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on the scenarios related to the attainable, affordable, and non-profit housing forms, the projected DC exemptions loss is estimated in the range of \$34 million to \$57 million (representing a 12 to 20 per cent reduction) over the next 10 years.

Town staff recommend requesting the province to provide supplemental funding to offset the reductions in DC and cash-in-lieu of parkland accruing to the town.

REGION'S INVOLVEMENT IN LOCAL PLANNING APPROVAL PROCESS

At a date yet to be determined, the minister of municipal affairs and housing will take over the approval role from Halton Region for local official plans and amendments, including secondary plans, shared the report.

ROLE OF CONSERVATION AUTHORITIES

As of Jan. 1, conservation authorities will no longer be permitted to comment on any aspects of the planning approval process, including development applications and supporting studies, other than those matters dealing with natural hazards and flooding, including other implications, shared the report.

Town staff recommended conservation authorities continue to play a role in environmental plan review subject to appropriate memorandums of understanding (MOU) with municipalities.

THREE RESIDENTIAL UNIT PERMISSIONS

As of Nov. 28, all Ontario municipalities are required to permit up to three residential units per lot within settlement areas — allowing all three units within the main building on the lot, or two units within the main building and one unit in an accessory building — so long as that lot is serviced by mu-

nicipal water and wastewater systems.

The town's official plan and zoning bylaw will require updating to reduce the minimum number of parking spaces required from two to only one per residential unit and to ensure up to three residential units are permitted on each serviced urban residential lot. The bill excludes requirements around the number of units permitted, the minimum size of units, or the minimum number of parking spaces per unit.

ZONING BYLAW AMENDMENTS IN MAJOR TRANSIT AREAS

Bill 23 requires municipalities to update their zoning bylaws within one year of approval of an official plan amendment delineating a Major Transit Station Area (MTSA) and identifying the minimum number of residents and jobs per hectare that are planned to be accommodated within that area.

Given both the Georgetown and Acton MTSA's have not been assigned minimum density targets, appropriate population and employment density targets must be established, shared the report. The town commenced the Georgetown GO Station Secondary Plan review earlier this year, which staff say is the appropriate process for assessing and assigning those prescribed minimum densities.

The report adds the Acton GO Station Secondary Plan is targeted for a comprehensive review in the coming years (currently scheduled for 2025).

CHANGES TO SITE PLAN CONTROL FOR UP TO 10 UNITS

Where a municipality could apply site plan control — a land-use planning tool — for any type or scale of development, Bill 23 has now created an exemption for residential developments for 10 units or less. In addition, the bill has al-

so removed architectural details (i.e., matters of urban design) and landscape design esthetics from the scope of site plan control.

CHANGES TO THE ONTARIO HERITAGE ACT

Amendments to the Ontario Heritage Act (OHA) have been approved through Bill 23; however, those will come into effect at a later date yet to be proclaimed.

Under the new regulations, all information currently included in a municipal heritage register must be made available online, future properties are subject to a tighter criteria, and removal of certain properties listed in the heritage register may be required, among other changes.

Bill 23 is the third piece of legislation prepared by the province over the last four years that entails significant changes to the land-use planning system in Ontario, shared the report.

This year, the More Homes for Everyone Act (Bill 109) also received royal assent.

A public meeting was held during the council meeting to inform, consult and provide individuals the opportunity to ask questions and express views on the proposed amendments to the Halton Hills official plan to implement changes resulting from Bill 109.

"There is near universal response amongst Ontario municipal leaders asking the province to slow down and consult with us," said Mayor Lawlor.

At a Nov. 7 meeting, council passed a resolution expressing a number of initial concerns with Bill 23. Council will revisit the staff report on Bill 23 early next year before forwarding a copy to the province for information.

For more details, visit the Town of Halton Hills Dec. 12 council meeting agenda.

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