



AGENDA
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Monday, October 2, 2023, 6:30 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario

- 1. Call to Order – Chair, Chris Ward**
- 2. Approval of Agenda**
- 3. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof**
- 4. Business Arising from Previous Committee Meeting Minutes (if any)**
- 5. Delegations and Presentations**
 - a. UCLG Children's Services; Early Learning and Childcare Directed Growth Strategy; Shannon Brown and Alison Tutak
 - b. Potentia Renewables Inc; Battery Energy Storage Proposal; Will Patterson and Juliana Velez
- 6. Action/Information/Discussion Items**
 - a. Live: Land Use Planning
 1. Application for Severance, 2460 Rooney Rd (Smith)
 2. Request for Easement, 2099 Dundas (Speska Holdings Inc.)
 3. Consent Policy Review
 1. Amendment Option #2 (as directed by CoW-CD September 5th, 2023)
 2. Amendment Option #1 (as per Notice of Motion September 25th, 2023)
 4. Responding to the Housing Affordability Task Force's Recommendations
 - b. Work: Economic Development
 - c. Play: Recreation
 1. Recreation Programming Update
 - d. Action: Navigi and Systems Mapping Proposal

7. **Inquiries/Notices of Motion**
8. **Question Period**
9. **Closed Session**
None
10. **Adjournment**

MINUTES
COMMITTEE OF THE WHOLE
COMMUNITY DEVELOPMENT

Tuesday, September 5, 2023, 6:30 PM
South Edwardsburgh Community Centre
24 Sutton Dr.
Johnstown Ontario

PRESENT: Councillor Chris Ward
Mayor Tory Deschamps
Deputy Mayor Stephen Dillabough
Councillor Joe Martelle
Councillor Waddy Smail

REGRETS: Kimberley Martin, Advisory Member

STAFF: Dave Dobbie, Advisory Member
Dave Grant, CAO
Candise Newcombe, Deputy Clerk
Wendy VanKeulen, Community Development Coordinator
Sean Nicholson, Treasurer

Others Present Steve Pentz, Novatech Planner
Jordan Jackson, Novatech Planner

1. Call to Order – Chair, Chris Ward

Councillor Ward called the meeting to order at 6:30 p.m.

2. Approval of Agenda

Moved by: S. Dillabough

Seconded by: T. Deschamps

That the agenda be approved as presented.

Carried

3. Disclosure of Pecuniary Interest or Conflict of Interest & the General Nature Thereof

None.

4. Business Arising from Previous Committee Meeting Minutes (if any)

None.

5. Delegations and Presentations

None.

6. Action/Information/Discussion Items

a. Live: Land Use Planning

1. Application for Severance, 2717 Goodin Rd (Polite)

Committee was provided with a summary of the report and discussed what data is derived from hydrogeological and terrain analysis studies, the cost of said studies, and the determining factors for the requirement of the studies. Members inquired about the process and fees associated with separating adjacent parcels of land that have been merged. While a severance can be used to create a new parcel, other solutions could be explored by a lawyer. It was noted that all required fees for severances would still apply, however, the Township fees could be reduced or waived at the discretion of Council as per the Planning Fees Bylaw.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee recommend that Council recommend in favour of severance B-52-23, with the following conditions:

1. That the applicant obtain relief from the zoning bylaw, as necessary to address the deficient lot size for the severed and retained parcels and restrict the permitted residential uses on the severed lot to a single dwelling.
2. That a development agreement is registered on title of the severed parcel to implement the recommendations of the hydrogeological assessment and terrain analysis, to the satisfaction of the Township.

Carried

2. Application for Zoning Bylaw Amendment, 2084 Dundas St. (Zanderplan Inc. o/b CFT Group)

Committee was provided with a brief overview of the report and confirmed that the application would return to Committee for review following the scheduled public meeting.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee direct staff to proceed with scheduling a Public Meeting in regards to the zoning bylaw amendment application for 2084 Dundas Street.

3. Consent Policy Review

Committee was provided with an overview of the report which highlighted the inclusion of an information letter provided by a certified geologist on the rationale, requirements, and general costs associated with hydrogeological and terrain analysis studies. A planning report by Novatech was provided, which includes a review of the Committee's requested policy changes and a land needs assessment. It was noted that two amendments were prepared with this report. Amendment #1 reflects the Committee's requested policy changes, although the Township Planner advised that it is not supported by their findings. A second amendment was recommended, which would reduce the minimum lot size and frontage, helping to achieve the Committee's goals to encourage lot creation in the Rural Area. There was discussion regarding the upcoming Counties Planning Committee meeting, minimum planning requirements for Official Plan amendment applications, the success rate predictions of the two amendment options, and the Official Plan requirements for the hydrogeological and terrain studies for neighbouring municipalities.

Members discussed if there were provincial mandates for the requirement of the studies, implications of waiving the study requirements, benefits of "reducing red tape" for local developers, data sources for the provided property information regarding Township lands and their zoning, and the allowance of estate subdivisions within the Township's rural policy area.

There was discussion regarding the requirement of a hydrogeological and terrain analysis study for parcels under 0.4 ha, the affordability of smaller lots, the unforeseen influx in North Grenville, and the varying possibility of tiny home designs with the option of purchasing smaller lots.

At 7:45 p.m. the CAO requested a 5-minute recess to consult with the Community Development Coordinator and the Novatech Planners present at the meeting.

At 7:52 p.m. the Chair reconvened the meeting and requested an overview of the discussion between the CAO, the Community Development Coordinator, and the Novatech Planners. A recommendation was made to Committee that staff return with a policy that outlines special circumstances for the regulation of the hydrogeological and terrain analysis studies. There was discussion about including additional consideration for smaller lot size creation, the automatic requirement of the hydrogeological and terrain

analysis study for lots under 0.4 ha, and reviewed the procedural process of staff recommendations and Council decision making.

Committee directed staff to return with a draft policy outlining special circumstances for the regulation of a hydrogeological and terrain analysis study to coincide with staff recommendation #2 at the October meeting.

4. Action: Site Plan Control Bylaw Update

Moved by: J. Martelle

Seconded by: T. Deschamps

That Committee recommend that Council adopt the proposed Site Plan Control Bylaw, with revisions, as attached.

Carried

5. Action: Tree Canopy and Natural Vegetation Policy

Committee reviewed the revisions, clarified section 5.1 of the policy, and commended staff on their work in reflecting accurately the will of Committee.

Moved by: T. Deschamps

Seconded by: S. Dillabough

That Committee recommends that Council adopt the revised Tree Canopy and Natural Vegetation policy.

Carried

b. Work: Economic Development

None.

c. Play: Recreation

None.

7. Inquiries/Notices of Motion

Deputy Mayor Dillabough commended members of the Cardinal Festival Committee on their Labour Day festivities noting an influx in attendees compared to previous years.

The Mayor complimented Township staff on their expedient attention to the water main break on Monday, commended the Cardinal Festival Committee on the Labour Day Festivities, noted the attendance of all Council members at the grand opening ceremonies for the new Alain Chartrand Community Centre in Prescott, and congratulated the Township Clerk on her recent nuptials.

8. Question Period

None.

9. Closed Session

None.

10. Adjournment

Moved by: S. Dillabough

Seconded by: T. Deschamps

That Committee does now adjourn at 8:28 p.m.

Carried

Chair

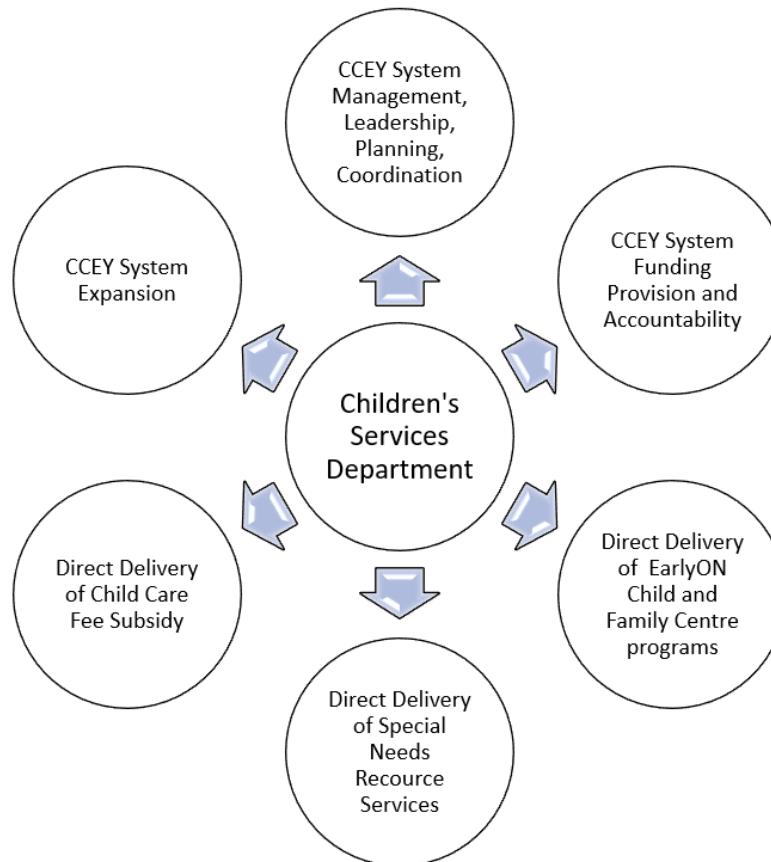
Deputy Clerk

2022-2026 Licensed Child Care Directed Growth Strategy

Shannon Brown,
Manager,
Children's Services Department
Oct. 2, 2023

Children's Services Department Program and Services

ROLES AND RESPONSIBILITIES OF THE CHILDREN'S SERVICES DEPARTMENT



Service System Management Responsibilities

Designated as the Consolidated Municipal Service Manager (CMSM) for the Child Care and Early Years System (CCEY) under Provincial legislation, the United Counties of Leeds and Grenville is responsible for the planning, oversight, funding, expansion and accountability of licensed child care (centre-based and licensed home child care) programs and EarlyON CFC programs/services in the community.

Though the County does not currently directly operate any licensed child care programs, we do directly operate all of the EarlyON Child and Family Centres across Leeds and Grenville.

Licensed Child Care

The current licensed child care system in Leeds and Grenville is a patchwork of centre-based, school-based, and licensed home child care spaces that are predominately located in more populated areas of Leeds and Grenville.

The majority of child care spaces are centre or school-based.

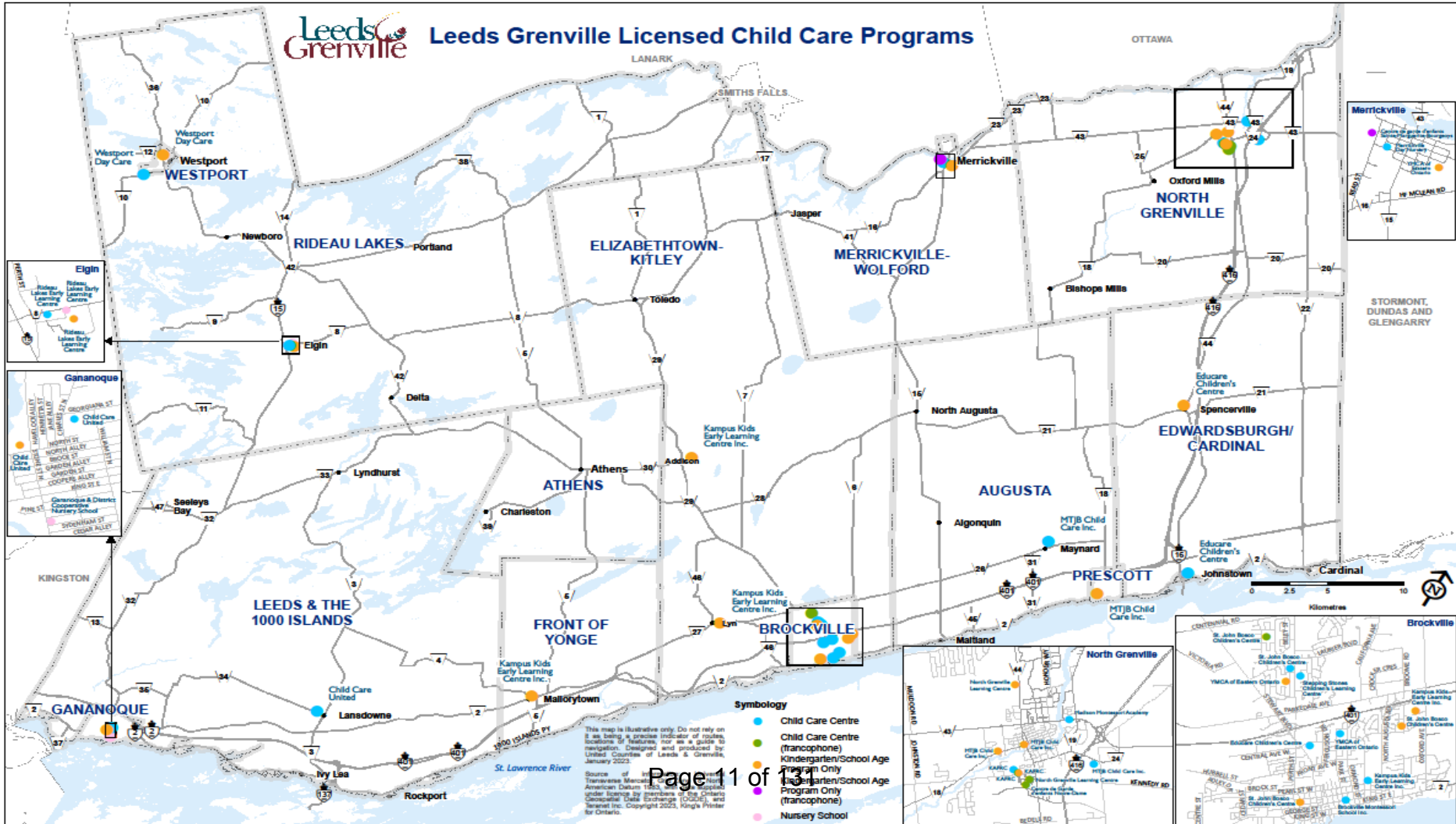
Currently there are seventeen (17) licensed child care agencies with programs in Leeds and Grenville:

- 42 centre sites
- Mostly Kindergarten/School Age Before/After programs
- 1 licensed home child care agency with 13 home child care providers
- 881 Infant, Toddler, Preschool or Family Grouping Spaces Operating
- 1271 Kindergarten/School Age Spaces Operating

Licensed Centre-Based Child Care Spaces

CENTRE-BASED SPACES				
Region	Licensed Spaces <i>(Infant, Toddler, Preschool or Family Grouping)</i>	Operating Spaces <i>(Infant, Toddler, Preschool or Family Grouping)</i>	Licensed Spaces <i>(Kindergarten, School-Age)</i>	Operating Spaces <i>(Kindergarten, School-Age)</i>
Rideau Lakes Westport Area	76	58	73	28
North Grenville Merrickville Wolford	400	380	785	477
Edwardsburgh-Cardinal Prescott North Augusta	109	108	282	222
Brockville Elizabethtown-Kitley	294	266	777	450
Athens Front of Yonge Leeds and Thousand Islands Gananoque	86	69	112	94
TOTAL	965	881	2029	1271

Licensed Centre-Based Child Care Spaces



Licensed Centre-Based Child Care in Edwardburgh Cardinal

The Township of Edwardburgh Cardinal has one (1) licensed toddler and preschool child care program in the community that operates out of South Edwardburgh Public School in Johnstown.

Operator	No. of Infant Spaces	No. of Toddler Spaces	No. of Preschool Spaces	Total Number of Infant, Toddler and/or Preschool Spaces
Educare	0	15	16	31
TOTAL				

Federal and Provincial Child Care Priorities

In March 2022, the Provincial/Federal Government announced the Canada Wide Early Learning and Child Care (CWELCC) (aka \$10 day a child care).

Ontario's vision for the CWELCC system is that more families in Ontario have access to high quality, affordable, flexible, and inclusive early learning and child care no matter where they live.

The United Counties was responsible for the implementation of CWELCC over the last year, with 15 of the 17 existing licensed child care operators across the County enrolling.

CWELCC Directed Growth Strategy

In 2023, the Provincial Government introduced *CWELCC Directed Growth Strategy* initiative. As the designated CMSM, the County was tasked by the Provincial Government to identify the communities that will receive the new licensed child care spaces being created under the 2022-2026 CWELCC Directed Growth Strategy.

The province identified specific population criteria that CMSMs were required to use in the identification of designated communities for the CWELCC Directed Growth Strategy child care spaces.

This included:

- Low-Income Families
- Families with Children with Special Needs
- Francophone Families
- Indigenous Families
- Racial Minority Families
- New Immigrant Families

CWELCC Directed Growth Strategy

New Child Care Spaces

The Counties was allocated by the Province a total of 397 new licensed child care spaces to be created during the period of 2022-2026 under the CWELCC Directed Growth Strategy.

These 397 CWELCC new child care spaces will be in addition to the current licensed child care spaces already operating across Leeds and Grenville.

120 of the spaces will be created in new schools or new additions to schools and 277 of the spaces will be community based spaces.

CWELCC Directed Growth Strategy

Data Informed Planning

Committed to ensuring that the child care spaces created under the CWELCC Directed Growth Strategy are responsive to the needs of families and communities, the County undertook a broad parent and community consultation in late winter/early spring 2023 to collect information and feedback to inform the CWELCC Directed Growth Strategy.

A total of 755 parent surveys/feedback forms, representing all regions in Leeds and Grenville, were received and used to inform the Counties' CWELCC Directed Growth Strategy.

In addition to community consultations and a parent survey, several data sets were also used to inform the Leeds and Grenville plan (i.e. 2021 Census, OW Caseload Numbers, Early Development Instrument Data, etc.).

What the Data and Consultation Told Us?

That the new CWELCC Directed Growth Strategy child care spaces should be dedicated to serving infants, toddlers and/or preschool children.

That some communities and families need child care hours that are more flexible to accommodate parent shift work, etc.

That Leeds and Grenville is rich in local assets including expansive waterways, abundant forestry lands, the Canadian Shield, a growing arts community, robust agricultural operations and manufacturing excellence. As such, programs and spaces created under the CWELCC Directed Growth Strategy should reflect these assets in both design and operation, while also honouring the indigenous people who first lived on the lands that encompass the communities of Leeds and Grenville.

CWELCC Directed Growth Strategy

Child Care Space Allocation

Region	Number of Infant, Toddler and/or Preschool School Based CWELCC Spaces Being Created	Number of Infant, Toddler and/or Preschool Community Based CWELCC Spaces Being Created	Total Number of Infant, Toddler and/or Preschool CWELCC Spaces Being Created
Rideau Lakes Westport Area	0	40	40
North Grenville Merrickville Wolford	62	6	68
Edwardsburgh-Cardinal Prescott North Augusta	0	66	66
Brockville Elizabethtown-Kitley	58	100	158
Athens Front of Yonge Leeds and Thousand Islands Gananoque	0	65	65
TOTAL	120	277	397

CWELCC Directed Growth Operator Selection

To ensure a fair and transparent process for the awarding of the contract to open/operate the identified 397 CWELCC Directed Growth child care spaces, the Counties will undertake a public Expression of Interest process in the coming months.

The Ministry of Education has set the required ratio of not-for-profit versus for-profit licensed child care spaces for children age 0 to 5 years, that must be created in each CMSM region under the CWELCC Directed Growth Strategy. Based on this ratio, the majority of the Leeds and Grenville CWELCC Directed Growth Strategy child care spaces must be opened/operated by non-profit agencies.

Operators selected to operate spaces as outlined in this CWELCC Directed Growth Strategy is required to either currently hold or enter into a Service Agreement with the Counties for CWELCC and is required to maintain their enrollment in CWELCC through to the end of 2026.

CWELCC Directed Growth Strategy Start-up Funding

Federal/Provincial Funding is being provided to the County to support CWELCC Directed Growth Strategy Implementation.

The funds cannot be used to purchase land or build a new building.

Funds can be provided for:

- Minor renovation/retro-fit of existing space
- Start up: Toys, materials, equipment, office furniture, appliances
- Ongoing Operational funding (i.e. General Operating, etc.)
- Workforce Compensation funding

CWELCC Directed Growth Strategy

Next Steps

- Undertake an inventory of potential space: Municipal, school board, community space
- Seek interested partners
- Distribute Expression of Interest (EOI) for Operator selection
- Select Operator(s)
- Enter into contract with Operator(s)
- Provide Funding
- Ongoing support to Operator(s) throughout process

Other Licensed Child Care Expansion

While the CWELCC Directed Growth Strategy does not prohibit any Child Care Operator from opening new licensed infant, toddler, preschool and/or kindergarten/school-age child care spaces, only the approved 397 licensed CWELCC Directed Growth Strategy spaces will be supported with CWELCC funding (i.e. spaces built outside of the designated 397 would not be subject to reduced parent fees).

The Counties recognizes that the 2022-2026 CWELCC Directed Growth Strategy does not fully address all of the child care needs of families in our community. We remain committed to seeking every opportunity for future licensed child care system growth opportunities that will increase the number of licensed child care spaces operating in our community and improve access for families to affordable high-quality licensed child care services.

Additional CWELCC Directed Growth Strategy spaces may be available in coming years.

Importance of Municipal Partners

- Identifying existing space/building in the community for consideration
- Connecting families to us/the program
- Supporting and encouraging a connection between new child care program and community
- Continuing the conversation
- Your ongoing support and partnership

Questions





POTENTIA RENEWABLES

Building the Future of Energy Today

ABOUT POTENTIA RENEWABLES

Potentia Renewables (PRI) is a 100% Canadian owned, fully-integrated developer, owner and operator of renewable energy and storage assets



- ◆ **Deep Local Experience.** Over 30% of operating wind and solar projects in Ontario were developed, financed, constructed or operated by a PRI management team member.
- ◆ **Well Capitalized Ownership.** Wholly-owned subsidiary of Power Corporation of Canada. PRI and its direct parents established the Power Sustainable Energy Infrastructure Partnership Fund, which has over **\$1.6BB** of committed capital from its partners.
- ◆ **Growing Portfolio.** Owner and operator of approx. **600 MW** of renewable energy assets in Canada and the U.S. with another **600 MW** of contracted assets currently under construction.

MISSION & VALUES

Building the future of energy today

MISSION

To safely and sustainably build and operate renewable energy projects for generations to come.

