



MEDIA RELEASE

Niagara-on-the-Lake Responds to *Bill 23, More Homes Built Faster Act, 2022*

For Immediate Release

December 22, 2022

On December 13, 2022, Town Staff presented Report [CDS-22-105](#) to the Committee of the Whole-General to provide information on the Province's recently approved *Bill 23, More Homes Built Faster Act, 2022*, which received Royal Assent on November 28, 2022. Bill 23 was introduced to make changes to the Province's land use approvals system to facilitate the construction of 1.5 million new homes by 2031.

The Bill changes several statutes, including the *Conservation Authorities Act*, *Development Charges Act* (DCA), *Municipal Act*, *Ontario Heritage Act*, and *Planning Act*. Some changes made through Bill 23 are effective immediately, while others will be implemented at a later date to be determined.

Although some changes will help to address the housing crisis and create more housing options, other changes may negatively impact the Town.

Town Staff submitted comments on behalf of Council to the Environmental Registry of Ontario (ERO) postings before Bill 23 received Royal Assent.

The Town's comments focused on the impacts to:

- Environmental protection and environmental review
- Heritage conservation and changes to tools available to municipalities for conserving heritage properties
- Allowing the addition of up to three residential units per lot in all existing residential areas on servicing and character
- Site Plan Control and direction for urban design
- Public participation and consultation
- Reductions or exemptions to Development Charges revenue, their ability to fund growth-related capital projects and anticipated funding shortfall
- The municipality's ability to acquire suitable parkland
- Planning responsibilities for Niagara Region and review function at the Niagara Peninsula Conservation Authority

Staff Report [CDS-22-105](#) provided additional detail on the challenges for the Town.

"The implementation of Bill 23 will significantly impact all municipalities across Ontario, with each region facing unique challenges," stated Lord Mayor Gary Zalepa. "At the December 13, Committee of the Whole-General Meeting, Council received a Staff report concerning the *More Homes Built Faster Act, 2022*. This Bill poses many changes to our Town, and both Council and Staff are dedicated to working with the Province and ensuring that the voices of Niagara-on-the-Lake are heard."

"Town Staff has thoroughly reviewed how the implementation of Bill 23 would impact Niagara-on-the-Lake," stated CAO Marnie Cluckie. "While the Town recognizes the housing crisis and is supportive of the intent to provide more housing, some of the changes proposed through Bill 23 will have unintended impacts at the local level. The Town wants to ensure we are supporting a sustainable community that people want to live in now and in the future."



The Town wants to work collaboratively with the Province to find feasible solutions at the local level to address the housing crisis and avoid unintended and potentially punitive effects that may result from aspects of the Bill. Niagara-on-the-Lake Council and Staff encourage the Province to consult further on the changes.

Learn more about [*Bill 23, More Homes Built Faster Act, 2022*](#).

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