone Act, 2022

Minister Steve Clark has tabled Bill 109, *More Homes for Everyone Act, 2022*. Subsequent consultations are now open.

In response to the recent Housing Affordability Task Force Report and the Provincial-Municipal Housing Summit, Minister Steve Clark has tabled [Bill 109, More Homes for Everyone Act, 2022](#) (Bill 109). Bill 109 is part of a four-year plan to implement the recommendations from the Housing Affordability Task Force Report. The omnibus bill includes changes to the *Development Charges Act, 1997*, *Planning Act, 1990*, and more. Some highlights of the proposed changes include:

Changes to the Development Charges Act, 1997

- Increasing transparency by requiring Treasurer Statement's relating to development charge by-laws available to the public on municipal websites.

Changes to the Planning Act, 1990

- Municipalities that do not process site plan applications and official plan amendment applications within the legislated timelines will need to gradually refund the application fees: 50% of the fee if not processed within 60 days of receiving a completed application, 75% of the fee if not processed within 75 days of receiving a completed application, full refund of the fee if not processed within 120 days of receiving a completed application.
- Creation of a Community Infrastructure and Housing Accelerator, a new tool to help accelerate the municipal planning process. Municipalities would need to pass a council resolution and submit a formal request to the Minister of Municipal Affairs and Housing to utilize the tool.
- Require municipalities with a Community Benefits Charge by-law to publicly consult and undergo a by-law review every 5 years.
- For Transit-Oriented Community developments, alternative parkland dedication rates are amended to allow: for sites with 5 hectares or less, parkland dedication rate is capped at 10% of the land or its value; for sites with more than 5 hectares, parkland dedication rate is capped at 15% of the land or its value.
- For Transit-Oriented Community developments, the Minister of Infrastructure may identify encumbered land to be conveyed for parkland or other public recreational purposes.

- Empower the Minister of Infrastructure to make a regulation to authorize land owners and applicants the use of types of surety bonds and other prescribed instruments to secure agreements for local approval of land use planning matters.

The Province has also announced a number of consultations related to housing, available on the Environmental Registry of Ontario and Regulatory Registry.

- [Seeking Feedback on Housing Needs in Rural and Northern Municipalities](#) - this consultation is seeking feedback on ways to address the unique housing needs of rural and northern municipalities in Ontario (comments close April 29, 2022).
- [Opportunities to increase missing middle housing and gentle density, including supports for multigenerational housing](#) - this consultation is focused on finding ways to support gentle density and increase Ontario's missing middle housing, including encouraging multigenerational housing solutions (comments close April 29, 2022).
- [Community Infrastructure and Housing Accelerator – Proposed Guideline](#) - the proposed guideline would set out matters such as where and how to apply the proposed Community Infrastructure and Housing Accelerator tool (comments close April 29, 2022).
- [Proposed Planning Act Changes \(the proposed More Homes for Everyone Act, 2022\)](#) - this consultation is related to Schedule 5 of Bill 109 (comments close April 29, 2022).
- [Proposed Development Charges Act changes \(the proposed More Homes for Everyone Act, 2022\)](#) - this consultation is related to Schedule 2 of Bill 109 (comments close April 29, 2022).
- [Proposed amendments to O. Reg. 82/98 under the Development Charges Act, 1997 in support of the proposed More Homes for Everyone Act, 2022](#) - this consultation relates to reporting requirements for municipalities that levy DCs (comments close April 6, 2022).
- [Proposed amendments to O. Reg. 509/20 under the Planning Act in support of the proposed More Homes for Everyone Act, 2022](#) - this consultation relates to reporting requirements for municipalities that have a CBC by-law or parkland dedication provision (comments close April 6, 2022).

MFOA Next Steps

MFOA staff are currently reviewing Bill 109 and subsequent consultations and will continue to monitor the situation and update its members. To hear initial thoughts from your peers, sign up for MFOA's April Discussion Forums by population size:

- [Population Size 100,000+ - April 1 at 10AM](#)
- [Population Size 10,000 - 100,000 - April 1 at 12PM](#)
- [Population Size Under 10,000 - April 1 at 2PM](#)

Join MFOA on April 13th from 12-1:30PM EST for **Affordable Housing and Housing Affordability**, a discussion forum on the municipal role in housing. Learn from our panel of experts and chat with your colleagues on this hot button issue. Registration is now open, [click here to learn more](#).

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