VALUES

Excellence – Passion – Integrity – Agility

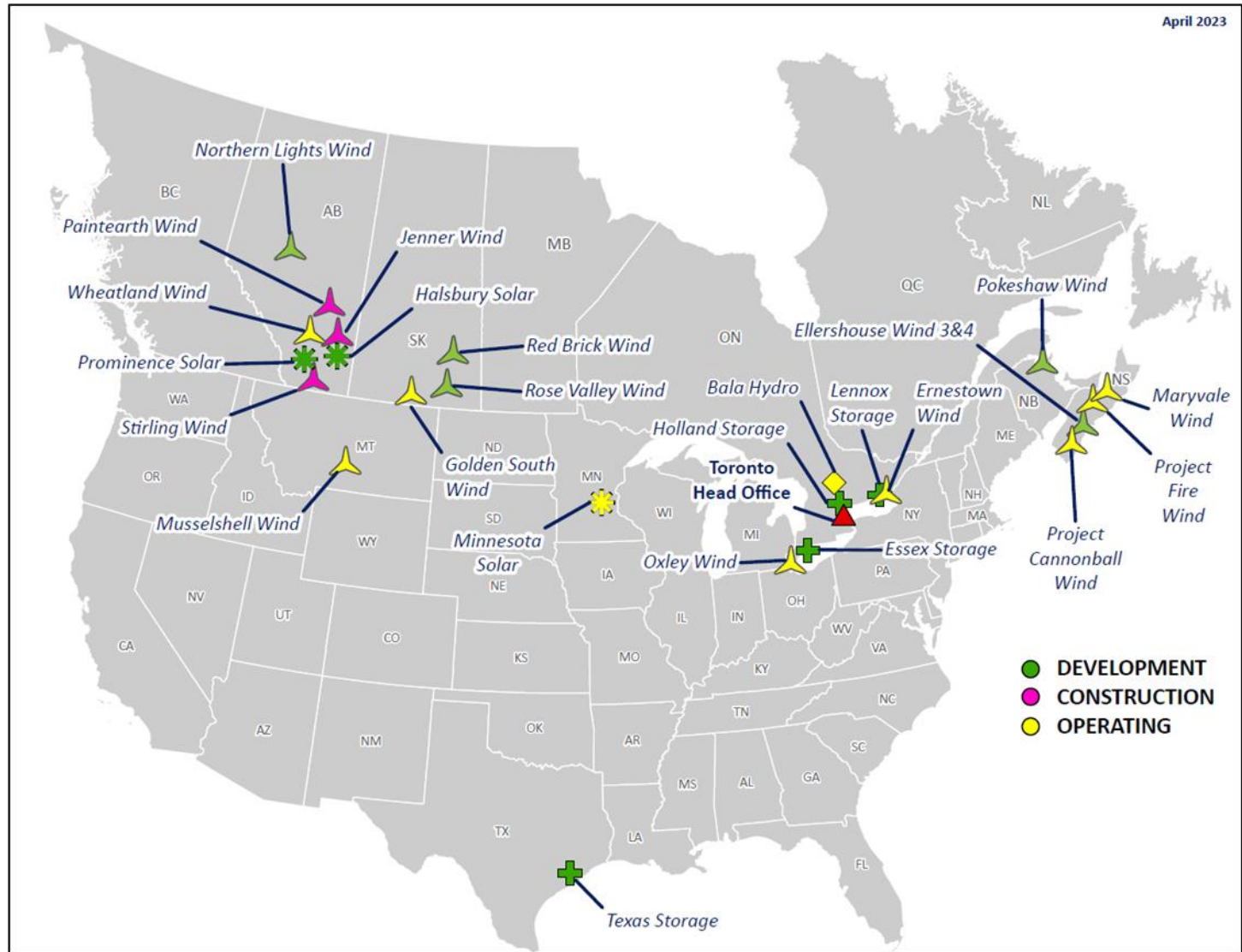
DEVELOPMENT PHILOSOPHY

PRI fundamentally believes that long-term economic growth need not, and should not, be achieved at the expense of the environment. We help communities break their dependence on fossil fuels so they can achieve economic growth at lower cost and with less risk.



RAPIDLY GROWING PORTFOLIO

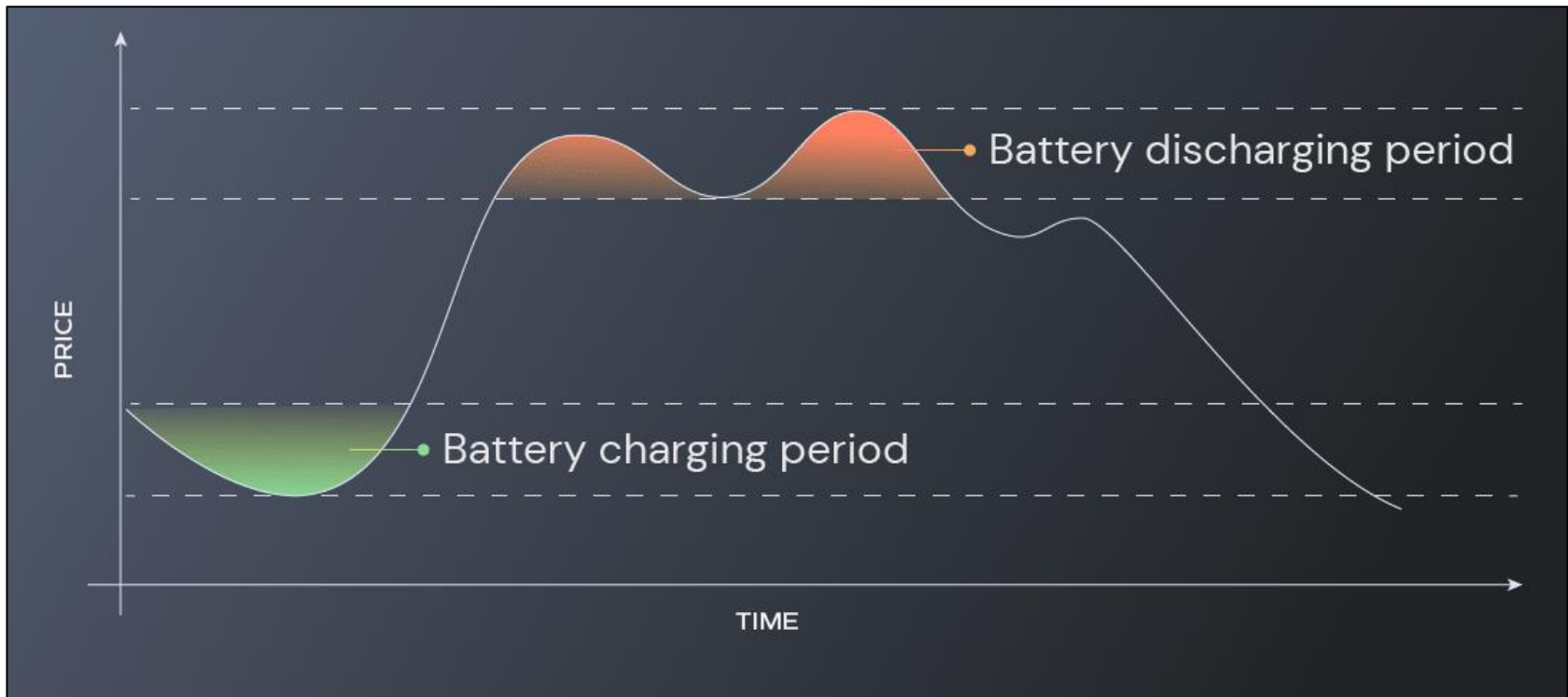
PRI's existing operating portfolio of 586 MW will grow to 1.2 GW by the end of 2023



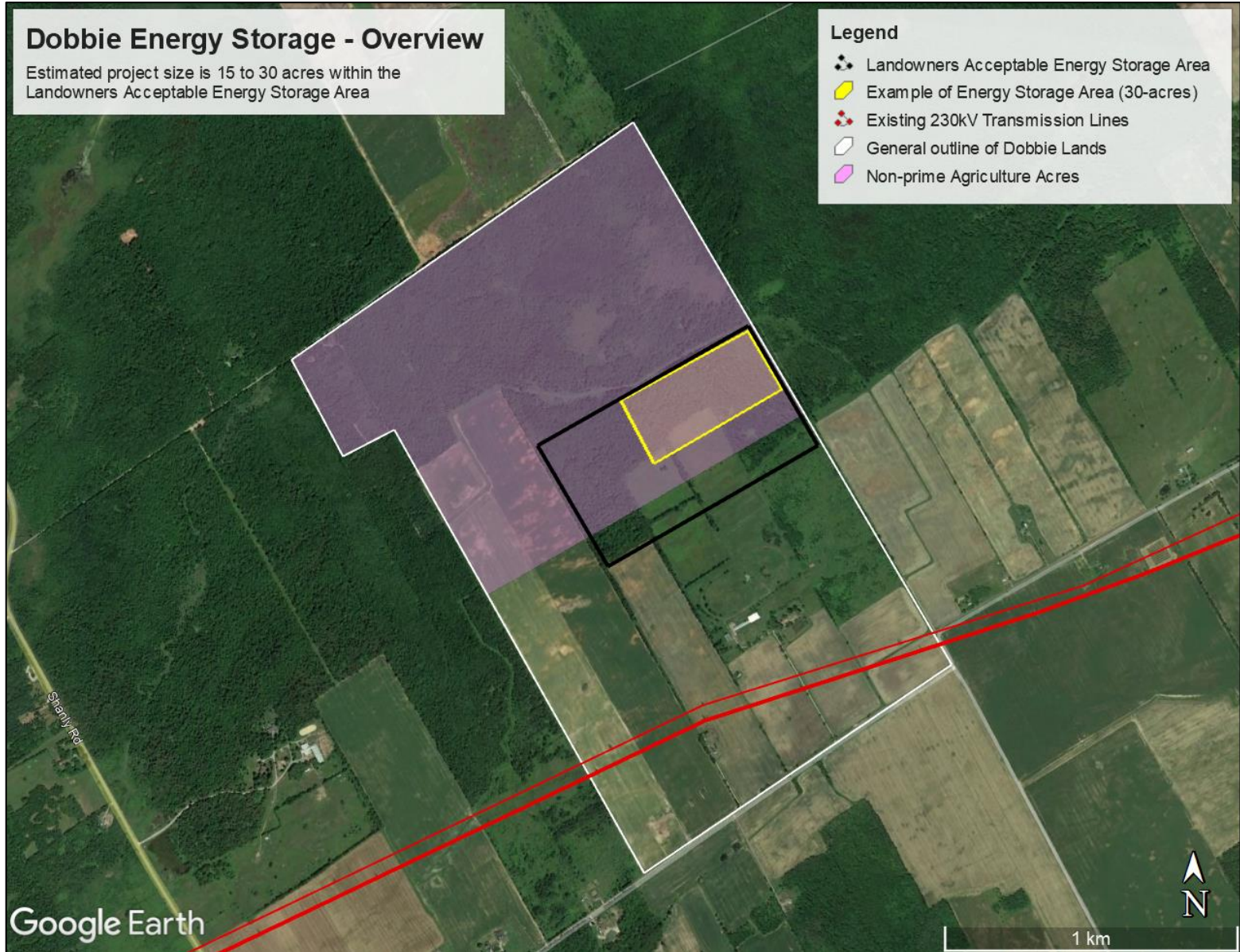
ONTARIO ENERGY STORAGE OPPORTUNITY

The Independent Electricity System Operator (IESO) – the entity responsible for operating the electricity market in Ontario - is forecasting a capacity need of approximately 4,000 MW by the mid-2020s

- ◆ To meet the forecasted capacity need, the IESO is procuring additional capacity resources through the LT1 RFP.
- ◆ Released this summer, the LT1 RFP will procure mostly energy storage projects that can store energy at times of peak generation until a time when it is most needed. Bids for LT1 are due December 12, 2023.
- ◆ The IESO requests that Project proponents seek a letter of support from the host municipalities prior to bid submission.



SKYVIEW STORAGE OVERVIEW



ENERGY STORAGE OVERVIEW

Energy storage works by storing energy when it is most plentiful and supplying it during periods of peak demand. This helps to maximize the use of our existing electrical grid and reduces the need for additional transmission infrastructure.

BESS Components:

- ◆ **Batteries (DC Blocks):** lithium-ion DC cell blocks placed in a rack within a temperature-controlled enclosure that stores and release energy.
- ◆ **Power Conversion System (PCS):** controls the current and voltage of the electricity received from the grid and adjusts the batteries via inverters and medium voltage transformers.
- ◆ **Energy Management System (EMS):** a.k.a. the brains of the facility, which commands, controls, monitors and manages the functionality of a project.
- ◆ **Substation:** the electrical connection point to the grid composed of main power transformers and protection and control equipment.
- ◆ **Other:** underground collector cables, roads, noise walls, foundations, etc.



COMMUNITY BENEFITS

As long-term owners and operators we pride ourself on cultivating strong relationships with the communities we work within. We understand proactive consultation and engagement are integral components of a successful project.

Key Community Benefits:

Resilient Electricity

Project will increase electrical capacity enabling future sustainable economic growth within the Township.

Local Employment

Jobs created during construction will include those related to land surveying, road construction, concrete and aggregates supply, equipment installation, and substation construction and testing to name a few.

Property Tax

The Project will be a source of significant and reliable contributions to the Township's tax base while requiring minimal municipal services for decades to come. The Township can use the increased tax revenue to fund roads, schools and improve municipal services.

Community Benefit Fund

Through consultation with the Township and local stakeholders PRI intends to establish a community benefit fund that will support a thriving community and vibrant countryside.

GHG Reduction

The Project will also help to reduce Ontario's emissions by limiting the need to run natural gas generators during times of peak loads.





CONTACT US

Will Patterson

Senior Manager, Development
wpatterson@potentia Renewables.com
236.808.5270



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 2, 2023

Department: Community Development

Topic: Application for Severance, 2460 Rooney Rd (Smith)

Purpose: To review severance application B-111-23, which proposes the creation of a new lot on Rooney Road for the conversion of an accessory building to a single dwelling.

Background: The Township has received a severance application for a property at 2460 Rooney Rd. The property is approximately 4.03 ha, developed with a single dwelling and 2 accessory buildings. The dwelling and one of the accessory buildings are on private services; they share a well but have their own separate septic system. There are significant woodlands on the property and the Trans-Northern Pipeline transects the parcel on the north end. There are provincially significant wetlands mapped approximately 30m east of the subject land. Surrounding properties are rural with very limited development.

The application proposes a new 1 ha lot with 155m of frontage on Rooney Rd, and will include the serviced accessory building and septic system. The owner intends to convert this existing accessory building into a dwelling. The retained lot would have the existing single dwelling, private well, septic and accessory building on 3.03 hectares.

Policy Implications: The subject land is within the Rural Policy Area of the Township Official Plan and zoned Rural as per our Zoning Bylaw 2022-37.

Official Plan

The Official Plan states that it is a goal for the Rural Policy Area is to provide for the long-term orderly development of the rural lands in a manner which is consistent with ensuring the protection of natural environment and resources. Rural Policy Area lands are intended for limited, low density residential development that compliment the character of the rural environment.

Where development is proposed within or adjacent to lands within the natural heritage system, the Township requires an environmental impact assessment to demonstrate that the development will not have a negative impact on the natural heritage features. Depending on the nature of the development and site alteration, and in circumstances

where there is a low likelihood of negative impact on the natural heritage system, the Township's Official Plan allows that the Township, in consultation with the South Nation Conservation Authority, may waive this requirement for an EIS (6.17.1). Staff note that both the severed and retained lands are already developed and have advised the owner that an EIS will be required if any new structures or changes to the building footprint are proposed.

In regard to the Trans Northern Pipeline (TNPI) on the retained parcel, the Official Plan encourages development proponents to undertake early consultation with the relevant operating authority to ensure compliance with applicable regulatory requirements (5.9.3). The Township has engaged in early consultation with TNPI, which notes that the new parcel is within an existing 60ft right of way, and that the right of way will need to remain registered on both parcels. TNPI did not object to the severance proposal.

Zoning Bylaw

The proposed severed and retained lots meets the minimum lot size and frontage requirements for the Rural zone.

Section 3.24.1 requires these lots to be serviced by private services, meaning individual autonomous water supply and sewage systems, that are privately owned, managed and operated by the owner of the property upon which the system is located on. The well that services the dwelling on the retained lot is planned to be disconnected from the accessory building (proposed dwelling) on the severed lot and the Owner indicates a new well is planned for the converted dwelling on the severed lot. This building is already serviced by its own septic system.

By definition, accessory buildings are located on the same lot as the main use they are accessory to. Although the ultimate goal for the owner is to convert the structure on the severed lot to a single dwelling, the proposal will create a situation where the building does not comply with the zoning bylaw until the conversion is completed. A temporary zoning bylaw amendment is proposed to permit the accessory dwelling on the severed lot for a limited period of time.

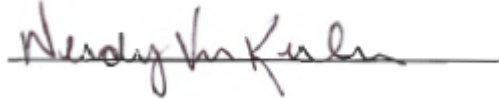
Section 3.16 of the Zoning Bylaw requires a building setback of 120m from any land zoned EP-PSW, unless a lesser setback is recommended in an EIS, to the satisfaction of the Township. As the entire severed lot is within 120m of the EP-PSW zone, the Owner is aware that an EIS will be required for any new building/structure or any changes to the footprint of the existing building on the severed land. The Owner has proactively engaged a consultant for this work.

Financial Considerations: The applicant has submitted the required fee for severance to the Township.

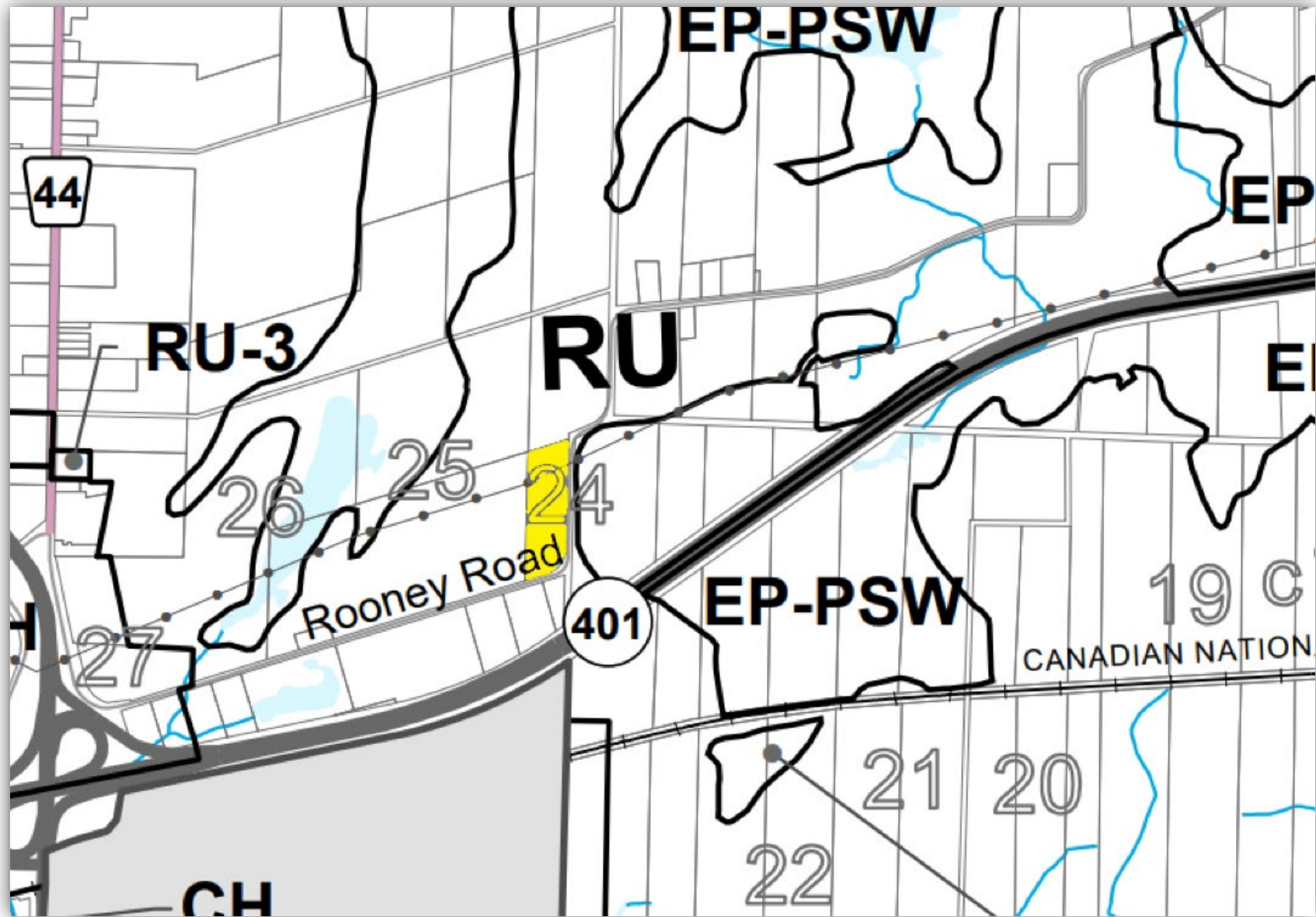
Recommendation: That Committee recommend that Council recommend in favour of severance B-111-23, with the following conditions:

1. That the accessory structure on the severed lands be demolished; or that the Owner obtain relief from the Zoning Bylaw, satisfactory to the Township, that permits the accessory structure on the severed lands, with all levels of appeal exhausted.

2. That the owner provide evidence, to the satisfaction of the Township, that the existing shared well is disconnected from the accessory building on the severed lot. Each lot shall be serviced by individual water supply and sewage disposal systems.

A handwritten signature in dark ink, appearing to read "Nancy Van Kester", is written over a horizontal line.

