

Attachment A – Table outlining Bill 23 Changes and effect on Mississippi Mills

Issue/Act	Proposed Changes	Impact to Mississippi Mills
Inclusionary zoning/ Affordable and Attainable Housing	<ul style="list-style-type: none"> • Introduce criteria to define “attainable housing” • Exempt affordable housing (generally defined as being priced at no greater than 80% of the average price/rent in the year a unit is rented or sold) and attainable housing and inclusionary zoning units from DC, Community Benefits Charges and parkland dedication • An upper limit of 5% of the total number of units in a development that can be required to be affordable as part of inclusionary zoning, and a maximum period of 25 years over which the units would be required to remain affordable 	<ul style="list-style-type: none"> • Need clarification - Proposed criteria for attainable housing is unclear, will need further clarification to understand the effect. • Impact on DC’s; however, Council has already amended the parkland by-law, fees and charges by-law to exempt affordable housing. • No impact re: Community Benefits Charges (CBC) - Mississippi Mills does not have a CBC by-law • No impact - Mississippi Mills does not have inclusionary zoning (limited to areas around transit stations)
Parkland	<ul style="list-style-type: none"> • The maximum amount of land that can be conveyed or paid in lieu is capped at 10% of the land or its value for sites under 5 ha, and 15 % for sites greater than 5 ha • Maximum alternative dedication rate reduced to 1 ha/600 units for land and 1 ha/1000 units for cash in lieu • Parkland rates frozen as of the date that a zoning by-law or site plan application is filed. Freeze remains in effect for two years 	<ul style="list-style-type: none"> • No impact – Mississippi Mills Parkland By-law requires 5% of land or the equivalent value in cash-in-lieu • No impact – Mississippi Mills practice is to charge parkland rates as per the date of a complete application

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	<p>following approval. If no building permits are pulled in that time, the rate in place at the time the building permit is pulled would apply</p> <ul style="list-style-type: none"> • Encumbered parkland/strata parks, as well as privately owned publicly accessible spaces (POPS) to be eligible for parkland credits • Landowners can identify land they intend to provide for parkland, with the municipality able to appeal to the Tribunal if there is a disagreement • Parks plans to be required prior to the passing of any future parkland dedication by-law (would not apply to by-laws already passed) • Parkland dedication will apply to new units only (i.e., no dedication can be imposed for existing units) • Municipalities will be required to spend or allocate 60% of parkland reserve funds at the start of each year 	<ul style="list-style-type: none"> • Impact - could affect quality of parkland in the future depending on the location and encumbrances • Impact – currently Mississippi Mills staff identify suitable locations for parkland. May impact the preferred locations of parks. • Impact - may affect future Parkland By-law. Mississippi Mills currently has a Parkland By-law in place • No impact – Mississippi Mills only applies parkland dedication to new units • Impact – Will add additional burden to staff to develop a spending plan/allocation of cash in lieu of parkland funds in 2023
Development Charges	<ul style="list-style-type: none"> • Five year phase in of DC rate increases, beginning with a 20% reduction in the first year, with the reduction decreasing by 5% each year until year five when the full new 	<ul style="list-style-type: none"> • Impact – Will impact DC rates, by-law expiry dates, requirement on spending of reserves and can no longer collect DC's for studies.

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	<p>rate applies. This is proposed to apply to all new DC by-laws passed since June 1, 2022</p> <ul style="list-style-type: none"> • Historical service level for DC eligible capital costs (except transit) extended from 10 to 15 years • DC by-laws will expire every 10 years, instead of every five years. By-laws can still be updated any time • Cap the interest paid on phased DCs for rental, institutional and non-profit housing to prime plus 1% • New regulation authority to set services for which land costs would not be an eligible capital cost recoverable through DCs • Exclude the cost of studies (including background studies) from recovery through DCs • Municipalities will be required to spend at least 60% of DC reserves for priority services (i.e., water, wastewater and roads). • Discount for purpose built rental units, with a higher discount for larger units, on top of the existing DC freeze and deferral of payments over five years 	
Community Benefits Charges	<ul style="list-style-type: none"> • Maximum CBC payable to be based only on the value of land proposed for new development, not the entire parcel that may have existing development • Maximum CBC to be discounted by 4% of land value divided by the existing building 	<ul style="list-style-type: none"> • No impact - Mississippi Mills does not have a CBC by-law in place