Community Development Coordinator



EXCERPT FROM ZONING BYLAW 2022-37 - SCHEDULE A
■ SUBJECT LAND

CROWN LAND ↑

1 square = 10 m

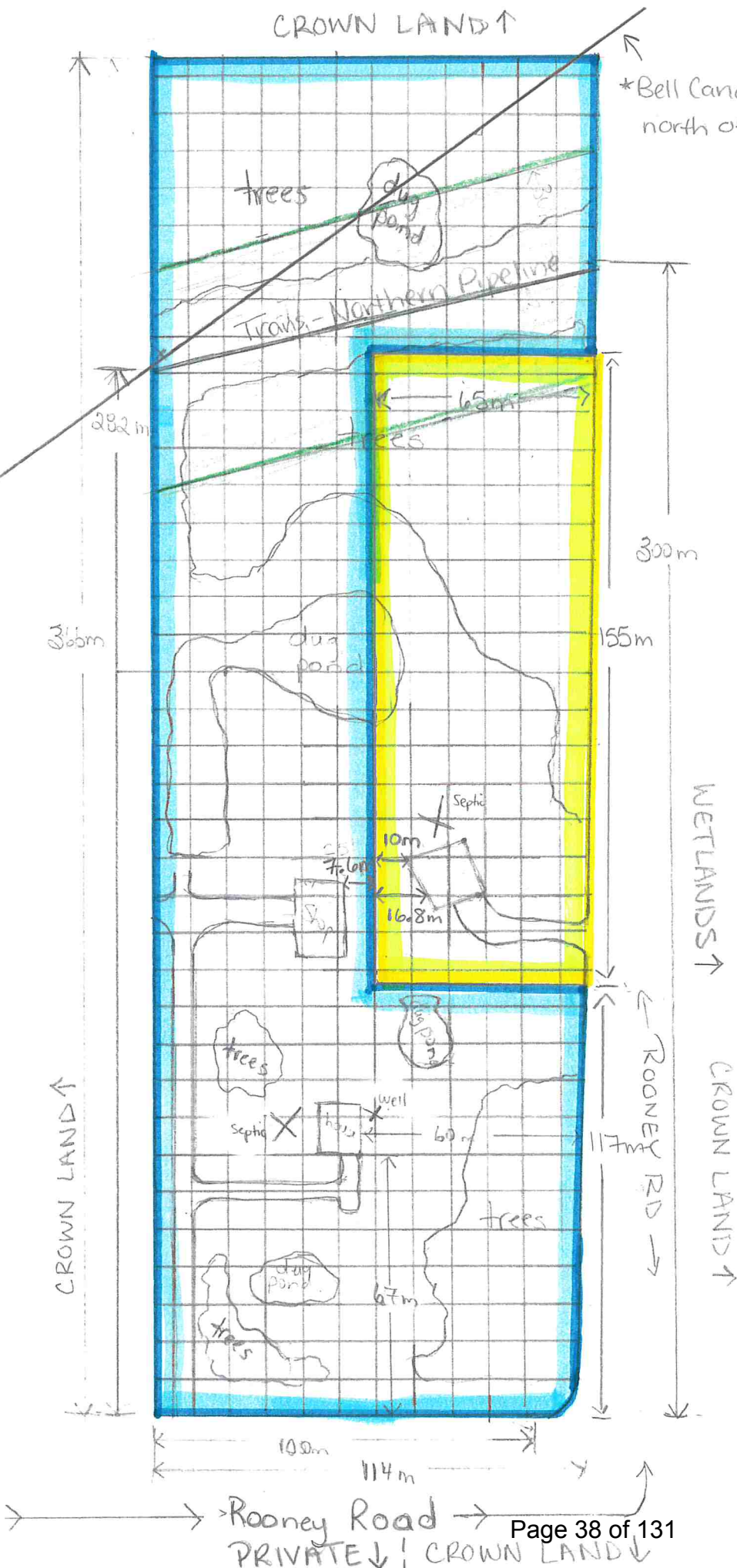
*Bell Canada easement north of pipeline. N ↑

□ indicates 30m setback from pipeline

Severed lot size:
65m deep x 155m long
= 10075m²
(2.49 acres)

Severed Lands
Retained Lands

* measurements taken from Google maps - may not be exact.*



August 18, 2022

Township of Edwardsburgh/Cardinal
18 Centre St. PO Box 129
Spencerville, ON K0E 1X0

Attention: Community Development Coordinator

RE: Proposed Development location: 2460 Rooney Rd.

Dear Coordinator,

Thank you for providing Trans-Northern Pipeline Inc. (TNPI) with the Pre-consultation plan for the proposed Lot severance to allow the possibility to develop the lands in the future. TNPI currently operates a high-pressure petroleum products transmission pipeline within a 60 foot right of way on the property to the proposed severance relating to 2460 Rooney Rd.

Based on the information provided, TNPI would not object to the severance as requested in the application but would remind the applicant that our right-of-way must remain registered on both parcels. Upon consent being granted by the Township and the severed parcel transferred, TNPI would appreciate receiving the information of the new landowner so that we may update our records in accordance with the Canadian Energy Regulator Act and the Damage Prevention Regulations.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*
- **Prohibition — vehicles and mobile equipment**

It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless

- *(a) that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or*
- *(b) the vehicle or equipment is operated within the travelled portion of a highway or public road.*

Should the applicant or the owner of the newly severed parcel choose to construct a facility across, on, along or under a pipeline, conduct any ground disturbance within 30 metres on either side of the pipeline center or vehicle crossing of the pipeline, they would be required to contact Trans-Northern prior to commencement. This contact can be initiated through Ontario One Call (1-800-400-2255), and a representative from Trans-Northern will attend on site to mark the pipeline location, confirm safe work practices, and confirm any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Sandrine Exibard-Edgar, Team Lead, Property Administrator via email at: crossingrequestseast@tnpi.ca.

As always, Trans-Northern Pipeline Inc. appreciates being circulated development applications.

Yours truly,

Rflowerday

Renée Flowerday
Property and Right of Way Administrator
Landroweast@tnpi.ca



Committee: Committee of the Whole – Community Development

Date: October 2, 2023

Department: Community Development

Topic: Request for Easement in favour of 2099 Dundas Street

Purpose: To review and make a recommendation on a request to create a right of way over Township-owned property at 2093-2095 Dundas Street for a new business in Cardinal's downtown core at 2099 Dundas Street.

Background: Speska Holdings Inc. recently purchased 2099 Dundas Street, as a new home for business CPR-Pro. CPR-Pro has been in operation since 2002, selling CPR barrier devices online for first aid and CPR training. Customization of the devices will happen on-site. They intend to offer instructional classes within the building for groups of 15-20 people.

The property is within the Main Street Commercial zone in Cardinal's downtown core. The new Owner plans for some renovations to the interior of the building and a clean-up of the exterior. The existing building covers most of the lot, with no off-street parking or loading space available. The building has a set of double doors at the front, but the owner notes that a laneway for deliveries and courier pickups would create efficiencies for the business.

The adjacent property at 2093-2095 Dundas is owned by the Township. The previous 2-storey commercial building on this lot was demolished due to safety concerns. Tax arrears in the amount of \$78,699.26 were written off as uncollectible in 2016 when the Township assumed ownership after an unsuccessful public tender process. The lot was cleaned up in 2017 and now serves as a green space in the downtown core. The requested easement is outside of the green space and already exists as an entranceway and laneway beside the building at 2099 Dundas.

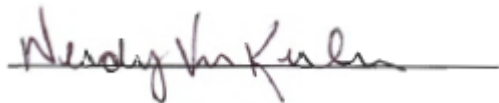
Speska Holdings requests a right of way over the Township's parcel that is 4.5m wide, spanning the full length of the property. Should the Township agree to provide the easement, the Owners intend to pave the right of way and install a roll-up door on the southwest side of the building so that it can be used as a loading area. The full request, provided by the Owner, is attached to this report.

If Council is in favour of providing the easement, the Owner would provide a registered survey of the right-of-way and staff would engage legal to draft the easement agreement. The easement agreement will be subject to Council approval before it is registered on title of both lots.

Policy Implications: The Township's policies, including the Sale of Surplus Land Policy 2015-44, do not prevent Council from granting an easement over municipal property. The Township will maintain ownership of the land. An easement agreement registered on title will also be applicable to future owners of the land.

Financial Considerations: The Owner agrees that all costs related to creating the easement are the responsibility of the Owner, including legal fees and registration costs.

Recommendation: That Committee recommend that Council proceed with the request for an easement over 2093-2095 Dundas Street in favour of 2099 Dundas Street; and authorize staff to obtain legal support in drafting an easement agreement for Council's consideration that deals with the maintenance and use of the land as requested by the Owner of 2099 Dundas Street.



Community Development Coordinator



Speska Holdings Inc.

13-3120 Rutherford Road, Suite 339
Vaughan, ON L4K 0B2

2099 Dundas Street
Edwardsburgh/Cardinal, ON K0E 1E0

Tel: +1 416 669 1730
E-mail: mvance@speska.com

September 18, 2023

Dear Sir/Madam,

I am writing to request a property easement agreement of PT LT 212, 235-236 PL 25 CARDINAL AS IN PR190839; EDWARDSBURGH/CARDINAL, for access to a portion of the neighbouring lot, PT LT 235-236.

Property Description:

PT LT 212, 235-236 PL 25 CARDINAL AS IN PR190839; EDWARDSBURGH/CARDINAL

Easement Description:

Easement Lot Size: 180 inches wide by 78 feet in length – See file “ill01.pdf” for highlighted area

Easement Requirements:

- Right of way access with no obstructions in perpetuity.

Easement Uses:

- Shipment delivery
- Access to the rear of the building
- Future installation of a roll-up door on the southwest side of the building
- Asphalt paving of said laneway
- Rear fence installation on south area of easement lot

We kindly request your assistance and cooperation in processing this request for a property easement agreement. Obtaining this easement is essential for the tenant’s business operations. It will provide unobstructed access to the rear southwest side of the building for deliveries, following an installation of a new roll-up door.

We understand the importance of adhering to local regulations and will take all necessary steps to ensure that this easement is utilized responsibly. We are therefore committed to complying with all necessary permits, approvals, and any conditions set forth by the Township in relation to this easement.

We will work closely with the Township to ensure that all requirements are met, and this easement is granted in a manner that benefits both parties.



Speska Holdings Inc.

13-3120 Rutherford Road, Suite 339
Vaughan, ON L4K 0B2

2099 Dundas Street
Edwardsburgh/Cardinal, ON K0E 1E0

Tel: +1 416 669 1730
E-mail: mvance@speska.com

Please let us know what procedures or forms are required to initiate this process. We are eager to get started to enable the tenant to move in and commence business operations as quickly as possible.

If you require any further information or would like to schedule a meeting to discuss this request in detail, please do not hesitate to contact me and the tenant representative, Vladimir Huzl.

Thank you for considering our request. We appreciate your prompt attention to this matter and look forward to a positive mutually beneficial response.

Sincerely,

Monika Vance

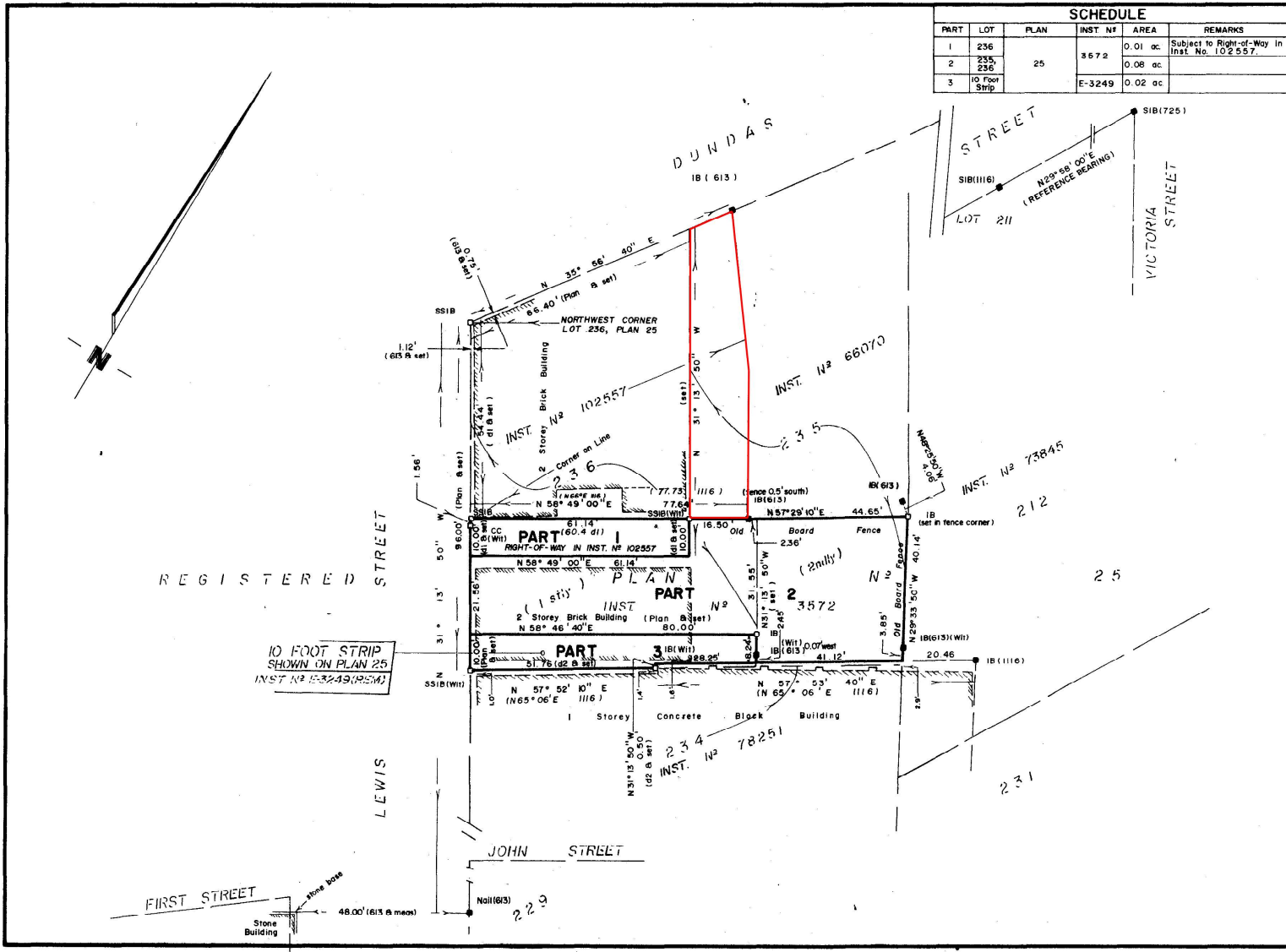
Property Owner

Speska Holdings Inc.

Tel: 416 669 1730

E-mail: mvance@speska.com

cc: Vladimir Huzl
Tenant Representative & President, CPR-Pro.com
Tel: 819 230 3032



SCHEDULE					
PART	LOT	PLAN	INST. N ^o	AREA	REMARKS
1	236		3672	0.01 ac.	Subject to Right-of-Way in Inst. No. 102557.
2	235, 236	25		0.08 ac.	
3	10 Foot Strip		E-3249	0.02 ac.	

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

PLAN 15 R- 8287

RECEIVED AND DEPOSITED.

DATE Jan 18, 1994 1994-01-19

DATE

R.M. Jason LAND REGISTRAR FOR THE REGISTRY DIVISION OF GRENVILLE (N^o 15).

RON M. JASON

PLAN OF SURVEY OF
**PART OF LOTS 235 & 236 &
 PART OF 10 FOOT STRIP
 BETWEEN LOTS 234 & 236
 REGISTERED PLAN N^o 25
 VILLAGE OF CARDINAL
 COUNTY OF GRENVILLE**
 SCALE: 1 INCH = 20 FEET
 RON M. JASON, O.L.S.
 1993

NOTES

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF DUNDAS STREET HAVING A BEARING OF N29°58'00"E AS SHOWN ON A PLAN OF SURVEY BY R.M. JASON, O.L.S., DATED MARCH 17th, 1993.

Plan DENOTES REGISTERED PLAN N^o 25
 613 DENOTES R.F. MUCKLESTONE, O.L.S.
 1116 DENOTES W.J. JOHNSTON, O.L.S.
 1425 DENOTES R.M. JASON, O.L.S.
 725 DENOTES ARNETT, KENNEDY, RIDDELL & JASON, O.L.S.
 50 DENOTES SOURCE UNKNOWN
 # DENOTES SURVEY MONUMENT FOUND
 C DENOTES SURVEY MONUMENT PLANTED
 SIB DENOTES STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 IB DENOTES IRON BAR
 R DENOTES ROUND
 IP DENOTES IRON PIPE
 CM DENOTES CONCRETE MONUMENT
 CC DENOTES CUT CROSS
 WH DENOTES WITNESS
 Acc DENOTES ACCEPTED
 Meas DENOTES MEASURED
 F DENOTES FENCE
 INST DENOTES INSTRUMENT
 d1 DENOTES INST. N^o 102557
 d2 DENOTES INST. N^o 78251

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 24th DAY OF DECEMBER, 1993.

DATE Jan 18, 1994

R.M. Jason
 RON M. JASON
 ONTARIO LAND SURVEYOR

CAUTION THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

Ron M. Jason Surveying Ltd.
 ONTARIO & CANADA LAND SURVEYORS
 PRESCOTT
 Ref: 93-10-103



— Approximate Location of Requested Easement



Photo Courtesy of Google Maps May 2023



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 2, 2023

Department: Community Development

Topic: Consent Policy Review – Revised Amendment Option #2

Purpose: To review a revised Official Plan Amendment

Background: Committee has requested the following changes to the Township’s consent policies for the Rural area in our Official Plan and/or Zoning Bylaw:

1. Reduce the minimum lot size from 1.0 hectare to 0.4 hectares (OPA, ZBA);
2. Reduce the minimum lot frontage from 70m to 45m (ZBA)
3. Increase the maximum number of lots that may be created from an original land holding by consent from two to four (OPA); and
4. Redefine an original land holding from December 6, 2003 to December 6, 2013 (OPA).

[Draft amendment option #1](#)

At the Committee’s request, a draft Official Plan amendment and a draft Zoning Bylaw amendment were presented at the September Committee meeting that reflected the above changes. Through preliminary consultation with the Counties as the Approval Authority, we understand that an amendment to permit additional severances in the Rural area will need to demonstrate that there is a need for additional lots.

[Land needs](#)

A land needs assessment was completed by Novatech with assistance from the Counties, which shows that the Township has approximately 816 vacant lots (575 excluding draft approval) potentially suitable for residential development. 379 of those lots are in the Rural Area.

The PPS requires Planning authorities to maintain the ability to accommodate residential growth for a minimum of 15 years through intensification, redevelopment and, if necessary, lands which are designated for residential development. When compared to our average demand for lots, the assessment concludes that there is more than a 20 year supply of land in Edwardsburgh Cardinal.

Additional information was requested by the Committee in regards to the land needs for Rideau Lakes. The following information was provided by the Counties.

	Rideau Lakes	Edwardsburgh Cardinal
Vacant Lots	470	816
Lots projected to be created by severance over the next 15 years*	265	75
Total lots available over the next 15 years	735	886
Demand per year**	50	20
Demand projection over 15 years	750	300
Projected # of lots available in 15 years	-15	516

*based on 10 year severance average

**based on average number of building permits for new dwellings

Novatech shared in their September report to Committee that there does not appear to be planning justification for increasing the maximum number of lots that can be created by consent.

Draft amendment option #2

As such, a second draft amendment was prepared. The second amendment would reduce the minimum lot size from 1ha to 0.4ha. It is understood that this policy revision would have the effect of rendering many existing lots as being eligible for land division. Accordingly, it is considered that a reduced lot area requirement will generate additional opportunities for severance(s) and plans of subdivision.

Hydrogeological Assessment and Terrain Analysis

The second draft amendment also included policy changes that would require a hydrogeological assessment and terrain analysis when a lot is being created that is less than 1ha.

A report was prepared for Committee by a Hydrogeologist at JP2G regarding the importance of a hydrogeological study and terrain analysis, and clarification on the Ministry requirements for these assessments.

The PPS section 1.6.6.4 permits individual on-site sewage and water services when municipal or private communal services are not available “provided that site conditions are suitable for the long-term provision of such services with no negative impacts”.

The PPS defines “negative impacts” for this policy specifically:

“in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;”

JP2G further explains the significance of lot size as it relates to provincial standards, referencing the Ministry's D-5 series guidelines:

Lot Size

Typically, if the proposed lots within the development are one (1) hectare or larger, or the average lot size is 1 ha or larger and there are no lots being smaller than 0.8 ha, the risk of individual septic systems at the boundary limits is considered acceptable and may not require a detailed hydrogeological assessment, if it is demonstrated that the site is not hydrogeologically sensitive. In this instance it is assumed that the attenuative processes within the 1 ha lot will be sufficient to reduce the nitrate-nitrogen concentrations to acceptable limits.

Committee felt that the requirement for a hydro-g and terrain analysis within the Official Plan would create a burden for developers. Staff were asked to review policies for Rideau Lakes, which seemed to have lessened these requirements through their recent Official Plan amendment.

Both the Augusta and Rideau Lakes Townships have Official Plan policies to request this study and have adopted separate policies by Council Resolution to clarify when a hydrogeological assessment and terrain analysis is considered a reasonable requirement for lot creation (see attached policies). It is also noted that Novatech's report to Committee in June provides a comparison of consent policies for municipalities within the United Counties of Leeds Grenville.

[Revised draft amendment option #2](#)

At the September meeting, staff were directed to revise draft amendment option #2 by not requiring a hydrogeological assessment or terrain analysis as part of the amendment. Instead, these requirements are to be clarified through a separate policy. Draft amendment option #2 has been revised to state that a study may be required. The township has already initiated a preconsultation with the Counties for this amendment.

Staff are working with the Hydrogeologist at JP2G to prepare a draft policy for Committee's consideration.

A draft Zoning Bylaw Amendment has also been prepared to implement the reduced lot size requirements in the proposed OPA and to reduce the required lot frontage in the Rural Area for the RU and RLS zones.

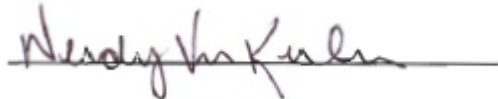
[Next steps](#)

An Open House or Public Meeting can now be scheduled by the Township to receive feedback from the public and interested parties on the proposed Official Plan and Zoning Bylaw amendments. It is noted that the Planning Act does not require an Open House meeting for this amendment, but a Public Meeting will be required before the amendment is passed by Council.

Policy Implications: Please see the attached draft Official Plan Amendment No. 2 prepared by Novatech, which includes policy discussion related to a reduced lot size. The attached draft amendment represents a revised draft amendment #2 as requested by Committee at the September 5th meeting.

Financial Considerations: The Counties will waive application fees for local municipalities for official plan approvals and amendments. Professional fees for the preparation of the amendment and supporting information are expected.

Recommendation: That Committee recommend that Council endorse the attached Official Plan Amendment No. 2 and Zoning Bylaw amendment; and direct staff to proceed with scheduling an Open House meeting to hear comments from the public on the proposed Official Plan Amendment No. 2 and Zoning Bylaw Amendment.

A handwritten signature in cursive script, appearing to read "Nerdy Van Kester", written over a horizontal line.

Community Development Coordinator

Attachments:

- Draft Official Plan Amendment No. 2 prepared by Novatech
- Draft Zoning Bylaw Amendment prepared by Novatech
- Neighbouring municipal policies on requirement for hydrogeological assessment

OFFICIAL PLAN AMENDMENT NO. 2
TO THE OFFICIAL PLAN OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL
(Reduced Minimum Lot Area Requirements)

DRAFT

Prepared By:

NOVATECH

Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive

Ottawa, Ontario K2M 1P6

tel: (613) 254-9643

fax: (613) 254-5867

File Number: 123068

Date: September 25, 2023

PART A - THE PREAMBLE

1. Title

The title of the Amendment is “Official Plan Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal”, herein referred to as Amendment No. 2.

2. Purpose and Effect

Amendment No. 2 is a Township-initiated Amendment to the Official Plan of the Township of Edwardsburgh Cardinal. The purpose of the Amendment is to revise policies to reduce the minimum lot area requirement from 1.0 hectares to 0.4 hectares throughout the Township.

The effect of the amendment would be to establish a new minimum lot area requirement of 0.4 hectares for new lots created within the Township. The amendment would reduce the minimum lot area requirement for residential properties within the Township where development is to occur on private or partial services.

3. Location

Official Plan Amendment No. 2 is an amendment to text only and will apply to all lands in the Township of Edwardsburgh Cardinal.

4. Basis of the Amendment

The Township’s Official Plan was approved in January 2020 by the United Counties of Leeds and Grenville. When the Township’s Plan was updated in 2020, existing policies with respect to establishing a minimum lot area of 1.0 hectares was maintained from the 2012 Official Plan. The Township’s Official Plan states that “With the exception of the village of Cardinal where there are full municipal water and sewage services, the minimum lot area shall be generally no less than 1.0 hectare.” (Section 7.1.1.1).

As a means to support additional housing opportunities within the Township’s rural area, Township Council has expressed interest to reduce the minimum lot area requirements for residential lots on private or partial services. This Official Plan amendment would establish a minimum lot area standard of 0.4 hectares (1 acre).

The Provincial Policy Statement 2020 (PPS) came into effect on May 1, 2020 following the approval of the Township’s Official Plan in January 2020. The PPS provides a policy framework for regulating development, land uses and growth and development within Ontario. The PPS states that settlement areas shall be the focus of growth and development including rural settlement areas in rural areas (Section 1.1.3.1 and Section 1.1.4.2). The PPS also states that growth and development may be directed to rural lands in accordance with Section 1.1.5 of the PPS (Section 1.1.4.4). The Township of Edwardsburgh Cardinal is comprised of various land uses including a mix urban and rural settlement areas where partial or municipal services exist and vast rural landscapes supporting agricultural, natural and cultural resources and other rural land uses.

Section 1.1.5 of the PPS provides policy for rural lands within municipalities. Section 1.1.5.2 identifies various land uses that may be permitted on rural lands and states that residential development, including lot creation, that is locally appropriate are permitted. Further, it is

policy that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted (Section 1.1.5.4). Section 1.4 of the PPS provides policy direction for housing. Section 1.4.3 requires planning authorities to provide an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all housing options.

In addition to ensuring development can be sustained by rural services, the PPS also establishes a hierarchy of servicing with full municipal services, within settlement areas, being the preferred form of servicing to support growth, protect the environment and minimize risks to public health and safety (Section 1.6.6.2). In the case of rural lands, Section 1.6.6.4 of the PPS states that where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

On February 19, 2016, the United Counties of Leeds and Grenville Official Plan was approved by the Minister of Municipal Affairs and Housing. The United Counties Official Plan provides a policy framework for growth and development throughout the Counties to a planning horizon of 2031. Consistent with the policy objectives of the PPS, the Counties Plan directs that settlement areas be the focus of growth including residential development (Section 2.3.1 a)). While recognizing that the United Counties is comprised of urban, rural and agricultural landscapes, Section 3.3 of the Counties Plan provides policy for development on rural lands. Section 3.3.1 e) of the Plan states that one of the objectives of the rural lands are to promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services. Further, Section 3.3.2 a) iii. states one of the primary uses of rural lands will be for limited residential development, which will be defined in local municipal Official Plans. Section 3.3.2 a) also states that local municipalities will establish policies in their Official Plans related to rural residential development which may be accommodated on rural lands without compromising the rural character of these lands. With regards to lot creation, the Counties Plan states that lot creation in the rural lands will only be permitted in accordance with policies of the Counties Plan and the local municipal Official Plan (Section 3.3.3 l)). As permitted by the Counties Plan, the Township is proposing to revise lot creation policies of the 2020 Official Plan to establish a minimum lot area of 0.4 hectares.

The Township's Official Plan was approved by the United Counties of Leeds and Grenville on January 23, 2020 which is intended to guide land uses until the year 2031. As noted, the Township is comprised of a mix of land uses including serviced and un-serviced settlement areas, significant industrial areas, aggregate, rural and agricultural lands as well as natural heritage resources. Section 3.1.2 of the Township's Plan states that over the next 20 years development on existing lots and new lots to be created by consent and plan of subdivision shall occur primarily within the limits of the Township's Settlement Policy Area designations. Further, Council has established a target for 60% of new development to occur within the Township's urban and rural settlement areas and 40% in rural areas.

Section 3.4 of the Plan provides goals, objectives and policies for development within the Township's Rural Policy Area. The Plan recognizes that in order to maintain and protect the character and identify of the Township's Rural Policy Area, it is important to avoid inefficient land use patterns such as strip or scattered development to minimize incompatibility between land uses and to minimize adverse environmental impacts. The Plan includes policies aimed

at limiting residential lot creation within the rural area and avoiding inefficient land use patterns. The Township has experienced majority of its residential growth with respect to lot creation and building permit issuance since 2012 to be focused within the Township's rural area, outside of its urban and rural settlement area boundaries.

Section 7.1.1 of the Township's Official Plan establishes general policies that apply to all lot creation whether through the consent or plan of subdivision/condominium process. Section 7.1.1.1 (General Policies) establishes a minimum lot area of 1.0 hectare for lots which do not require full municipal water and sewage services. The Township has identified that the minimum lot area requirement of 1.0 hectare (2.47 acres) is a consent eligibility criterion that often hinders an applicant from proceeding through the formal consent process as their lands are not large enough to be further divided. A minimum lot area of 1.0 hectare requires, among other Official Plan criteria, that a property be a minimum of 2.0 hectares (4.94 acres) in order to be considered eligible for consent.

Through this proposed Official Plan amendment, Section 7.1.1.1 is proposed to be revised to reduce the minimum lot area requirement of 1.0 hectare (2.47 acres) to 0.4 hectares (1 acre). The proposed policy would establish a minimum lot size of 0.4 hectares. Section 7.1.1.1 is also proposed to be revised to address servicing and states that an applicant may be required to demonstrate that where a lot is proposed less than 1.0 hectare that the lot can be adequately serviced through the preparation of a hydrogeological assessment and terrain analysis.

The Province has established two guidelines (D-5-4 & D-5-5) to assist municipalities in determining whether on-site sewage and water services are appropriate for proposed development and are used to implement the PPS to ensure there are no negative effects as a result of a development proposal. In accordance with D-Series Guideline D-5-4, "Where proposed lot sizes are less than one hectare, the proponent and/or the consultant is/are responsible for assessing the potential risk to groundwater". A hydrogeological assessment and terrain analysis is necessary to ensure that private services are appropriate and would not negatively impact the environment and public health, consistent with Provincial requirements. The proposed policy is intended to enhance existing policies to ensure development can be provided with appropriate and adequate services and give the Township the authority to request this study when considered locally appropriate for the review of a consent application.

All other policies with respect to land division will be maintained to limit development within the Township's rural area. Policies related to lot creation within the Township's agricultural areas are not proposed to be amended. It is Council's intent that the proposed lot area reduction will support housing opportunities within the Township.

Other sections of the Official Plan are proposed to be amended to ensure internal consistency and to enhance existing policies with respect to ensuring development can be supported with appropriate servicing.

The proposed amendment is consistent with the applicable policies of the Provincial Policy Statement 2020 and the United Counties of Leeds and Grenville Official Plan, as amended, which permit locally appropriate lot creation policies for the rural area.

In addition to this Township Official Plan amendment, Council is proposing to amend the Township's Zoning By-law to establish a minimum lot area of 0.4 hectares and a minimum lot frontage of 45m for the Rural (RU) zone and Limited Services Residential (RLS) zones. The

purpose of the Zoning By-law amendment is to implement the proposed minimum lot area being established through Official Plan Amendment No. 2.

PART B - THE AMENDMENT

1. Introduction

All of this part of the document entitled **PART B - THE AMENDMENT**, provides text changes that constitute Amendment No. 2 to the Official Plan of the Township of Edwardsburgh Cardinal.

2. Details of the Amendment

The Official Plan for the Township of Edwardsburgh Cardinal is hereby amended as follows:

1. That Section 3.4.2 be amended by adding the text 'and can be sustained by rural service levels' to the end of the first sentence.
2. That Section 5.4.7 be amended by replacing the first sentence with the following text:

The determination of site suitability for proposed sewage disposal systems, and the environmental sustainability of development (i.e. long-term protection of groundwater) and a suitable water supply, are important considerations in development (including lot creation) on private and partial services.
3. That Section 5.4.10 be amended by adding the text 'which may be determined by servicing reports' to the end of the first sentence.
4. That Subsection 7.1.1.1 be amended by replacing '1.0 hectare' with '0.4 hectares' in the second and third sentence.
5. That Subsection 7.1.1.1 be amended by adding the text ', servicing requirements' after the word 'topography' in last sentence.
6. That Subsection 7.1.1.1 be amended by adding the following text after the third sentence:

Notwithstanding the minimum lot area of generally 0.4 hectares, where any new lot is proposed to be less than 1.0 hectare and requires partial or private servicing, a hydrogeological assessment and terrain analysis may be required, to demonstrate that the lot can be adequately serviced for the long-term to the satisfaction of the Township.

CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL

BY-LAW No. _____

BEING A BY-LAW TO AMEND ZONING BY-LAW No. 2022-37

**General Amendment to
Comprehensive Zoning By-law No. 2022-37**

WHEREAS By-law No. 2022-37, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Edwardsburgh Cardinal;

AND WHEREAS the Council of the Corporation of the Township of Edwardsburgh Cardinal deems it advisable to amend By-law No. 2022-37, as amended, as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Edwardsburgh Cardinal enacts as follows:

1. Subsection 6.5.1 (Limited Services Residential (RLS) Zone – Zone Provisions) is hereby amended by replacing “*Lot Area (Minimum) 1.0 ha*” with “**Lot Area (Minimum) 0.4 ha**”.
2. Subsection 12.1 (Rural (RU) Zone – Zone Provisions) is hereby amended by replacing “*Lot Area (Minimum) 1 ha*” with “**Lot Area (Minimum) 0.4 ha**” and replacing “*Lot Frontage (Minimum) 70 m*” with “**Lot Frontage (Minimum) 45 m**”.
3. The By-law shall become effective on the date of passing hereof, subject to the provisions of Section 34(21) of the *Planning Act*, R.S.O. 1990, as amended.

Read a first and second time this ____ day of _____, 2023.

Read a third time and adopted this ____ day of _____, 2023.

CORPORATE SEAL OF TOWNSHIP

Head of Council

Clerk

TOWNSHIP OF RIDEAU LAKES
PLANNING ADVISORY COMMITTEE

RECOMMENDATION NO. 110-2022
Wednesday, July 13, 2022

Moved By: Marcia Maxwell

Seconded By: Jeff Babs

That the Planning Advisory Committee acknowledges the letter provided by Sky Counsel on behalf of the Big Rideau Lake Association and Upper Rideau Lake Association in regards to the Official Plan Amendments that apply to various lot severances for parcels less than 0.8 hectares.

Further that the Planning Advisory Committee endorses the following process in implementation of Section 5.2.2 a) of the Approved Official Plan Amendment #6 for lots created under 0.8 hectares:

- Step 1a– Licensed well technician either drills a well on proposed severed lands and provides quantity and quality testing results to staff OR uses existing well records, along with reviewing the existing situation of quantity and quality of wells on adjacent properties and provides those quantity and quality testing results to staff. It is anticipated that all quantity and quality testing will follow provincial standards.
- Step 1b – Staff conduct a land use review to determine if there are any known water quality issues (such as in a Wellhead Protection or Intake Protection Zone, or based on lake water quality data from the CA – this reviewed through consult with CA), overall density, or problematic land uses (landfills, contaminated adjacent sites etc., this reviewed through consult with MECP who have provided comments in the past on plumes etc.).
- Step 2 – Staff review 1a results against D-5-5 Guidelines to ensure standards met. Results from 1a and 1b are provided to MECP to consult on whether a full hydrogeological assessment and/or further review is warranted. If MECP will not provide the technical advice/consult in this regard staff consult with the hydrogeologist that we currently have on retainer (WSP, however subject to change).
- Step 3a – Should step 2 result in a recommended full hydrogeological assessment this will be undertaken at the expense of the applicant.
- Step 3b – Should step 2 not result in the recommendation for a full hydrogeological assessment, the policy is considered satisfied (though all other relevant policies still must be met).

_____ Defeated:

Carried: 

TOWNSHIP OF AUGUSTA

Moved By: Samantha Schapelhouman

Date: March 28, 2022

Report 2022-021

Seconded By: TANJA HENRY

Resolution No 6

BE IT RESOLVED THAT Council directs that the need for a condition on a severance application, with respect to groundwater assessment on the suitability of the quantity and quality of groundwater to service a new lot to be severed, be considered on a case-by-case basis, rather than be a standard condition of severance approval applicable to all new lot severance applications.

THAT Council directs that under the following circumstances, a groundwater assessment/opinion of acceptable quantity and quality by a qualified hydrogeologist consulting firm is a reasonable condition of severance approval:

- When the lot(s) to be created are less than 0.8 ha (2.0 acres) in lot size (in addition, the soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- When any new lot(s) development, regardless of lot size is/are located within a designated Settlement Area in the Official Plan, and such assessment shall also include a review and opinion to ensure no negative impacts on area properties/ground water use (in addition, if such lot(s) are less than 0.8 ha (2.0 acres) in lot size, soil and terrain and site condition assessment as detailed under Section 3.1.6 of the Official Plan is also required);
- Where the new lot(s) to be created, regardless of lot size, would result in being more than the fifth (5th) lot within a 5 ha area, to be serviced by groundwater.
- Where the new lot(s) is in an area that raises potential influence in relation to a waste disposal site, or an active quarry operation or in an area that otherwise raises ground water quantity/quality impacts on the proposed severed lot. (Unless the matter can be suitably addressed at a later time, e.g. through another planning process, such as at the time of Site Plan approval as in the case of Commercial or Industrial lot creation).

THAT Council direct that where it is deemed that a groundwater assessment of quantity and quality is not required to support a severance application, that the following note be requested on any Decision of Severance:
Note: The Township of Augusta advises that it is the responsibility of the property owner to ensure an adequate supply and quality of potable water to service the severed lot.

RECORDED VOTE:

	FOR	AGAINST
Councillor Bowman	---	---
Councillor Henry	---	---
Mayor Malanka	---	---
Councillor Schapelhouman	---	---
Deputy Mayor Shaver	---	---

CARRIED  Mayor DEFEATED _____ Mayor

Declaration of pecuniary interest by: _____

Nature of interest: _____

- Disclosed His/Her/Their Interest
- Vacated His/Her/Their Seat
- Abstained from discussion & did not vote on the question

AMENDMENT #1

Details of the Official Plan Amendment

The Official Plan for the Township of Edwardsburgh Cardinal is hereby amended as follows:

1. That 'and to the lesser extent, in the Rural Policy Area' be added to the end of the first sentence in the first paragraph in Section 3.1.2.
2. That 'Notwithstanding the foregoing, this policy shall not be interpreted to preclude or impede lot creation and/or development in the Rural Policy Area designation where growth targets for the Settlement Policy Area are not met.' be added after the second sentence in the second paragraph of Section 3.1.2.
3. That 'and be sustained by rural service levels' be added to the end of the first sentence in Section 3.4.2.
4. That the first sentence in Section 5.4.7 be replaced with the following text 'The determination of site suitability for proposed sewage disposal systems, and the environmental sustainability of development (i.e. long-term protection of groundwater) and a suitable water supply, are important considerations in for development (including lot creation) on private and partial services.'
5. That 'which may be determined by servicing reports' be added to the end of the first sentence in Section 5.4.10.
6. That 'two' be replaced with 'four' in the third sentence of Section 7.1.
7. That 'three' be replaced with 'generally four' in the fourth sentence of Section 7.1.
8. That '1.0 hectare' be replaced with '0.4 hectares' in the second and third sentence of Section 7.1.1.1.
9. That the text ', servicing requirements' be added after the text 'topography' in last sentence of Section 7.1.1.1.
10. That 'two' be replaced with 'four' in the first sentence of Section 7.1.3.1.
11. That 'December 6, 2003' be replaced with 'December 6, 2013' in the last sentence of Section 7.1.3.1.

Details of Zoning By-law Amendment

Zoning By-law No. 2022-37 is hereby further amended as follows:

1. Subsection 6.5.1 (Limited Services Residential (RLS) Zone – Zone Provisions) is hereby amended by replacing "*Lot Area (Minimum) 1.0 ha*" with "**Lot Area (Minimum) 0.4 ha**".

Subsection 12.1 (Rural (RU) Zone – Zone Provisions) is hereby amended by replacing "*Lot Area (Minimum) 1 ha*" with "**Lot Area (Minimum) 0.4 ha**" and replacing "*Lot Frontage (Minimum) 70 m*" with "**Lot Frontage (Minimum) 45 m**".

Committee: Committee of the Whole – Community Development

Date: October 2, 2023

Department: Community Development

Topic: Responding to the Housing Affordability Task Force’s Recommendations

Background: The Township received the attached letter from the Minister of Municipal Affairs and Housing, the Honorable Paul Calandra, regarding the 74 recommendations made by the Housing Affordability Task Force in 2022 (55 recommendations made within the report and 19 recommendations within the appendices). Minister Calandra asks that each municipality rank the top 5 task force recommendations that they feel would be, or have been, the most useful in increasing housing supply.

Please find attached to this report:

- Letter from the Honorable Paul Calandra, Minister of Municipal Affairs and Housing
- Top Five Housing Affordability Task Force Recommendations Form for Response
- Report of the Housing Affordability Task Force, February 8, 2022
- Progress on Recommendations to identify which items have been completed or partially completed, to date

To help facilitate discussion, staff have identified recommendations that they felt would benefit our Township. Recommendations are grouped by topic, as shown in the report.

Require greater density

4. Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.

Depoliticize the process and cut red tape

21. Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a

member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.

22. Simplify planning legislation and policy documents.

23. Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.

Fix the Ontario Land Tribunal

27. c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.

30. Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.

42. Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.

Support municipalities that commit to transforming the system

48. The Ontario government should establish a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding. This fund should reward:

- a) Annual housing growth that meets or exceeds provincial targets
- b) Reductions in total approval times for new housing
- c) The speedy removal of exclusionary zoning practices

50. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.

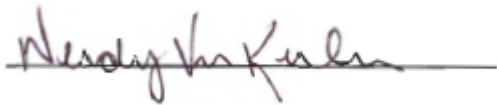
Improve quality of data

51. Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.

Additional Recommendations

Appendix B: • Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.

Appendix C: • Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.

A handwritten signature in black ink, appearing to read "Nerdy Van Kester", written over a horizontal line.

Community Development Coordinator



September 15, 2023

Dear Head of Council,

**Subject: Responding to the Housing Affordability Task Force's
Recommendations**

As you know, in February 2022, the Housing Affordability Task Force delivered [its final report](#) with recommendations to help Ontario tackle the housing supply crisis and build at least 1.5 million homes by 2031. Including sub-items and appendices, the Task Force made 74 unique recommendations, some of which apply to all communities in Ontario, with others more specific to large and urban municipalities. While Ontario has made progress in acting on these recommendations — with 23 implemented to date helping to achieve the highest level of housing starts in over three decades — as the province grows at incredible speed, all levels of government need to do more.

To bring the dream of home ownership into reach for more people, I have asked my ministry to renew its efforts to review and, where possible, implement the Task Force's remaining recommendations with minimal delay. As part of that review, I am asking for you, as head of council, to prioritize your top five recommendations for future consideration. For these top five priorities, this could include your advice to revisit the way a recommendation has been implemented up to this point, as well as how some of the recommendations could or should be implemented with amendments.

Accompanying this letter, you will find a chart with space to rank the top five Task Force recommendations. While I know that some of the recommendations may not be applicable to all small, rural, and Northern communities, I ask that you rank those recommendations that you feel would be, or have been, the most useful in increasing housing supply in your community.

As we look to do more to solve the housing supply and affordability crisis together, it's important for the province to have a full understanding of our municipal partners' positions on these recommendations as quickly as possible. I ask that you **please return the completed chart to housingsupply@ontario.ca no later than October 16, 2023.**

.../2

I look forward to continuing our work together to ensure that more people can afford a place to call home.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a large, stylized initial 'P' and 'C'.

The Hon. Paul Calandra
Minister of Municipal Affairs and Housing

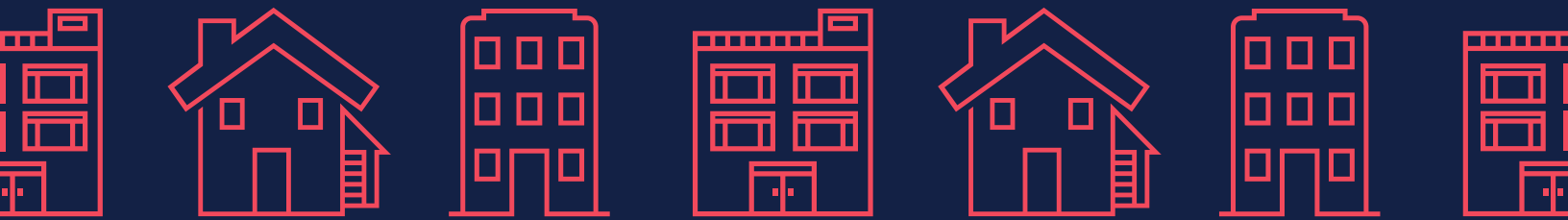
- c: Hon. Rob Flack, Associate Minister of Housing
- Kirstin Jensen, Interim Chief of Staff, Minister's Office
- Martha Greenberg, Deputy Minister
- Joshua Paul, Assistant Deputy Minister, Market Housing Division
- Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
- Caspar Hall, Assistant Deputy Minister, Local Government Division

Attachment:

Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Attachment: Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Please identify the top 5 HATF recommendations that you support, and rationale / comments	
1.	
2.	
3.	
4.	
5.	



Report of the
**Ontario Housing
Affordability Task Force**



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Letter to Minister Clark

Dear Minister Clark,

Hard-working Ontarians are facing a housing crisis. For many years, the province has not built enough housing to meet the needs of our growing population. While the affordability crisis began in our large cities, it has now spread to smaller towns and rural communities.