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	size, as a proportion to total building square footage	
Removal of Upper Tier approval powers	<ul style="list-style-type: none"> All upper tier municipalities in the Greater Toronto Area, as well as Waterloo and Simcoe will be removed from the Planning Act approval process for both lower tier official plans and amendments and plans of subdivision and consents 	<ul style="list-style-type: none"> No impact (at this time) – Lanark County is not listed as one of the upper tier municipalities to be removed from <i>Planning Act</i> process; however, Lieutenant Governor can add additional Municipalities to the list of “upper-tier governments without planning responsibilities” through Regulation
Zoning for Transit Stations	<ul style="list-style-type: none"> Municipalities will be required to update zoning to include minimum heights and densities within approved Major Transit Station Areas (MTSA) and Protected MTSA's within one year of MTSA/PMTSA being approved 	<ul style="list-style-type: none"> No impact
No third-party appeals	<ul style="list-style-type: none"> No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal. This applies to all Planning Act decisions (including consents and minor variances) Existing third-party appeals where no hearing date has been set as of October 25 will be dismissed. The scheduling of a case management conference or mediation will not be sufficient to prevent an appeal from being dismissed 	<ul style="list-style-type: none"> Impact – removes all third-party appeals (such as residents, members of the public) for all types of Planning Act applications (Official Plan Amendments, Zoning By-law Amendments, Minor Variances, Consents). Impact – any appeals in progress where the appellant is a third party and no hearing date is set, the appeal is automatically dismissed.
Intensification	<ul style="list-style-type: none"> Regardless of the Municipality's Zoning By-law, allows up to three units per lot (in a serviced settlement): 	<ul style="list-style-type: none"> Impact - as of right zoning to permit up to three residential units per lot. This applies to a "parcel of urban residential land" which is defined as a lot

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	<ul style="list-style-type: none"> ○ Three units in the primary residential building, or up to two units in the primary residential building and one unit in a detached building • No minimum unit sizes • New units built under this permission would be exempt from DC/CBC and parkland requirements, and no more than one additional parking space can be required 	<p>where a residential use is permitted and on municipal services (Almonte).</p> <ul style="list-style-type: none"> • No impact – staff are already proposing removing the minimum unit sizes from the Housekeeping By-law • No impact – additional units are already exempt under DC's and the Zoning By-law update for Secondary Dwelling Units already requires one parking space per unit
Subdivision Process	<ul style="list-style-type: none"> • Public meetings no longer will be required for applications for approval of a draft plan of subdivision 	<ul style="list-style-type: none"> • Impact - County is no longer required to hold public meetings for subdivision applications
Site Plan Control	<ul style="list-style-type: none"> • Developments of up to 10 residential units will be exempted from site plan control • Architectural details and landscape design aesthetics will be removed from the scope of site plan control 	<ul style="list-style-type: none"> • Impact – Will require changes to the current Site Plan Control by-law which requires Site Plan for infill developments and will require a different process for the Municipality to collect securities for road cuts and servicing connections • Impact - Removes staff's ability to require design changes and changes on landscaping details
Heritage	<ul style="list-style-type: none"> • Municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the Ontario Heritage Act unless the property is already on the heritage register when the current 90 day requirement for Planning Act applications is triggered 	<ul style="list-style-type: none"> • Impact – will impact the Municipality's ability to designate heritage properties

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	<ul style="list-style-type: none"> Heritage registers to be reviewed and a decision made whether listed properties are to be designated, and if not, removed from the register A process is proposed which will allow Heritage Conservation District Plans to be amended or repealed Criteria for Heritage Conservation District Plans can be established for regulation 	<ul style="list-style-type: none"> Impact – will add additional staff resources to monitor, track and remove properties from the Heritage register Impact – may impact future Heritage Conservation Districts and any amendments/ updates.
Ontario Land Tribunal procedures	<ul style="list-style-type: none"> The Tribunal will have increased powers to order costs against a party who loses a hearing at the Tribunal The Tribunal is being given increased power to dismiss appeals for undue delay The Attorney General will have the power to make regulations setting service standards with respect to timing of scheduling hearings and making decisions Regulations can also be made to establish priorities for the scheduling of certain matters 	<ul style="list-style-type: none"> Impact – only impact if/when Planning <i>Act</i> applications are appealed to the OLT
Rental Replacement	<ul style="list-style-type: none"> Minister to be given the authority to enact regulations related to the replacement of rental housing when it is proposed to be demolished or converted as part of a proposed development 	<ul style="list-style-type: none"> Unknown Impact – more details are required
Aggregate Resources	<ul style="list-style-type: none"> Decisions on aggregate applications will be delegated to staff (instead of the Minister) 	<ul style="list-style-type: none"> Impact – may add additional burden to staff for decisions

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	<ul style="list-style-type: none"> Planning Act applications for aggregate proposals will be exempt from the two-year freeze on applications to amend new official plans, secondary plans and zoning by-laws 	<ul style="list-style-type: none"> Impact – will provide applicants more flexibility to establish aggregate uses
Natural Heritage Planning	<ul style="list-style-type: none"> A program to offset development pressures on wetlands is being considered, which will require a net positive impact on wetlands. The language appears to contemplate that wetlands can be developed provided a net positive impact is demonstrated The Wetland Evaluation System is also being revised, and the proposed changes would eliminate the concept of wetland complexes 	<ul style="list-style-type: none"> Unknown impact – more details are required
Conservation Authorities	<ul style="list-style-type: none"> A single regulation is proposed for all 36 Authorities in the province Clear limits are proposed on what Authorities are permitted to comment on as part of the planning approvals process, which will keep their focus on natural hazards and flooding 	<ul style="list-style-type: none"> Unknown impact – more details are required and will need to discuss with MVCA staff further.
Consumer Protection	<ul style="list-style-type: none"> Proposed increases to penalties under the New Homes Construction Licensing Act, 2017 of up to \$50,000 	<ul style="list-style-type: none"> Unknown Impact – may provide greater protection for new homeowners