Efforts to cool the housing market have only provided temporary relief to home buyers. The long-term trend is clear: house prices are increasing much faster than Ontarian's incomes. The time for action is now.

When striking the Housing Affordability Task Force, you and Premier Ford were clear: you wanted actionable, concrete solutions to help Ontarians and there was no time to waste. You asked us to be bold and gave us the freedom and independence to develop our recommendations.

In the past two months, we have met municipal leaders, planners, unions, developers and builders, the financial sector, academics, think tanks and housing advocates. Time was short, but solutions emerged consistently around these themes:

- More housing density across the province
- End exclusionary municipal rules that block or delay new housing
- Depoliticize the housing approvals process
- Prevent abuse of the housing appeals system
- Financial support to municipalities that build more housing

We present this report to you not as an “all or nothing” proposal, but rather as a list of options that the government has at its disposal to help address housing affordability for Ontarians and get more homes built. We propose an ambitious but achievable target: 1.5 million new homes built in the next ten years.

Parents and grandparents are worried that their children will not be able to afford a home when they start working or decide to start a family. Too many Ontarians are unable to live in their preferred city or town because they cannot afford to buy or rent.

The way housing is approved and built was designed for a different era when the province was less constrained by space and had fewer people. But it no longer meets the needs of Ontarians. The balance has swung too far in favour of lengthy consultations, bureaucratic red tape, and costly appeals. It is too easy to oppose new housing and too costly to build. We are in a housing crisis and that demands immediate and sweeping reforms.

It has been an honour to serve as Chair, and I am proud to submit this report on behalf of the entire Task Force.



Jake Lawrence

Chair, Housing Affordability Task Force

Chief Executive Officer and Group Head, Global Banking and Markets, Scotiabank

Executive summary and recommendations

House prices in Ontario have almost tripled in the past 10 years, growing much faster than incomes. This has home ownership beyond the reach of most first-time buyers across the province, even those with well-paying jobs. Housing has become too expensive for rental units and it has become too expensive in rural communities and small towns. The system is not working as it should.

For too long, we have focused on solutions to “cool” the housing market. It is now clear that we do not have enough homes to meet the needs of Ontarians today, and we are not building enough to meet the needs of our growing population. If this problem is not fixed – by creating more housing to meet the growing demand – housing prices will continue to rise. We need to build more housing in Ontario.

This report sets out recommendations that would set a bold goal and clear direction for the province, increase density, remove exclusionary rules that prevent housing growth, prevent abuse of the appeals process, and make sure municipalities are treated as partners in this process by incentivizing success.

Setting bold targets and making new housing the planning priority

Recommendations 1 and 2 urge Ontario to set a bold goal of adding 1.5 million homes over the next 10 years and update planning guidance to make this a priority.

The task force then recommends actions in five main areas to increase supply:

Require greater density

Land is not being used efficiently across Ontario. In too many neighbourhoods, municipal rules only allow single-family homes – not even a granny suite. Taxpayers have invested heavily in subway, light rail, bus and rail lines and highways, and the streets nearby are ideally suited for more mid- and high-rise housing. Underused or redundant commercial and industrial buildings are ripe to be redeveloped into housing or mixed commercial and residential use. New housing on undeveloped land should also be higher density than traditional suburbs, especially close to highways.

Adding density in all these locations makes better use of infrastructure and helps to save land outside urban boundaries. Implementing these recommendations will provide Ontarians with many more options for housing.

Recommendations 3 through 11 address how Ontario can quickly create more housing supply by allowing more housing in more locations “as of right” (without the need for municipal approval) and make better use of transportation investments.

Reduce and streamline urban design rules

Municipalities require numerous studies and set all kinds of rules for adding housing, many of which go well beyond the requirements of the provincial Planning Act. While some of this guidance has value for urban design, some rules appear to be arbitrary and not supported by evidence – for example, requiring condo buildings to include costly parking stalls even though many go unsold. These rules and requirements result in delays and extra costs that make housing either impossible to build or very expensive for the eventual home buyer or renter.

Recommendation 12 would set uniform provincial standards for urban design, including building shadows and setbacks, do away with rules that prioritize preservation of neighbourhood physical character over new housing, no longer require municipal approval of design matters like a building’s colour, texture, type of material or window details, and remove or reduce parking requirements.

Depoliticize the process and cut red tape

NIMBYism (not in my backyard) is a major obstacle to building housing. It drags out the approval process, pushes up costs, and keeps out new residents. Because local councillors depend on the votes of residents who want to keep the status quo, the planning process has become politicized. Municipalities allow far more public consultation than is required, often using formats that make it hard for working people and families with young children to take part. Too few technical decisions are delegated to municipal staff. Pressure to designate buildings with little or no heritage value as “heritage” if development is proposed and bulk listings of properties with “heritage potential” are also standing in the way of getting homes built. Dysfunction throughout the system, risk aversion and needless bureaucracy have resulted in a situation where Ontario lags the rest of Canada and the developed world in approval times. Ontarians have waited long enough.

Recommendations 13 through 25 would require municipalities to limit consultations to the legislated maximum, ensure people can take part digitally, mandate the delegation of technical decisions, prevent abuse of the heritage process and see property owners compensated for financial loss resulting from designation, restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews, legislate timelines for approvals and enact several other common sense changes that would allow housing to be built more quickly and affordably.

Fix the Ontario Land Tribunal

Largely because of the politicization of the planning process, many proponents look to the Tribunal, a quasi-judicial body, to give the go-ahead to projects that should have been approved by the municipality. Even when there is municipal approval, however, opponents appeal to the Tribunal – paying only a \$400 fee – knowing that this may well succeed in delaying a project to the point where it might no longer make economic sense. As a result, the Tribunal faces a backlog of more than 1,000 cases and is seriously under-resourced.

Recommendations 26 through 31 seek to weed out or prevent appeals aimed purely at delaying projects, allow adjudicators to award costs to proponents in more cases, including instances where a municipality has refused an approval to avoid missing a legislated deadline, reduce the time to issue decisions, increase funding, and encourage the Tribunal to prioritize cases that would increase housing supply quickly as it tackles the backlog.

Support municipalities that commit to transforming the system

Fixing the housing crisis needs everyone working together. Delivering 1.5 million homes will require the provincial and federal governments to invest in change. Municipalities that make the difficult but necessary choices to grow housing supply should be rewarded, and those that resist new housing should see funding reductions.

Recommendations 49 and 50 call for Ontario government to create a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding, and suggest how the province should reward municipalities that support change and reduce funding for municipalities that do not.

This executive summary focuses on the actions that will get the most housing units approved and built in the shortest time. Other recommendations in the report deal with issues that are important but may take more time to resolve or may not directly increase supply (recommendation numbers are indicated in brackets): improving tax and municipal financing (**32-37, 39, 42-44**); encouraging new pathways to home ownership (**38, 40, 41**); and addressing labour shortages in the construction industry (**45-47**).

This is not the first attempt to “fix the housing system”. There have been efforts for years to tackle increasing housing prices and find solutions. This time must be different. **Recommendations 50-55** set out ways of helping to ensure real and concrete progress on providing the homes Ontarians need.

Introduction

Ontario is in a housing crisis. Prices are skyrocketing: the average price for a house across Ontario was \$923,000 at the end of 2021.^[1] Ten years ago, the average price was \$329,000.^[2] Over that period, average house prices have climbed 180% while average incomes have grown roughly 38%.^{[3][4]}

Not long ago, hard-working Ontarians – teachers, construction workers, small business owners – could afford the home they wanted. In small towns, it was reasonable to expect that you could afford a home in the neighbourhood you grew up in. Today, home ownership or finding a quality rental is now out of reach for too many Ontarians. The system is not working as it should be.

Housing has become too expensive for rental units and it has become too expensive in rural communities and small towns.

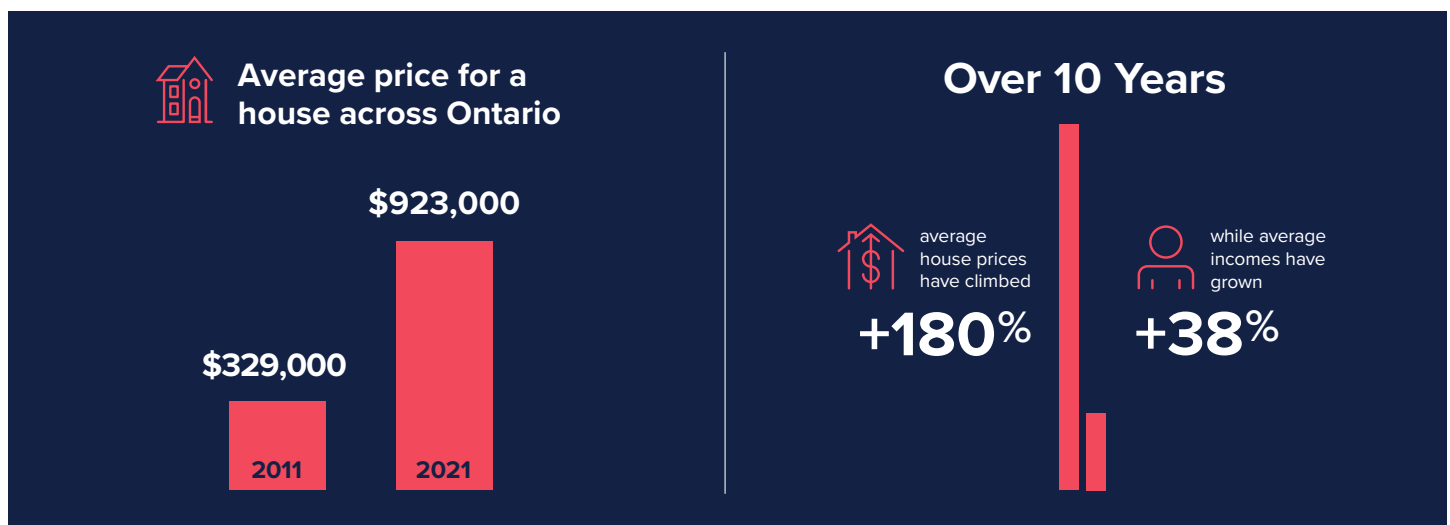
While people who were able to buy a home a decade or more ago have built considerable personal equity, the benefits of having a home aren't just financial. Having a place to call home connects people to their community, creates a gathering place for friends and family, and becomes a source of pride.

Today, the reality for an ever-increasing number of Ontarians is quite different. Everyone in Ontario knows people who are living with the personal and financial stress of not being able to find housing they can afford. The young family who can't buy a house within two hours of where they work. The tenant with a good job who worries about

where she'll find a new apartment she can afford if the owner decides to sell. The recent graduate who will have to stay at home for a few more years before he can afford to rent or buy.

While the crisis is widespread, it weighs more heavily on some groups than on others. Young people starting a family who need a larger home find themselves priced out of the market. Black, Indigenous and marginalized people face even greater challenges. As Ontarians, we have only recently begun to understand and address the reality of decades of systemic racism that has resulted in lower household incomes, making the housing affordability gap wider than average.

The high cost of housing has pushed minorities and lower income Ontarians further and further away from job markets. Black and Indigenous homeownership rates are less than half of the provincial average.^[5] And homelessness rates among Indigenous Peoples are 11 times the national average. When housing prevents an individual from reaching their full potential, this represents a loss to every Ontarian: lost creativity, productivity, and revenue. Lost prosperity for individuals and for the entire Ontario economy.



As much as we read about housing affordability being a challenge in major cities around the world, the depth of the challenge has become greater in Ontario and Canada than almost anywhere in the developed world.



Canada has the lowest amount of housing per population of any G7 country.

How did we get here? Why do we have this problem?

A major factor is that there just isn't enough housing. A 2021 Scotiabank study showed that Canada has the fewest housing units per population of any G7 country – and, our per capita housing supply has *dropped* in the past five years.^[6] An update to that study released in January 2022 found that two thirds of Canada's housing shortage is in Ontario.^[7] Today, Ontario is 1.2 million homes – rental or owned – short of the G7 average. With projected population growth, that huge gap is widening, and bridging it will take immediate, bold and purposeful effort. And to support population growth in the next decade, we will need one million more homes.

While governments across Canada have taken steps to “cool down” the housing market or provide help to first-time buyers, these demand-side solutions only work if there is enough supply. Shortages of supply in any market have a direct impact on affordability. Scarcity breeds price increases. Simply put, if we want more Ontarians to have housing, we need to build more housing in Ontario.

Ontario must build 1.5 million homes over the next 10 years to address the supply shortage

The housing crisis impacts all Ontarians. The ripple effect of the crisis also holds back Ontario reaching its full potential.

Economy

Businesses of all sizes are facing problems finding and retaining workers. Even high-paying jobs in technology and manufacturing are hard to fill because there's not enough housing nearby. This doesn't just dampen the economic growth of cities, it makes them less vibrant, diverse, and creative, and strains their ability to provide essential services.

Public services

Hospitals, school boards and other public service providers across Ontario report challenges attracting and retaining staff because of housing costs. One town told us that it

could no longer maintain a volunteer fire department, because volunteers couldn't afford to live within 10 minutes drive of the firehall.

Environment

Long commutes contribute to air pollution and carbon emissions. An international survey of 74 cities in 16 countries found that Toronto, at 96 minutes both ways, had the longest commute times in North America and was essentially tied with Bogota, Colombia, for the longest commute time worldwide.^[8] Increasing density in our cities and around major transit hubs helps reduce emissions to the benefit of everyone.

Ontario must build

1.5M

homes over the next 10 years
to address the supply shortage.



Our mandate and approach

Ontario's Minister of Municipal Affairs and Housing tasked us with recommending ways to accelerate our progress in closing the housing supply gap to improve housing affordability.

Time is of the essence. Building housing now is exactly what our post-pandemic economy needs. Housing construction creates good-paying jobs that cannot be outsourced to other countries. Moreover, the pandemic gave rise to unprecedented levels of available capital that can be invested in housing – if we can just put it to work.

We represent a wide range of experience and perspectives that includes developing, financing and building homes, delivering affordable housing, and researching housing market trends, challenges and solutions. Our detailed biographies appear as [Appendix A](#).



We acknowledge that every house in Ontario is built on the traditional territory of Indigenous Peoples.



People in households that spend 30% or more of total household income on shelter expenses are defined as having a “housing affordability” problem. Shelter expenses include electricity, oil, gas, coal, wood or other fuels, water and other municipal services, monthly mortgage payments, property taxes, condominium fees, and rent.

Our mandate was to focus on how to increase market housing supply and affordability. By market housing, we are referring to homes that can be purchased or rented without government support.

Affordable housing (units provided at below-market rates with government support) was not part of our mandate.

The Minister and his cabinet colleagues are working on that issue. Nonetheless, almost every stakeholder we spoke with had ideas that will help deliver market housing and also make it easier to deliver affordable housing. However, affordable housing is a societal responsibility and will require intentional investments and strategies to bridge the significant affordable housing gap in this province. We have included a number of recommendations aimed at affordable housing in the body of this report, but have also included further thoughts in [Appendix B](#).

We note that government-owned land was also outside our mandate. Many stakeholders, however, stressed the value of surplus or underused public land and land associated with major transit investments in finding housing solutions. We agree and have set out some thoughts on that issue in [Appendix C](#).

How we did our work

Our Task Force was struck in December 2021 and mandated to deliver a final report to the Minister by the end of January 2022. We were able to work to that tight timeline because, in almost all cases, viewpoints and feasible solutions are well known. In addition, we benefited from insights gleaned from recent work to solve the problem in other jurisdictions.

During our deliberations, we met with and talked to over 140 organizations and individuals, including industry associations representing builders and developers, planners, architects, realtors and others; labour unions; social justice advocates; elected officials at the municipal level; academics and research groups; and municipal planners. We also received written submissions from many of these participants. In addition, we drew on the myriad public reports and papers listed in the [References](#).

We thank everyone who took part in sessions that were uniformly helpful in giving us a deeper understanding of the housing crisis and the way out of it. We also thank the staff of the Ministry of Municipal Affairs and Housing who provided logistical and other support, including technical briefings and background.

The way forward

The single unifying theme across all participants over the course of the Task Force’s work has been the urgency to take decisive action. Today’s housing challenges are incredibly complex. Moreover, developing land, obtaining approvals, and building homes takes years.

Some recommendations will produce immediate benefits, others will take years for the full impact.

This is why there is no time to waste. We urge the Minister of Municipal Affairs and Housing and his cabinet colleagues to continue measures they have already taken to accelerate housing supply and to move quickly in turning the recommendations in this report into decisive new actions.

The province must set an ambitious and bold goal to build 1.5 million homes over the next 10 years. If we build 1.5 million new homes over the next ten years, Ontario can fill the housing gap with more affordable choices, catch up to the rest of Canada and keep up with population growth.

By working together, we can resolve Ontario’s housing crisis. In so doing, we can build a more prosperous future for everyone.

The balance of this report lays out our recommendations.

Focus on getting more homes built

Resolving a crisis requires intense focus and a clear goal. The province is responsible for the legislation and policy that establishes the planning, land use, and home building goals, which guide municipalities, land tribunals, and courts. Municipalities are then responsible for implementing provincial policy in a way that works for their communities. The province is uniquely positioned to lead by shining a spotlight on this issue, setting the tone, and creating a single, galvanizing goal around which federal support, provincial legislation, municipal policy, and the housing market can be aligned.

In 2020, Ontario built about 75,000 housing units.^[9] For this report, we define a housing unit (home) as a single dwelling (detached, semi-detached, or attached), apartment, suite, condominium or mobile home. Since 2018, housing completions have grown every year as a result of positive measures that the province and some municipalities have implemented to encourage more home building. But we are still 1.2 million homes short when compared to other G7 countries and our population is growing. The goal of 1.5 million homes feels daunting – but reflects both the need and what is possible. In fact, throughout the 1970s Ontario built more housing units each year than we do today.^[10]

The second recommendation is designed to address the growing complexity and volume of rules in the legislation, policy, plans and by-laws, and their competing priorities, by providing clear direction to provincial agencies, municipalities, tribunals, and courts on the overriding priorities for housing.

- 1. Set a goal of building 1.5 million new homes in ten years.**
- 2. Amend the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.**



The “missing middle” is often cited as an important part of the housing solution. We define the missing middle as mid-rise condo or rental housing, smaller houses on subdivided lots or in laneways and other additional units in existing houses.

Making land available to build

The Greater Toronto Area is bordered on one side by Lake Ontario and on the other by the protected Greenbelt. Similarly, the Ottawa River and another Greenbelt constrain land supply in Ottawa, the province’s second-largest city.

But a shortage of land isn’t the cause of the problem. Land is available, both inside the existing built-up areas and on undeveloped land outside greenbelts.

We need to make better use of land. Zoning defines what we can build and where we can build. If we want to make better use of land to create more housing, then we need to modernize our zoning rules. We heard from planners, municipal councillors, and developers that “as of right” zoning – the ability to by-pass long, drawn out consultations and zoning by-law amendments – is the most effective tool in the provincial toolkit. We agree.

Stop using exclusionary zoning that restricts more housing

Too much land inside cities is tied up by outdated rules. For example, it’s estimated that 70% of land zoned for housing in Toronto is restricted to single-detached or semi-detached homes.^[11] This type of zoning prevents homeowners from adding additional suites to create housing for Ontarians and income for themselves. As one person said, “my neighbour can tear down what was there to build a monster home, but I’m not allowed to add a basement suite to my home.”

It’s estimated that

70%

of land zoned for housing in Toronto is restricted to **single-detached** or **semi-detached** homes.



While less analysis has been done in other Ontario communities, it’s estimated that about half of all residential land in Ottawa is zoned for single-detached housing, meaning nothing else may be built on a lot without public consultation and an amendment to the zoning by-law. In some suburbs around Toronto, single unit zoning dominates residential land use, even close to GO Transit stations and major highways.

One result is that more growth is pushing past urban boundaries and turning farmland into housing. Undeveloped land inside and outside existing municipal boundaries must be part of the solution, particularly in northern and rural communities, but isn’t nearly enough on its own. Most of the solution must come from densification. Greenbelts and other environmentally sensitive areas must be protected, and farms provide food and food security. Relying too heavily on undeveloped land would whittle away too much of the already small share of land devoted to agriculture.

Modernizing zoning would also open the door to more rental housing, which in turn would make communities more inclusive.

Allowing more gentle density also makes better use of roads, water and wastewater systems, transit and other public services that are already in place and have capacity, instead of having to be built in new areas.

The Ontario government took a positive step by allowing secondary suites (e.g., basement apartments) across the province in 2019. However, too many municipalities still place too many restrictions on implementation. For the last three years, the total number of secondary suites in Toronto has actually declined each year, as few units get permitted and owners convert two units into one.^[12]

These are the types of renovations and home construction performed by small businesses and local trades, providing them with a boost.

Underused and vacant commercial and industrial properties are another potential source of land for housing. It was suggested to us that one area ripe for redevelopment into a mix of commercial and residential uses is the strip mall, a leftover from the 1950s that runs along major suburban streets in most large Ontario cities.

“As of right” zoning allows more kinds of housing that are accessible to more kinds of people. It makes neighbourhoods stronger, richer, and fairer. And it will get more housing built in existing neighbourhoods more quickly than any other measure.

3. Limit exclusionary zoning in municipalities through binding provincial action:

- a) Allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.
 - b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.).
- 4.** Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.
- 5.** Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.
- 6.** Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide.
- 7.** Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children.

Align investments in roads and transit with growth

Governments have invested billions of dollars in highways, light rail, buses, subways and trains in Ontario. But without ensuring more people can live close to those transit routes, we’re not getting the best return on those infrastructure investments.

Access to transit is linked to making housing more affordable: when reliable transit options are nearby, people can get to work more easily. They can live further from the centre of the city in less expensive areas without the added cost of car ownership.

The impacts of expanding public transit go far beyond serving riders. These investments also spur economic growth and reduce traffic congestion and emissions. We all pay for the cost of transit spending, and we should all share in the benefits.

If municipalities achieve the right development near transit – a mix of housing at high- and medium-density, office space and retail – this would open the door to better ways of funding the costs. Other cities, like London, UK and Hong Kong, have captured the impacts of increased land value and business activity along new transit routes to help with their financing.

Ontario recently created requirements (residents/hectare) for municipalities to zone for higher density in transit corridors and “major transit station areas”,^[13a] ^[13b] These are areas surrounding subway and other rapid transit stations and hubs. However, we heard troubling reports that local opposition is blocking access to these neighbourhoods and to critical public transit stations. City staff, councillors, and the province need to stand up to these tactics and speak up for the Ontarians who need housing.

The Province is also building new highways in the Greater Golden Horseshoe, and it’s important to plan thoughtfully for the communities that will follow from these investments, to make sure they are compact and liveable.

8. Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets.
9. Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets utilized by public transit (including streets on bus and streetcar routes).
10. Designate or rezone as mixed commercial and residential use all land along transit corridors and redesignate all Residential Apartment to mixed commercial and residential zoning in Toronto.
11. Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land.

Start saying “yes in my backyard”

Even where higher density is allowed in theory, the official plans of most cities in Ontario contain conflicting goals like maintaining “prevailing neighbourhood character”. This bias is reinforced by detailed guidance that often follows from the official plan. Although requirements are presented as “guidelines”, they are often treated as rules.

Examples include:

- Angular plane rules that require successively higher floors to be stepped further back, cutting the number of units that can be built by up to half and making many projects uneconomic
- Detailed rules around the shadows a building casts
- Guidelines around finishes, colours and other design details

One resident’s desire to prevent a shadow being cast in their backyard or a local park frequently prevails over concrete proposals to build more housing for multiple families. By-laws and guidelines that preserve “neighbourhood character” often prevent simple renovations to add new suites to existing homes. The people who suffer are mostly young, visible minorities, and marginalized people. It is the perfect

example of a policy that appears neutral on its surface but is discriminatory in its application.^[14]

Far too much time and money are spent reviewing and holding consultations for large projects which conform with the official plan or zoning by-law and small projects which would cause minimal disruption. The cost of needless delays is passed on to new home buyers and tenants.

Minimum parking requirements for each new unit are another example of outdated municipal requirements that increase the cost of housing and are increasingly less relevant with public transit and ride share services. Minimum parking requirements add as much as \$165,000 to the cost of a new housing unit, even as demand for parking spaces is falling: data from the Residential Construction Council of Ontario shows that in new condo projects, one in three parking stalls goes unsold. We applaud the recent vote by Toronto City Council to scrap most minimum parking requirements. We believe other cities should follow suit.

While true heritage sites are important, heritage preservation has also become a tool to block more housing. For example, some municipalities add thousands of properties at a time to a heritage register because they have “potential” heritage value. Even where a building isn’t heritage designated or registered, neighbours increasingly demand it be as soon as a development is proposed.

This brings us to the role of the “not in my backyard” or NIMBY sentiment in delaying or stopping more homes from being built.



New housing is often the last priority

A proposed building with market and affordable housing units would have increased the midday shadow by 6.5% on a nearby park at the fall and spring equinox, with no impact during the summer months. To conform to a policy that does not permit “new net shadow on specific parks”, seven floors of housing, including 26 affordable housing units, were sacrificed.

Multiple dry cleaners along a transit route were designated as heritage sites to prevent new housing being built. It is hard not to feel outrage when our laws are being used to prevent families from moving into neighbourhoods and into homes they can afford along transit routes.

NIMBY versus YIMBY

NIMBYism (not in my backyard) is a large and constant obstacle to providing housing everywhere. Neighbourhood pushback drags out the approval process, pushes up costs and discourages investment in housing. It also keeps out new residents. While building housing is very costly, opposing new housing costs almost nothing.

Unfortunately, there is a strong incentive for individual municipal councillors to fall in behind community opposition – it's existing residents who elect them, not future ones. The outcry of even a handful of constituents (helped by the rise of social media) has been enough, in far too many cases, to persuade their local councillor to vote against development even while admitting its merits in private. There is a sense among some that it's better to let the Ontario Land Tribunal approve the development on appeal, even if it causes long delays and large cost increases, then to take the political heat.

Mayors and councillors across the province are fed up and many have called for limits on public consultations and more “as of right” zoning. In fact, some have created a new term for NIMBYism: BANANAs – Build Absolutely Nothing Anywhere Near Anything, causing one mayor to comment “NIMBYism has gone BANANAs”. We agree. In a growing, thriving society, that approach is not just bad policy, it is exclusionary and wrong.

As a result, technical planning decisions have become politicized. One major city has delegated many decisions to senior staff, but an individual councillor can withdraw the delegation when there is local opposition and force a vote at Council. We heard that this situation is common across the province, creating an electoral incentive for a councillor to delay or stop a housing proposal, or forcing a councillor to pay the electoral cost of supporting it. Approvals of individual housing applications should be the role of professional staff, free from political interference.

The pressure to stop any development is now so intense that it has given rise to a counter-movement – YIMBYism, or “yes in my backyard,” led by millennials who recognize entrenched opposition to change as a huge obstacle to finding a home. They provide a voice at public consultations for young people, new immigrants and refugees, minority groups, and Ontarians struggling to access housing by connecting our ideals to the reality of housing. People who welcome immigrants to Canada should welcome them to the neighbourhood, fighting climate change means supporting higher-density housing, and “keeping the neighbourhood the way it is” means keeping it off-limits. While anti-housing voices can be loud,

a member of More Neighbours Toronto, a YIMBY group that regularly attends public consultations, has said that the most vocal opponents usually don't represent the majority in a neighbourhood. Survey data from the Ontario Real Estate Association backs that up, with almost 80% of Ontarians saying they are in favour of zoning in urban areas that would encourage more homes.

Ontarians want a solution to the housing crisis. We cannot allow opposition and politicization of individual housing projects to prevent us from meeting the needs of all Ontarians.

12. Create a more permissive land use, planning, and approvals system:

- a) Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood
- b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances
- c) Establish province-wide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements; and
- d) Remove any floorplate restrictions to allow larger, more efficient high-density towers.

13. Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.

14. Require that public consultations provide digital participation options.

15. Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.

- 16.** Prevent abuse of the heritage preservation and designation process by:
 - a) Prohibiting the use of bulk listing on municipal heritage registers
 - b) Prohibiting reactive heritage designations after a Planning Act development application has been filed
- 17.** Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.
- 18.** Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.

We have heard mixed feedback on Committees of Adjustment. While they are seen to be working well in some cities, in others they are seen to simply add another lengthy step in the process. We would urge the government to first implement our recommendation to delegate minor variances and site plan approvals to municipal staff and then assess whether Committees of Adjustment are necessary and an improvement over staff-level decision making.

Cut the red tape so we can build faster and reduce costs

One of the strongest signs that our approval process is not working: of 35 OECD countries, only the Slovak Republic takes longer than Canada to approve a building project. The UK and the US approve projects three times faster without sacrificing quality or safety. And they save home buyers and tenants money as a result, making housing more affordable.^[15]

A 2020 survey of development approval times in 23 Canadian cities shows Ontario seriously lagging: Hamilton (15th), Toronto (17th), Ottawa (21st) with approval times averaging between 20-24 months. These timelines do not include building permits, which take about two years for an apartment building in Toronto. Nor did they count the time it takes for undeveloped land to be designated for housing, which the study notes can take five to ten years.^[16]

Despite the good intentions of many people involved in the approvals and home-building process, decades of dysfunction in the system and needless bureaucracy have made it too difficult for housing approvals to keep up with the needs of Ontarians. There appear to be numerous reasons why Ontario performs so poorly against other Canadian cities and the rest of the developed world. We believe that the major problems can be summed up as:

- Too much complexity in the planning process, with the page count in legislation, regulation, policies, plans, and by-laws growing every year
- Too many studies, guidelines, meetings and other requirements of the type we outlined in the previous section, including many that go well beyond the scope of Ontario's Planning Act
- Reviews within municipalities and with outside agencies that are piecemeal, duplicative (although often with conflicting outcomes) and poorly coordinated
- Process flaws that include reliance on paper
- Some provincial policies that are more relevant to urban development but result in burdensome, irrelevant requirements when applied in some rural and northern communities.



All of this has contributed to widespread failure on the part of municipalities to meet required timelines. The provincial Planning Act sets out deadlines of 90 days for decisions on zoning by-law amendments, 120 days for plans of subdivision, and 30 days for site plan approval, but municipalities routinely miss these without penalty. For other processes, like site plan approval or provincial approvals, there are no timelines and delays drag on. The cost of delay falls on the ultimate homeowner or tenant.

The consequences for homeowners and renters are enormous. Ultimately, whatever cost a builder pays gets passed on to the buyer or renter. As one person said: "Process is the biggest project killer in Toronto because developers have to carry timeline risk."

Site plan control was often brought up as a frustration. Under the Planning Act, this is meant to be a technical review of the external features of a building. In practice, municipalities often expand on what is required and take too long to respond.

Then: In 1966, a draft plan of subdivision in a town in southwestern Ontario to provide 529 low-rise and mid-rise housing units, a school site, a shopping centre and parks was approved by way of a two-page letter setting out 10 conditions. It took seven months to clear conditions for final approval.

And now: In 2013, a builder started the approval process to build on a piece of serviced residential land in a seasonal resort town. Over the next seven years, 18 professional consultant reports were required, culminating in draft plan approval containing 50 clearance conditions. The second approval, issued by the Local Planning Appeals Board in 2020, ran to 23 pages. The developer estimates it will be almost 10 years before final approval is received.

An Ontario Association of Architects study calculating the cost of delays between site plan application and approval concluded that for a 100-unit condominium apartment building, each additional month of delay costs the applicant an estimated \$193,000, or \$1,930 a month for each unit.^[17]

A 2020 study done for the Building Industry and Land Development Association (BILD) looked at impacts of delay on low-rise construction, including single-detached homes. It estimated that every month an approval is delayed adds, on average, \$1.46 per square foot to the cost of a single home. A two-year delay, which is not unusual for this housing type, adds more than \$70,000 to the cost of a 2,000-square-foot house in the GTA.^[16]

Getting rid of so much unnecessary and unproductive additional work would significantly reduce the burden on staff.^[16b] It would help address the widespread shortages of planners and building officials. It would also bring a stronger sense among municipal staff that they are part of the housing solution and can take pride in helping cut approval times and lower the costs of delivering homes.

Adopt common sense approaches that save construction costs

Wood using “mass timber” – an engineer compressed wood, made for strength and weight-bearing – can provide a lower-cost alternative to reinforced concrete in many mid-rise projects, but Ontario’s Building Code is hampering its use. Building taller with wood offers advantages beyond cost:

- Wood is a renewable resource that naturally sequesters carbon, helping us reach our climate change goals

- Using wood supports Ontario’s forestry sector and creates jobs, including for Indigenous people

British Columbia’s and Quebec’s building codes allow woodframe construction up to 12 storeys, but Ontario limits it to six. By amending the Building Code to allow 12-storey woodframe construction, Ontario would encourage increased use of forestry products and reduce building costs.

Finally, we were told that a shift in how builders are required to guarantee their performance would free up billions of dollars to build more housing. Pay on demand surety bonds are a much less onerous option than letters of credit, and are already accepted in Hamilton, Pickering, Innisfil, Whitchurch-Stouffville and other Ontario municipalities. We outline the technical details in [Appendix D](#).

- 19.** Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.
- 20.** Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.
- 21.** Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.
- 22.** Simplify planning legislation and policy documents.
- 23.** Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.
- 24.** Allow wood construction of up to 12 storeys.
- 25.** Require municipalities to provide the option of pay on demand surety bonds and letters of credit.

Prevent abuse of the appeal process

Part of the challenge with housing approvals is that, by the time a project has been appealed to the Ontario Land Tribunal (the Tribunal), it has usually already faced delay and compromises have been made to reduce the size and scope of the proposal. When an approved project is appealed, the appellant – which could just be a single individual – may pay \$400 and tie up new housing for years.

The most recent published report showed 1,300 unresolved cases.^[18] While under-resourcing does contribute to delays, this caseload also reflects the low barrier to launching an appeal and the minimal risks if an appeal is unsuccessful:

- After a builder has spent time and money to ensure a proposal conforms with a municipality's requirements, the municipal council can still reject it – even if its own planning staff has given its support. Very often this is to appease local opponents.
- Unlike a court, costs are not automatically awarded to the successful party at the Tribunal. The winning side must bring a motion and prove that the party bringing the appeal was unreasonable, clearly trying to delay the project, and/or being vexatious or frivolous. Because the bar is set so high, the winning side seldom asks for costs in residential cases.

This has resulted in abuse of the Tribunal to delay new housing. Throughout our consultations, we heard from municipalities, not-for-profits, and developers that affordable housing was a particular target for appeals which, even if unsuccessful, can make projects too costly to build.

Clearly the Tribunal needs more resources to clear its backlog. But the bigger issue is the need for so many appeals: we believe it would better to have well-defined goals and rules for municipalities and builders to avoid this costly and time-consuming quasi-judicial process. Those who bring appeals aimed at stopping development that meets established criteria should pay the legal costs of the successful party and face the risk of a larger project being approved.

The solution is not more appeals, it's fixing the system. We have proposed a series of reforms that would ensure only meritorious appeals proceeded, that every participant faces some risk and cost of losing, and that abuse of the Tribunal will be penalized. We believe that if Ontario accepts our recommendations, the Tribunal will not face the same volume of appeals. But getting to that point will take time, and the Tribunal needs more resources and better tools now.

Recommendation 1 will provide legislative direction to adjudicators that they must prioritize housing growth and intensification over competing priorities contained in provincial and municipal policies. We further recommend the following:

- 26.** Require appellants to promptly seek permission (“leave to appeal”) of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.
- 27.** Prevent abuse of process:
 - a) Remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for at least 40 years.
 - b) Require a \$10,000 filing fee for third-party appeals.
 - c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.
- 28.** Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.
- 29.** Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages.
- 30.** Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.
- 31.** In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.

Reduce the costs to build, buy and rent

The price you pay to buy or rent a home is driven directly by how much it costs to build a home. In Ontario, costs to build homes have dramatically increased at an unprecedented pace over the past decade. In most of our cities and towns, materials and labour only account for about half of the costs. The rest comes from land, which we have addressed in the previous section, and government fees.

A careful balance is required on government fees because, as much as we would like to see them lowered, governments need revenues from fees and taxes to build critically needed infrastructure and pay for all the other services that make Ontario work. So, it is a question of balance and of ensuring that our approach to government fees encourages rather than discourages developers to build the full range of housing we need in our Ontario communities.

Align government fees and charges with the goal of building more housing

Improve the municipal funding model

Housing requires more than just the land it is built on. It requires roads, sewers, parks, utilities and other infrastructure. The provincial government provides municipalities with a way to secure funding for this infrastructure through development charges, community benefit charges and parkland dedication (providing 5% of land for public parks or the cash equivalent).

These charges are founded on the belief that growth – not current taxpayers – should pay for growth. As a concept, it is compelling. In practice, it means that new home buyers pay the entire cost of sewers, parks, affordable housing, or colleges that will be around for generations and may not be located in their neighbourhood. And, although building

affordable housing is a societal responsibility, because affordable units pay all the same charges as a market unit, the cost is passed to new home buyers in the same building or the not-for-profit organization supporting the project. We do not believe that government fees should create a disincentive to affordable housing.

If you ask any developer of homes – whether they are for-profit or non-profit – they will tell you that development charges are a special pain point. In Ontario, they can be as much as \$135,000 per home. In some municipalities, development charges have increased as much as 900% in less than 20 years.^[20] As development charges go up, the prices of homes go up. And development charges on a modest semi-detached home are the same as on a luxury 6,000 square foot home, resulting in a disincentive to build housing that is more affordable. Timing is also a challenge as development charges have to be paid up front, before a shovel even goes into the ground.

To help relieve the pressure, the Ontario government passed recent legislation allowing builders to determine development charges earlier in the building process. But they must pay interest on the assessed development charge to the municipality until a building permit is issued, and there is no cap on the rate, which in one major city is 13% annually.

Cash payments to satisfy parkland dedication also significantly boost the costs of higher-density projects, adding on average \$17,000 to the cost of a high-rise condo across the GTA.^[21] We heard concerns not just about the amount of cash collected, but also about the money not being spent in the neighbourhood or possibly not being spent on parks at all. As an example, in 2019 the City of Toronto held \$644 million in parkland cash-in-lieu payments.^[22] Everyone can agree that we need to invest in parks as our communities grow, but if the funds are not being spent, perhaps it means that more money is being collected for parklands than is needed and we could lower the cost of housing if we adjusted these parkland fees.



A 2019 study carried out for BILD showed that in the Greater Toronto Area, development charges for low-rise housing are on average more than three times higher per unit than in six comparable US metropolitan areas, and roughly 1.75-times higher than in the other Canadian cities.

For high-rise developments the average per unit charges in the GTA are roughly 50% higher than in the US areas, and roughly 30% higher than in the other Canadian urban areas.^[19]

Modernizing HST Thresholds

Harmonized sales tax (HST) applies to all new housing – including purpose-built rental. Today, the federal component is 5% and provincial component is 8%. The federal and provincial government provide a partial HST rebate. Two decades ago, the maximum home price eligible for a rebate was set at \$450,000 federally and \$400,000 provincially, resulting in a maximum rebate of \$6,300 federally and \$24,000 provincially, less than half of today’s average home price. Buyers of new homes above this ceiling face a significant clawback. Indexing the rebate would immediately reduce the cost of building new homes, savings that can be passed on to Ontarians. When both levels of government agree that we are facing a housing crisis, they should not be adding over 10% to the cost of almost all new homes.

- 32.** Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.
- 33.** Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.
- 34.** Prohibit interest rates on development charges higher than a municipality’s borrowing rate.
- 35.** Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges:
 - a) Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected.
 - b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where there’s a significant community need in a priority area of the City, allow for specific ward-to-ward allocation of unspent and unallocated reserves.
- 36.** Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing the thresholds to housing prices, and that the federal government match the provincial 75% rebate and remove any clawback.

Government charges on a new single-detached home averaged roughly \$186,300, or almost 22% of the price, across six municipalities in southcentral Ontario. For a new condominium apartment, the average was almost \$123,000, or roughly 24% of a unit’s price.

Make it easier to build rental

In cities and towns across Ontario, it is increasingly hard to find a vacant rental unit, let alone a vacant rental unit at an affordable price. Today, 66% of all purpose-built rental units in the City of Toronto were built between 1960 and 1979. Less than 15% of Toronto’s purpose-built rentals were constructed over the ensuing 40 years in spite of the significant population growth during that time. In fact, between 2006 and 2016, growth in condo apartments increased by 186% while purpose-built rental only grew by 0.6%.^[22] In 2018, the Ontario government introduced positive changes that have created growth in purpose-built rental units – with last year seeing 18,000 units under construction and 93,000 proposed against a 5-year average prior to 2020 of 3,400 annually.^[23]

Long-term renters often now feel trapped in apartments that don’t make sense for them as their needs change. And because they can’t or don’t want to move up the housing ladder, many of the people coming up behind them who would gladly take those apartments are instead living in crowded spaces with family members or roommates. Others feel forced to commit to rental units at prices way beyond what they can afford. Others are trying their luck in getting on the wait list for an affordable unit or housing co-op – wait lists that are years long. Others are leaving Ontario altogether.

66%

of all purpose-built rental units
in the City of Toronto were
built between **1960** and **1979**.



A pattern in every community, and particularly large cities, is that the apartments and rented rooms that we do have are disappearing. Apartment buildings are being converted to condos or upgraded to much more expensive rental units. Duplexes get purchased and turned into larger single-family homes.

A major challenge in bridging the gap of rental supply is that, more often than not, purpose-built rental projects don't make economic sense for builders and investors. Ironically, there is no shortage of Canadian investor capital seeking housing investments, particularly large pension funds – but the economics of investing in purpose-built rental in Ontario just don't make sense. So, investments get made in apartment projects in other provinces or countries, or in condo projects that have a better and safer return-on-investment. What can governments do to get that investor capital pointed in the right direction so we can create jobs and get more of the housing we need built?

Some of our earlier recommendations will help, particularly indexing the HST rebate. So will actions by government to require purpose-built rental on surplus government land that is made available for sale. ([Appendix C](#))

Municipal property taxes on purpose-built rental can be as much as 2.5 times greater than property taxes for condominium or other ownership housing.^[24]

The Task Force recommends:

37. Align property taxes for purpose-built rental with those of condos and low-rise homes.

Make homeownership possible for hardworking Ontarians who want it

Home ownership has always been part of the Canadian dream. You don't have to look far back to find a time when the housing landscape was very different. The norm was for young people to rent an apartment in their twenties, work hard and save for a down payment, then buy their first home in their late twenties or early thirties. It was the same for many new Canadians: arrive, rent, work hard and buy. The house might be modest, but it brought a sense of ownership, stability and security. And after that first step onto the ownership ladder, there was always the possibility of selling and moving up. Home ownership felt like a real possibility for anyone who wanted it.

That's not how it works now. Too many young people who would like their own place are living with one or both parents well into adulthood.

The escalation of housing prices over the last decade has put the dream of homeownership out of reach of a growing number of aspiring first-time home buyers. While 73% of Canadians are homeowners, that drops to 48% for Black people, 47% for LGBTQ people^[5] (StatsCan is studying rates for other populations, including Indigenous People who are severely underhoused). This is also an issue for younger adults: a 2021 study showed only 24% of Torontonians aged 30 to 39 are homeowners.^[25]

In Canada, responsibility for Indigenous housing programs has historically been a shared between the federal and provincial governments. The federal government works closely with its provincial and territorial counterparts to improve access to housing for Indigenous peoples both on and off reserve. More than 85% of Indigenous people live in urban and rural areas, are 11 times more likely to experience homelessness and have incidence of housing need that is 52% greater than all Canadians. The Murdered and Missing Indigenous Women and Girls report mentions housing 299 times – the lack of which being a significant, contributing cause to violence and the provision of which as a significant, contributing solution. The Province of Ontario has made significant investments in Urban Indigenous Housing, but we need the Federal Government to re-engage as an active partner.

While measures to address supply will have an impact on housing prices, many aspiring homeowners will continue to face a gap that is simply too great to bridge through traditional methods.

The Task Force recognizes the need for caution about measures that would spur demand for housing before the supply bottleneck is fixed. At the same time, a growing number of organizations – both non-profit and for-profit are proposing a range of unique home equity models. Some of these organizations are aiming at households who have sufficient income to pay the mortgage but lack a sufficient down payment. Others are aiming at households who fall short in both income and down payment requirements for current market housing.

The Task Force heard about a range of models to help aspiring first-time home buyers, including:

- Shared equity models with a government, non-profit or for-profit lender holding a second “shared equity mortgage” payable at time of sale of the home
- Land lease models that allow residents to own their home but lease the land, reducing costs
- Rent-to-own approaches in which a portion of an occupant’s rent is used to build equity, which can be used as a down payment on their current unit or another market unit in the future
- Models where the equity gain is shared between the homeowner and the non-profit provider, such that the non-profit will always be able to buy the home back and sell it to another qualified buyer, thus retaining the home’s affordability from one homeowner to the next.

Proponents of these models identified barriers that thwart progress in implementing new solutions.

- The Planning Act limits land leases to a maximum of 21 years. This provision prevents home buyers from accessing the same type of mortgages from a bank or credit union that are available to them when they buy through traditional homeownership.
- The Perpetuities Act has a similar 21-year limit on any options placed on land. This limits innovative non-profit models from using equity formulas for re-sale and repurchase of homes.
- Land Transfer Tax (LTT) is charged each time a home is sold and is collected by the province; and in Toronto, this tax is also collected by the City. This creates a double-tax in rent-to-own/equity building models where LTT ends up being paid first by the home equity organization and then by the occupant when they are able to buy the unit.
- HST is charged based on the market value of the home. In shared equity models where the homeowner neither owns nor gains from the shared equity portion of their home, HST on the shared equity portion of the home simply reduces affordability.
- Residential mortgages are highly regulated by the federal government and reflective of traditional homeownership. Modifications in regulations may be required to adapt to new co-ownership and other models.

The Task Force encourages the Ontario government to devote further attention to avenues to support new homeownership options. As a starting point, the Task Force offers the following recommendations:

- 38.** Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.
- 39.** Eliminate or reduce tax disincentives to housing growth.
- 40.** Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.
- 41.** Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.
- 42.** Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.

Support and incentivize scaling up housing supply

Our goal of building 1.5 million homes in ten years means doubling how many homes Ontario creates each year. As much as the Task Force’s recommendations will remove barriers to realizing this ambitious goal, we also need to ensure we have the capacity across Ontario’s communities to deliver this new housing supply. This includes capacity of our housing infrastructure, capacity within our municipal planning teams, and boots on the ground with the skills to build new homes.

There is much to be done and the price of failure for the people of Ontario is high. This is why the provincial government must make an unwavering commitment to keeping the spotlight on housing supply. This is also why the province must be dogged in its determination to galvanize and align efforts and incentives across all levels of government so that working together, we all can get the job done.

Our final set of recommendations turns to these issues of capacity to deliver, and the role the provincial government can play in putting the incentives and alignment in place to achieve the 1.5 million home goal.

Invest in municipal infrastructure

Housing can’t get built without water, sewage, and other infrastructure

When the Task Force met with municipal leaders, they emphasized how much future housing supply relies on having the water, storm water and wastewater systems, roads, sidewalks, fire stations, and all the other parts of community infrastructure to support new homes and new residents.

Infrastructure is essential where housing is being built for the first time. And, it can be a factor in intensification when added density exceeds the capacity of existing infrastructure, one of the reasons we urge new infrastructure in new developments to be designed for future capacity. In Ontario, there are multiple municipalities where the number one barrier to approving new housing projects is a lack of infrastructure to support them.

Municipalities face a myriad of challenges in getting this infrastructure in place. Often, infrastructure investments are required long before new projects are approved and funding must be secured. Notwithstanding the burden development charges place on the price of new housing, most municipalities report that development charges are still not enough to fully cover the costs of building new infrastructure and retrofitting existing infrastructure in neighbourhoods that are intensifying. Often infrastructure crosses municipal boundaries creating complicated and time-consuming “who pays?” questions. Municipal leaders also shared their frustrations with situations where new housing projects are approved and water, sewage and other infrastructure capacity is allocated to the project – only to have the developer land bank the project and put off building. Environmental considerations with new infrastructure add further cost and complexity. The Task Force recommends:

- 43. Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.**
- 44. Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.**

Create the Labour Force to meet the housing supply need

The labour force is shrinking in many segments of the market

You can't start to build housing without infrastructure. You can't build it without people – skilled trades people in every community who can build the homes we need.

The concern that we are already facing a shortage in skilled trades came through loud and clear in our consultations. We heard from many sources that our education system funnels young people to university rather than colleges or apprenticeships and creates the perception that careers in the skilled trades are of less value. Unions and builders are working to fill the pipeline domestically and recruit internationally, but mass retirements are making it challenging to maintain the workforce at its current level, let alone increase it.

Increased economic immigration could ease this bottleneck, but it appears difficult for a skilled labourer with no Canadian work experience to qualify under Ontario's rules. Moreover, Canada's immigration policies also favour university education over skills our economy and society desperately need. We ought to be welcoming immigrants with the skills needed to build roads and houses that will accommodate our growing population.

The shortage may be less acute, however, among smaller developers and contractors that could renovate and build new "missing middle" homes arising from the changes in neighbourhood zoning described earlier. These smaller companies tap into a different workforce from the one needed to build high rises and new subdivisions. Nonetheless, 1.5 million more homes will require a major investment in attracting and developing the skilled trades workforce to deliver this critically needed housing supply. We recommend:

45. Improve funding for colleges, trade schools, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.
46. Undertake multi-stakeholder education program to promote skilled trades.
47. Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers, and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.

Create a large Ontario Housing Delivery Fund to align efforts and incent new housing supply

Build alignment between governments to enable builders to deliver more homes than ever before

All levels of government play a role in housing.

The federal government sets immigration policy, which has a major impact on population growth and many tax policies. The province sets the framework for planning, approvals, and growth that municipalities rely upon, and is responsible for many other areas that touch on housing supply, like investing in highways and transit, training workers, the building code and protecting the environment. Municipalities are on the front lines, expected to translate the impacts of federal immigration policy, provincial guidance and other factors, some very localized, into official plans and the overall process through which homes are approved to be built.

The efficiency with which home builders can build, whether for-profit or non-profit, is influenced by policies and decisions at every level of government. In turn, how many home developers can deliver, and at what cost, translates directly into the availability of homes that Ontarians can afford.

Collectively, governments have not been sufficiently aligned in their efforts to provide the frameworks and incentives that meet the broad spectrum of housing needs in Ontario. Much action, though, has been taken in recent years.

- The Ontario government has taken several steps to make it easier to build additional suites in your own home: reduced disincentives to building rental housing, improved the appeal process, focused on density around transit stations, made upfront development charges more predictable, and provided options for municipalities to create community benefits through development.
- The federal government has launched the National Housing Strategy and committed over \$70 billion in funding.^[26] Most recently, it has announced a \$4 billion Housing Accelerator Fund aimed at helping municipalities remove barriers to building housing more quickly.^[27]
- Municipalities have been looking at ways to change outdated processes, rules, and ways of thinking that create delays and increases costs of delivering homes. Several municipalities have taken initial steps towards eliminating exclusionary zoning and addressing other barriers described in this report.

All governments agree that we are facing a housing crisis. Now we must turn the sense of urgency into action and alignment across governments.

Mirror policy changes with financial incentives aligned across governments

The policy recommendations in this report will go a long way to align efforts and position builders to deliver more homes.

Having the capacity in our communities to build these homes will take more than policy. It will take money. Rewarding municipalities that meet housing growth and approval timelines will help them to invest in system upgrades, hire additional staff, and invest in their communities. Similarly, municipalities that resist new housing, succumb to NIMBY pressure, and close off their neighbourhoods should see funding reductions. Fixing the housing crisis is a societal responsibility, and our limited tax dollars should be directed to those municipalities making the difficult but necessary choices to grow housing supply.

In late January 2022, the provincial government announced \$45 million for a new *Streamline Development Approval Fund* to “unlock housing supply by cutting red tape and improving processes for residential and industrial developments”.^[28] This is encouraging. More is needed.

Ontario should also receive its fair share of federal funding but today faces a shortfall of almost \$500 million,^[29] despite two thirds of the Canadian housing shortage being in Ontario. We call on the federal government to address this funding gap.

- 48.** The Ontario government should establish a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding. This fund should reward:
 - a) Annual housing growth that meets or exceeds provincial targets
 - b) Reductions in total approval times for new housing
 - c) The speedy removal of exclusionary zoning practices
- 49.** Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets.

We believe that the province should consider partial grants to subsidize municipalities that waive development charges for affordable housing and for purpose-built rental.

Sustain focus, measure, monitor, improve

Digitize and modernize the approvals and planning process

Some large municipalities have moved to electronic tracking of development applications and/or electronic building permits (“e-permits”) and report promising results, but there is no consistency and many smaller places don’t have the capacity to make the change.

Municipalities, the provincial government and agencies use different systems to collect data and information relevant to housing approvals, which slows down processes and leaves much of the “big picture” blank. This could be addressed by ensuring uniform data architecture standards.

Improve the quality of our housing data to inform decision making

Having accurate data is key to understanding any challenge and making the best decisions in response. The Task Force heard from multiple housing experts that we are not always using the best data, and we do not always have the data we need.

Having good population forecasts is essential in each municipality as they develop plans to meet future land and housing needs. Yet, we heard many concerns about inconsistent approaches to population forecasts. In the Greater Golden Horseshoe, the forecast provided to municipalities by the province is updated only when the Growth Plan is updated, generally every seven years; but federal immigration policy, which is a key driver of growth, changes much more frequently. The provincial Ministry of Finance produces a population forecast on a more regular basis than the Growth Plan, but these are not used consistently across municipalities or even by other provincial ministries.

Population forecasts get translated into housing need in different ways across the province, and there is a lack of data about how (or whether) the need will be met. Others pointed to the inconsistent availability of land inventories. Another challenge is the lack of information on how much land is permitted and how much housing is actually getting built once permitted, and how fast. The Task Force also heard that, although the Provincial Policy Statement requires municipalities to maintain a three-year supply of short-term (build-ready) land and report it each year to the province, many municipalities are not meeting that requirement.^[30]

At a provincial and municipal level, we need better data on the housing we have today, housing needed to close the gap, consistent projections of what we need in the future, and data on how we are doing at keeping up. Improved data will help anticipate local and provincial supply bottlenecks and constraints, making it easier to determine the appropriate level and degree of response.

It will also be important to have better data to assess how much new housing stock is becoming available to groups that have been disproportionately excluded from home ownership and rental housing.

Put eyes on the crisis and change the conversation around housing

Ours is not the first attempt to “fix the housing system”. There have been efforts for years to tackle increasing housing prices and find solutions so everyone in Ontario can find and afford the housing they need. This time must be different.

The recommendations in this report must receive sustained attention, results must be monitored, significant financial investment by all levels of government must be made. And, the people of Ontario must embrace a housing landscape in which the housing needs of tomorrow’s citizens and those who have been left behind are given equal weight to the housing advantages of those who are already well established in homes that they own.

- 50.** Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.
- 51.** Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.
- 52.** Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.
- 53.** Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public.
- 54.** Empower the Deputy Minister of Municipal Affairs and Housing to lead an all-of-government committee, including key provincial ministries and agencies, that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented.
- 55.** Commit to evaluate these recommendations for the next three years with public reporting on progress.

Conclusion

We have set a bold goal for Ontario: building 1.5 million homes in the next 10 years.

We believe this can be done. What struck us was that everyone we talked to – builders, housing advocates, elected officials, planners – understands the need to act now. As one long-time industry participant said, “for the first time in memory, everyone is aligned, and we need to take advantage of that.”

Such unity of purpose is rare, but powerful.

To leverage that power, we offer solutions that are bold but workable, backed by evidence, and that position Ontario for the future.

Our recommendations focus on ramping up the supply of housing. Measures are already in place to try to cool demand, but they will not fill Ontario’s housing need. More supply is key. Building more homes will reduce the competition for our scarce supply of homes and will give Ontarians more housing choices. It will improve housing affordability across the board.

Everyone wants more Ontarians to have housing. So let’s get to work to build more housing in Ontario.

APPENDIX A:

Biographies of Task Force Members

Lalit Aggarwal is President of Manor Park Holdings, a real estate development and operating company active in Eastern Ontario. Previously, Lalit was an investor for institutional fund management firms, such as H.I.G. European Capital Partners, Soros Fund Management, and Goldman Sachs. He is a past fellow of the C.D. Howe Institute and a former Director of both Bridgepoint Health and the Centre for the Commercialization of Regenerative Medicine. Lalit holds degrees from the University of Oxford and the University of Pennsylvania. He is also a current Director of the Hospital for Sick Children Foundation, the Sterling Hall School and the Chair of the Alcohol & Gaming Commission of Ontario.

David Amborski is a professional Urban Planner, Professor at Ryerson University's School of Urban and Regional Planning and the founding Director of the Centre for Urban Research and Land Development (CUR). His research and consulting work explore topics where urban planning interfaces with economics, including land and housing markets. He is an academic advisor to the National Executive Forum on Public Property, and he is a member of Lambda Alpha (Honorary Land Economics Society). He has undertaken consulting for the Federal, Provincial and a range of municipal governments. Internationally, he has undertaken work for the Canadian International Development Agency (CIDA), the World Bank, the Inter-American Development Bank, the Lincoln Institute of Land Policy, and several other organizations in Eastern Europe, Latin America, South Africa, and Asia. He also serves on the editorial boards of several international academic journals.

Andrew Garrett is a real estate executive responsible for growing IMCO's \$11+ Billion Global Real Estate portfolio to secure public pensions and insurance for Ontario families. IMCO is the only Ontario fund manager purpose built to onboard public clients such as pensions, insurance, municipal reserve funds, and endowments. Andrew has significant non-profit sector experience founding a B Corp certified social enterprise called WeBuild to help incubate social purpose real estate projects. He currently volunteers on non-profit boards supporting social purpose real estate projects, youth programs and the visual arts at Art Gallery

of Ontario. Andrew sits on board advisory committees for private equity firms and holds a Global Executive MBA from Kellogg School Management and a Real Estate Development Certification from MIT Centre for Real Estate.

Tim Hudak is the CEO of the Ontario Real Estate Association (OREA). With a passion and voice for championing the dream of home ownership, Tim came to OREA following a distinguished 21-year career in politics, including five years as Leader of the Progressive Conservative Party of Ontario.

In his role, Tim has focused on transforming OREA into Ontario's most cutting-edge professional association at the forefront of advocacy on behalf of REALTORS® and consumers, and providing world-class conferences, standard forms, leadership training and professional guidance to its Members. As part of his work at OREA, Tim was named one of the most powerful people in North American residential real estate by Swanepoel Power 200 for the last five years. Tim is married to Deb Hutton, and together they have two daughters, Miller and Maitland. In his spare time, Tim enjoys trails less taken on his mountain bike or hiking shoes as well as grilling outdoors.

Jake Lawrence was appointed Chief Executive Officer and Group Head, Global Banking and Markets in January 2021. In this role, Jake is responsible for the Bank's Global Banking and Markets business line and strategy across its global footprint. Jake joined Scotiabank in 2002 and has held progressively senior roles in Finance, Group Treasury and Global Banking and Markets. From December 2018 to January 2021, Jake was Co-Group Head of Global Banking and Markets with specific responsibility for its Capital Markets businesses, focused on building alignment across product groups and priority markets to best serve our clients throughout our global footprint. Previously, Jake was Executive Vice President and Head of Global Banking and Markets in the U.S., providing overall strategic direction and execution of Scotiabank's U.S. businesses. Prior to moving into GBM, Jake served as Senior Vice President and Deputy Treasurer, responsible for Scotiabank's wholesale funding activities and liquidity management as well as Senior Vice President, Investor Relations.

Julie Di Lorenzo (GPLLM, University of Toronto 2020), is self-employed since 1982, operates one of the largest female-run Real Estate Development Companies in North America. She was instrumental in the Daniel Burnham award-winning Ontario Growth Management Plan (2004) as President of BILD. Julie served as the first female-owner President of GTHBA (BILD) and on the boards of the Ontario Science Centre, Harbourfront Toronto, Tarion (ONHWP), St. Michael's Hospital, NEXT36, Waterfront Toronto, Chair of IREC Committee WT, Havergal College (Co-Chair of Facilities), York School (interim Vice-Chair), and Canadian Civil Liberties Association Board. Julie has served various governments in advisory capacity on Women's issues, Economic Development, Innovation and Entrepreneurship. Awards include Lifetime Achievement BILD 2017, ICCO Business Excellence 2005 & ICCO Businesswoman of the Year 2021.

Justin Marchand (CIHCM, CPA, CMA, BComm) is Métis and was appointed Chief Executive Officer of Ontario Aboriginal Housing Services (OAHS) in 2018. Justin has over 20 years of progressive experience in a broad range of sectors, including two publicly listed corporations, a large accounting and consulting firm, and a major crown corporation, and holds numerous designations across financial, operations, and housing disciplines. He was most recently selected as Chair of the Canadian Housing and Renewal Association's (CHRA's) Indigenous Caucus Working Group and is also board member for CHRA. Justin is also an active board member for both the Coalition of Hamilton Indigenous Leadership (CHIL) as well as Shingwauk Kinoomaage Gamig, located in Bawaating. Justin believes that Housing is a fundamental human right and that when Indigenous people have access to safe, affordable, and culture-based Housing this provides the opportunity to improve other areas of their lives.

Ene Underwood is CEO of Habitat for Humanity Greater Toronto Area), a non-profit housing developer that helps working, lower income families build strength, stability and self-reliance through affordable homeownership. Homes are delivered through a combination of volunteer builds, contractor builds, and partnerships with non-profit and for-profit developers. Ene's career began in the private sector as a strategy consultant with McKinsey & Company before transitioning to not-for-profit sector leadership. Ene holds a Bachelor of Arts (Honours) from the University of Waterloo and a Master of Business Administration from Ivey Business School.

Dave Wilkes is the President and CEO of the Building Industry and Land Development Association of the GTA (BILD). The Association has 1,300 members and proudly represents builders, developers, professional renovators and those who support the industry.

Dave is committed to supporting volunteer boards and organizations. He has previously served on the George Brown College Board of Directors, Ontario Curling Association, and is currently engaged with Black North Initiative (Housing Committee) and R-Labs I+T Council.

Dave received his Bachelor of Arts (Applied Geography) from Ryerson.

APPENDIX B:

Affordable Housing

Ontario's affordable housing shortfall was raised in almost every conversation. With rapidly rising prices, more lower-priced market rental units are being converted into housing far out of reach of lower-income households. In parallel, higher costs to deliver housing and limited government funding have resulted in a net decrease in the number of affordable housing units run by non-profits. The result is untenable: more people need affordable housing after being displaced from the market at the very time that affordable supply is shrinking.

Throughout our consultations, we were reminded of the housing inequities experienced by Black, Indigenous and marginalized people. We also received submissions describing the unique challenges faced by off-reserve Indigenous Peoples both in the province's urban centres and in the north.

While many of the changes that will help deliver market housing will also help make it easier to deliver affordable housing, affordable housing is a societal responsibility. We cannot rely exclusively on for-profit developers nor on increases in the supply of market housing to fully solve the problem.

The non-profit housing sector faces all the same barriers, fees, risks and complexities outlined in this report as for-profit builders. Several participants from the non-profit sector referred to current or future partnerships with for-profit developers that tap into the development and construction expertise and efficiencies of the private sector. Successful examples of leveraging such partnerships were cited with Indigenous housing, supportive housing, and affordable homeownership.

We were also reminded by program participants that, while partnerships with for-profit developers can be very impactful, non-profit providers have unique competencies in the actual delivery of affordable housing. This includes confirming eligibility of affordable housing applicants, supporting independence of occupants of affordable housing, and ensuring affordable housing units remain affordable from one occupant to the next.

One avenue for delivering more affordable housing that has received much recent attention is inclusionary zoning. In simple terms, inclusionary zoning (IZ) requires developers to deliver a share of affordable units in new

housing developments in prescribed areas. The previous Ontario government passed legislation in April 2018 providing a framework within which municipalities could enact Inclusionary Zoning bylaws.

Ontario's first inclusionary zoning policy was introduced in fall 2021 by the City of Toronto and applies to major transit station areas. Internationally, inclusionary zoning has been used successfully to incentivize developers to create new affordable housing by providing density bonuses (more units than they would normally be allowed, if some are affordable) or reductions in government fees. Unfortunately, the City's approach did not include any incentives or bonuses. Instead, Toronto requires market-rate fees and charges for below-market affordable units. This absence of incentives together with lack of clarity on the overall density that will be approved for projects has led developers and some housing advocates to claim that these projects may be uneconomic and thus will not get financed or built. Municipalities shared with us their concerns regarding the restriction in the provincial IZ legislation that prohibits "cash in lieu" payments. Municipalities advised that having the option of accepting the equivalent value of IZ units in cash from the developer would enable even greater impact in some circumstances (for example, a luxury building in an expensive neighbourhood, where the cost of living is too high for a low-income resident).

Funding for affordable housing is the responsibility of all levels of government. The federal government has committed to large funding transfers to the provinces to support affordable housing. The Task Force heard, however, that Ontario's share of this funding does not reflect our proportionate affordable housing needs. This, in turn, creates further financial pressure on both the province and municipalities, which further exacerbates the affordable housing shortages in Ontario's communities.

Finally, many participants in Task Force consultations pointed to surplus government lands as an avenue for building more affordable housing and this is discussed in [Appendix C](#).

We have made recommendations throughout the report intended to have a positive impact on new affordable housing supply. We offer these additional recommendations specific to affordable housing:

- Call upon the federal government to provide equitable affordable housing funding to Ontario.
 - Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.
 - Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups.
- Amend legislation to:
 - Allow cash-in-lieu payments for Inclusive Zoning units at the discretion of the municipality.
 - Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing.
 - Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units.
 - Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing.
 - Rebate MPAC market rate property tax assessment on below-market affordable homes.

APPENDIX C:

Government Surplus Land

Surplus government lands fell outside the mandate of the Task Force. However, this question came up repeatedly as a solution to housing supply. While we take no view on the disposition of specific parcels of land, several stakeholders raised issues that we believe merit consideration:

- Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.
- All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%.
- Purposefully upzone underdeveloped or underutilized Crown property (e.g., LCBO).
- Sell Crown land and reoccupy as a tenant in a higher density building or relocate services outside of major population centres where land is considerably less expensive.
- The policy priority of adding to the housing supply, including affordable units, should be reflected in the way surplus land is offered for sale, allowing bidders to structure their proposals accordingly.

APPENDIX D:

Surety Bonds

Moving to surety bonds would free up billions of dollars for building

When a development proposal goes ahead, the developer typically needs to make site improvements, such as installing common services. The development agreement details how the developer must perform to the municipality's satisfaction.

Up until the 1980s, it was common practice for Ontario municipalities to accept bonds as financial security for subdivision agreements and site plans. Today, however, they almost exclusively require letters of credit from a chartered bank. The problem with letters of credit is that developers are often required to collateralize the letter of credit dollar-for-dollar against the value of the municipal works they are performing.

Often this means developers can only afford to finance one or two housing projects at a time, constraining housing supply. The Ontario Home Builders' Association estimates that across Ontario, billions of dollars are tied up in collateral or borrowing capacity that could be used to advance more projects.

Modern "pay on demand surety bonds" are proven to provide the same benefits and security as a letter of credit, while not tying up private capital the way letters of credit do. Moving to this option would give municipalities across Ontario access to all the features of a letter of credit with the added benefit of professional underwriting, carried out by licensed bonding companies, ensuring that the developer is qualified to fulfill its obligations under the municipal agreement.

Most important from a municipal perspective, the financial obligation is secured. If a problem arises, the secure bond is fully payable by the bond company on demand. Surety companies, similar to banks, are regulated by Ontario's Office of the Superintendent of Financial Institutions to ensure they have sufficient funds in place to pay out bond claims.

More widespread use of this instrument could unlock billions of dollars of private sector financial liquidity that could be used to build new infrastructure and housing projects, provide for more units in each development and accelerate the delivery of housing of all types.

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Progress on recommendations

More Homes for Everyone highlighted that the Task Force report serves as a long-term roadmap for Ontario as we continue to work to tackle the housing supply crisis.

The Housing Affordability Task Force has provided **55 high-level recommendations** to help address housing supply and affordability issues in Ontario.

To implement these effectively, some recommendations need multiple actions. These are indicated in the tracker with the original recommendation number and an added letter (for example, 3a, 3b).

The Task Force made additional recommendations that were out of scope of the mandate in appendices B and C. These are still being considered and are indicated in the tracker by appendix letter and number (for example, Appendix B1).

When all these actions are included, there are a total of **74 recommendations** from the report.

We have listed recommendations that we have addressed to date and whether they are:

- **fully implemented** without amendments
- **implemented with amendments** to address the root cause of the issue in the spirit of the recommendations (with the potential for additional action in the future)

Those that are still **under review** will be added to the table as we make progress on them. We have proposed or are in the process of implementing more policies that address these recommendations (for example, through the proposed Provincial Planning Statement).

Of 74 recommendations:

23 are fully implemented (with or without amendments)

51 are under review

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
1. Set a goal of building 1.5 million new homes in ten years.	Fully implemented	Ontario committed to a target of 1.5 million new homes by 2031 in More Homes Built Faster . Since then, the Province has acknowledged that 1.5 million homes is a baseline and that more action is needed.
3. Limit exclusionary zoning in municipalities through binding provincial actions: a. Allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.	Implemented with amendments	<p><i>The More Homes Built Faster Act</i> amended the Planning Act by overriding zoning by-laws to allow “as-of-right” (without the need to apply for a rezoning) the use of up to three units per lot in most existing residential areas. These changes came into effect on November 28, 2022.</p> <p>Ontario is continuing to explore opportunities for further implementation in the future, including through consultations with heads of council on the remaining task force recommendations.</p> <p>Municipalities are also encouraged to adopt official plan policies and zoning by-laws that exceed the three unit per lot minimum to help meet their provincially-assigned housing targets. Ontario is supporting this outcome through measures such as the Building Faster Fund, which will provide financial incentives for municipalities that meet or exceed their housing targets.</p>

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
<p>5. Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.</p>	<p>Implemented with amendments</p>	<p><i>The More Homes Built Faster Act</i> amended the Planning Act (s. 16 (3)) by overriding zoning by-laws to allow “as-of-right” (without the need to apply for a rezoning) the use of up to three units per lot in most existing residential areas. One of the three units can be in an ancillary structure, such as a laneway house. These changes came into effect on November 28, 2022.</p>
<p>12. Create a more permissive land use, planning, and approvals system:</p> <p>a. Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood.</p>	<p>Implemented with amendments</p>	<p><i>The More Homes Built Faster Act</i> amended the Planning Act (s. 41 (4.1)) to limit the scope of site plan control by removing the municipal ability to regulate architectural details and aesthetic aspects of landscape design. This change came into effect on November 28, 2022.</p>
<p>12. Create a more permissive land use, planning, and approvals system:</p> <p>b. Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances.</p>	<p>Fully implemented</p>	<p><i>The More Homes Built Faster Act</i> amended the Planning Act (s. 41 (1.2)) to remove all aspects of site plan control for most residential developments of up to 10 units. This change came into effect on November 28, 2022.</p>

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
15. Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.	Implemented with amendments	<i>The More Homes for Everyone Act</i> amended the Planning Act (s. 41 (4.0.1)) to require that site plan control decisions be made by staff (instead of municipal councils or committees of council). This change came into effect on April 14, 2022.
16. Prevent abuse of the heritage preservation and designation process by: a. Prohibiting the use of bulk listing on municipal heritage registers.	Implemented with amendments	Changes to O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest established that non-designated properties included on a municipal register must meet one or more of the criteria outlined in the regulation. <i>The More Homes Built Faster Act</i> amended the Ontario Heritage Act (s.27(14) to (18)) to introduce requirements that properties can only remain listed for a maximum of two years and, if not designated during that time, they must be removed from the register and cannot be relisted for a period of five years. These changes came into effect on January 1, 2023.
16. Prevent abuse of the heritage preservation and designation process by:	Fully implemented	<i>The More Homes Build Faster Act</i> amended the Ontario Heritage Act (s.29(1.2) 1) to introduce a requirement that only properties

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
b. Prohibiting reactive heritage designations after a <i>Planning Act</i> development application has been filed.		that were already listed on a municipal heritage register can be considered for designation where a property is subject to certain <i>Planning Act</i> applications. This new requirement provides property owners with increased certainty and prohibits reactive designation on properties not previously noted as being of potential cultural heritage value or interest to a municipality. These changes came into effect on January 1, 2023.
18. Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.	Implemented with amendments	Schedule 9 of the <i>More Homes, More Choice Act</i> removed restrictions on “de novo” hearings by repealing sections 38 to 42 of the Local Planning Appeal Tribunal Act. This broadened the grounds of appeal and supports the Ontario Land Tribunal in making the best planning decision.
19. Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.	Implemented with amendments	The <i>Planning Act</i> includes statutory decision-making timelines with an ability for applicants to appeal matters to the Ontario Land Tribunal if timelines are not met. This is addressed through gradual fee refunds for rezoning and site plan if decisions are not made within timelines.
20. Fund the creation of “approvals facilitators”	Fully implemented	The Helping Homebuyers, Protecting Tenants Act amended the Ministry of

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.		Municipal Affairs and Housing Act (subsections 12 (2) and (3)) to allow for the appointment of up to four Deputy facilitators.
24. Allow wood construction of up to 12 storeys.	Fully implemented	Amendments to Ontario's Building Code (Ontario Regulation 451/22) allow encapsulated mass timber buildings to be constructed up to 12 storeys high. This came into effect July 1, 2022.
27. Prevent abuse of process: b. Require a \$10,000 filing fee for third party appeals.	Implemented with amendments	The Ontario Land Tribunal has the authority and processes in place to deter appeals that are without merit. Third-party appeals for consents and minor variances were eliminated as a result of amendments to the Planning Act made by <i>More Homes Built Faster Act</i> . This means only certain persons, such as the applicant or relevant municipality are allowed to appeal minor variance or consent decisions. Increasing the filing fees for third-party appeals may result in access to justice concerns.
28. Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become	Fully implemented	The Ontario Land Tribunal is providing updated training to members to encourage use of oral decisions, when appropriate.

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
binding the day that they are issued.		In many cases, the complexity of the matter before the tribunal may require the member to reserve the decision in order to consider the evidence presented and applicable legislation and policies.
34. Prohibit interest rates on development charges higher than a municipality's borrowing rate.	Fully implemented	<i>The More Homes Built Faster Act</i> made changes to the Development Charges Act, 1997 (s.26.3) to set a maximum interest rate that can be levied for the development charge freeze and deferral provisions of the Canadian Banks prime rate plus 1% per year. The maximum interest rate applies as of June 1, 2022.
38. Amend the <i>Planning Act</i> and <i>Perpetuities Act</i> to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.	Fully implemented	The <i>More Homes Built Faster Act</i> amended the Planning Act (s. 50(3)) to allow land lease communities with leases for periods of up to 49 years to be exempted from subdivision control approval if a land lease communities proposal has gone through the site plan control process. This change came into effect on November 28, 2022. <i>Perpetuities Act</i> change is not required.
40. Call on the federal government to implement an urban, rural and northern Indigenous housing strategy.	Fully implemented	Ontario has called on the federal government to implement an urban, rural and northern Indigenous housing strategy through a number of ministerial-level bilateral correspondence and has raised the issue at both bilateral and

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
		multilateral (federal/provincial/territorial) meetings.
45. Improve funding for colleges, trade schools, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.	Fully implemented	<p>Ontario is investing to build and upgrade training centres. The funding will help unions, Indigenous centres, and industry associations build new training centres, or upgrade and convert existing facilities into new training centres with state-of-the-art equipment and technology.</p> <p>The new capital stream will be open to a wide range of applicants in in-demand industries and support facility expansions, renovations, repairs and retrofits, and new building construction.</p>
46. Undertake multi-stakeholder education program to promote skilled trades.	Fully implemented	<p>Ontario has invested more than \$1 billion in the skilled trades over three years, along with the launch of Skilled Trades Ontario, as part of its strategy to attract more people into the trades.</p> <p>Recently, Ontario announced it is expanding its successful skilled trades career fairs called Level Up!, now in its second year, to even more cities with more exhibitors and twice as many participating students. This is a series of dynamic, multi-day career fairs highlighting the 144 skilled trades, from electricians to boilermakers. Over</p>

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
		<p>25,000 students in grades 7 to 12, as well as parents and jobseekers, will have the opportunity to learn about these trades through interactive exhibitions and hands-on activities while hearing directly from tradespeople and local employers.</p> <p>A new mandatory high school graduation requirement will ensure all students take at least one grade 9 or 10 technological education credit starting with students entering grade 9 in September 2024. This will help better prepare students across the province for the jobs of tomorrow.</p> <p>Ontario is investing through the Apprenticeship Capital Grant program, helping 66 training institutions across Ontario upgrade their training equipment and existing facilities that support hands-on learning for students and apprentices.</p>
<p>47. Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers, and encourage the federal</p>	<p>Fully implemented</p>	<p>The Ontario Immigrant Nominee Program (OINP) plans to use 40% of its 16,000 allocation in 2023 to nominate individuals in the skilled trades and have made changes to the Expression of Interest scoring system to award more points to candidates in priority occupations/sectors.</p>

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.		<p>In 2022, Ontario sought and received a significant increase to its Ontario Immigrant Nominee Program (OINP) allocation from 9,750 in 2022 to 16,500 in 2023, which will increase to over 18,000 by 2025.</p> <p>The federal government is also prioritizing selection of some skilled trades occupations through category-based selection and Ontario will encourage the targeting of additional occupations through federal immigration selection programs.</p>
52. Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.	Implemented with amendments	<p>Through the Municipal Planning Data Reporting Regulation (O. Reg 73/23), which was filed April 6, 2023, 29 large and fast growing municipalities are now required to provide the ministry with planning application data on a regular basis.</p> <p>The Building Faster Fund provides additional funds to municipalities that meet or exceed provincial housing targets by 2031. Ontario is working with municipal partners on reporting data and tracking progress, and will launch an online tracker tool once reporting processes are finalized.</p>
55. Commit to evaluate these recommendations for the next three years	Fully implemented	Ontario committed to public reporting through this tracker on Sept 7, 2023.

Tracking progress on recommendations from the Task Force report		
Recommendation	Implementation status	Details of implementation
with public reporting on progress.		
Appendix B1. Call upon the federal government to provide equitable affordable housing funding to Ontario.	Fully implemented	Ontario continues to advocate for municipalities and Ontarians to receive their fair share of funding from the federal government. These additional revenues would flow to municipal service providers to ensure Ontarians can get the housing they need.



TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Community Development Committee

Date: October 2, 2023

Department: Recreation

Topic: Summer Programs Report 2023

Background: Below you will find a summary report for our Summer Day Camp and Aquatics programs.

Summer Day Camp

This year's summer camp was very well attended in both Cardinal and Johnstown locations. This summer our Cardinal camp was extended to eight weeks: two, 2-week sessions held at Ingridion Centre, which had 30 campers and three staff; and four weeks at the Cardinal Fire Hall, which had 25 campers and three staff. Johnstown camp had 40 campers and four staff for all four sessions of camp.

Drop off began at 8am and ended 9am, camp activities and games started at 9am and ended at 4pm and pick-up began at 4pm and ended at 5pm.

Overall, in Johnstown we had 97 different campers and 58 different families over the four sessions of camp and in Cardinal we had 61 different campers and 36 different families over the four sessions of camp. Special thanks to Chief Moore for allowing us to utilize the Cardinal Fire Hall.

Successes:

Overall, camp had a very successful summer. This year camp themes (Arts & Crafts, Animals, Camp and Summer Blast) were well received by staff and campers through fun games, activities and crafts. Campers also received a swimming lesson and an opportunity to take part in our new Jr. Lifeguarding program three times a week. Campers enjoyed the addition of this program. Campers especially enjoyed the Jr. Lifeguard Competition put on by pool staff at the end of summer.

Lastly, the Fire Department made an appearance at both camp locations during the last week of summer to educate campers about the importance of fire prevention. The kids enjoyed this immensely.

Camp Challenges:

One of the biggest challenges encountered at the Cardinal Day Camp was that the campers were much younger (Age 5-7 years old). This provided challenges as campers needed more one to one attention to complete the some of the simplest tasks, as well as they struggled to follow the routine of the camp each day.

A second challenge faced was the lack of support for campers who had demonstrated a variety of behavior challenges (children on the spectrum, ADHD and other behavioral challenges). The program is seeing a rapid increase in these behaviors in both the camps. These challenges kept the staff busy, and learning as the summer went on. It is important to note that the township is seeing a huge increase in these different needs, and the young staff must learn to adapt as they go.

Staff:

Staff took part in 2 training days; training took place early spring, one evening and one full day. During these training sessions staff learned rules, expectations, policies, and procedures. It is imperative that all staff be properly trained and have an opportunity to complete team building activities and have an opportunity to ask questions. Staff should be hired in early spring to ensure that additional training can be done before the end of June. Camp staff had to complete their Standard First Aid as well as the Safeguard Course. This summer there was seven full time camp counselors and two part-time camp staff.

Successes:

Staff took part in one evening training with the all-summer staff including our Leaders in Training. For this training the fire chief and some fire fighters were also part of the training as staff worked through situations on what to do. This is important training, as it gave staff the opportunity to work together, with both pool and camp staff.

Staff Challenges:

One of the biggest challenges the Township had this summer was how young the camp staff was and how inexperienced staff was in dealing with the variety of behavior needs. It is imperative that the township adds special training on strategies in how to deal with these different types of behaviors that are now apparent in camp.

Leaders in Training (LIT)

This summer the Township started a LIT program that worked in conjunction with the summer camps. LITS are individuals ages 12 to 14 interested in working with children, and looking for volunteer hours.

LIT'S were an integral part of the summer day camp program this summer. Both camps had 5 LIT'S through-out the eight weeks of camp; without them the programs would not have been as successful.

These individuals helped with running small group activities, getting campers to and from swimming lessons on time and ensured the new pool ratios were met (the ratio is 1:2 for children 5 years and under (this ratio cannot be combined with any other ratio). 1:4 when campers cannot pass the swim test and are ages 6-9, 1:8 when campers can pass the swim test. Campers over the age of 10 who can pass the swim test are free to swim on their own but for those swimmers aged 10 and older who do not pass they must be in a 1:4). Ensuring their safety when moving kids from one activity to another.

It is important to note that even though the camp ratio is 1:10, in order to run an effective program, more help is required. Campers are changing and come to camp with new challenges that young counsellors are not equipped to handle with this ratio. It is important that the Township re-evaluate the staffing ratio and encourage young people to volunteer in the hopes that down the road they may become lifeguards or camp counselors.

Recommendations for Summer 2024:

- More camp staff to support challenging behavior of campers and the younger camp attendance
- More staff training to support children with special behavior needs
- Grow Cardinal camp to 40 campers for session 1 & 2 and 25 for session 3 & 4
- Continue with the LIT program to encourage more 12–14-year-olds to become lifeguards and camp staff

Pool Year End Report 2023

During the off season the township took the opportunity to explore additional training and education for the leadership within the aquatic operations, including Aquatic Manager, Aquatic Supervisor, Trainer certifications, etc. When moving through these certifications we learned that there were areas that operations were excelling but also areas where we were falling behind. As a result of this learning, changes were implemented throughout the summer to ensure compliance with regulations and standards as well as enhance program delivery.

Our 2023 summer program was very successful; the township continues to be able to offer strong programming. This year programming started back in early spring with our Standard first aid & CPR C and Safeguard courses being offered. Both programs were well attended. The Safeguard course was new this year and was offered both in-person and on-line. This course is geared towards camp staff, and our Leaders-in-training as it prepares them for their responsibilities when it comes to the pool and their campers.

Spring Courses

Course	Number of Participants	Current Staff
Safeguard	14	9
Standard First Aid and CPR-C	9	5

The township continues to build on providing leadership courses for our own employees and to local municipalities. By offering these courses to our own staff, the township is also helping other municipalities with current staffing shortages. The new course the township offered this June was the Aquatic Supervisor course. This course focused on getting deck-level supervisors with the knowledge, skills, and tools required to effectively guide fellow staff members in the safe delivery of the aquatic programs. We had 4 employees attend this course. They have been mentored and have had a chance to demonstrate these skills. We also had four staff from Kemptville, Prescott, and the Brockville YMCA join us.

Leadership Program

Course	Number of Participants	Current Staff
Lifesaving Society Swim Instructors	8	8
Lifesaving Society Instructors	4	3
***NEW Aquatic Supervisor Course	4	4

Bronze Program

Course	Number of Participants	Current Staff	Total Participants
Bronze Star	2	0	2
Basic First Aid	2	0	2
Bronze Medallion	10	1	11
Emergency First Aid	9	0	9
Bronze Cross	5	1	6
Standard First Aid	7	0	7
National Lifeguarding Course	9	4	13
National Lifeguarding Recert	9	2	11

Aquatic Team

This team consisted of 21 different individuals working a variety of hours to delivery approximately 60 hours a week of full programming at both pools.

Profile of The Aquatic Team

The community pools are operated by hard-working part-time team members with a variety of experiences and range of ages.

First Year Lifeguard/Instructors	7 (15 years of age)
Second Year Lifeguard/Instructor	6 (16 and 17 years of age)
Third Year Lifeguard/Instructor	2 (18 years of age)
Adults	6 Adults

Hours of Operations

Programming	Number of Staff	Rational
Adult Lane Swim (2 days a week at each pool)	2 staff	
Morning Lessons 9am -12pm	5 staff, and would like a deck supervisor throughout	Keeping our ratio down to an average of 1:4 ratio throughout most of our classes.
1:00-3:00 Public Swim	7 staff	To meet both the public swim ratios, as well as the camp ratio
3:00-4:30 Public Swim	Depending on the night it would be either 4 or 6 for Cardinal or 4 or 3 for Johnstown depending on lessons	
4:30- 5:30 Swim Team	3 staff needed	2 coaching and 1 guarding (Cardinal) 2 guards (Johnstown, as the team is coached by a SERA volunteer)
5:30 to 7:00 Lessons Two nights a week	6 staff in cardinal and 4 staff in Johnstown	We need to add a deck supervisor to evening lessons
6:00 – 7:00 Aquafit	3 Staff	1 Instructing and 2 guarding through rotation
7:00-8:00 Public Swim	2 Staff	2 guards going through rotation

Success

Overall, this team had a very successful summer. One of the biggest successes the team experienced would be the opportunities that our first-year staff had, which was the opportunity to build their confidence, skills, and delivery of lessons in a safe environment with an adult mentor. During these sessions the mentor was responsible for reenforcing the importance of safety during a lesson, working through lessons plans, and adding appropriate stroke drills to their lessons. This practice in return made for more successful lessons.

To maintain the success we have had this summer with our campers, it is important to make note that all 21 employees were imperative in the success of us meeting our 1 to 25 ratio we had for public swimming, as well as the day care policy for ratio set out by the Ontario Regulations. The ratio is 1:2 for children 5 years and under (this ratio cannot be combined with any other ratio); 1:4 when campers cannot pass the swim test and are ages 6-9; and 1:8 when campers can pass the swim test. Campers over the age of 10 who can pass the swim test are free to swim on their own but for those swimmers aged 10 and older who do not pass they must be in a 1:4 ratio. With Cardinal camp being young, it was necessary to use the lifeguards to meet these ratios along with the LIT's.

Challenges

One of our biggest challenges with staff this year was the changes in how youth participate in the workforce throughout Canada but was all very evident within our community as well. Staff not wanting to work as many hours as in the past, requests for time off, expectations shifting, etc., all impacted our ability to manage the teams' requests against the operations requirements. At least half of the staff took at least one week off for holidays, and the other half requested an average of 10 days off throughout the summer, making it a challenge to run our full programs at times.

Summer Programming

Swimming Lessons

Basic swimming ability is a fundamental requirement in any meaningful attempt to eliminate drowning in Canada. There are 5 modules in the Lifesaving Society Swim for Life Program

- Parent & Tot for children 4 months to 3 years of age
- Preschool for children 3-5 years of age
- Swimmer for children 5 years or older
- Adult lessons for people over 16 years
- Fitness Swimmer for people of any age who want to improve their overall physical fitness.

This summer we ran four of these programs along with the Swim Patrol Program. Our lessons were run at both pools, with the options of day or evening lessons. Saturday lessons were only offered in Johnstown.

Success of the Program

	Overall Day Lessons	Evening Lessons	Saturday Lessons	Total 2023	Total 2022	Total 2021	Total 2020	Total 2019
Cardinal	246	102	Not offered	348	206	146	Covid	180

Johnstown	225	63	16	304	310	104	Covid	235
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Evening lessons were for either 30 minutes or 1.5 hours, 2 days per week for 1 month. Lessons were well attended, especially the parent and tot and preschool classes.

Cardinal saw the biggest growth in its evening lessons, which went from 66 to 102, and day lessons went from 184 to 246. Two important things to note are that 90 swimmers of the 348 in Cardinal took more than one lesson and that camp kids in Cardinal made up 54% of our day lessons only.

Johnstown day lessons had a slight decline from last year, going from 243 to 225, but it is important to note that camp made up 75% of these lessons. Johnstown did have a slight growth in evening lessons going from 51 to 63. Saturday lessons remain the same at 16 participants.

Challenges

One of the biggest challenges with lessons this summer was not having a deck supervisor throughout the entire summer. The deck supervisor is an integral part of having successful and well-organized lessons. This employee is responsible for making sure lessons run smoothly for both the swimmer and the instructor.

A second challenge we had this summer was ensuring parents respected the rules to remain off the pool deck during lessons. This was a constant point of emphasis and created a hinderance and distraction for staff.

Lastly, and maybe the biggest challenge for the Aquatic director, was educating staff and the work that was completed around changing the philosophy of how we were going to administer our lessons this summer which is having them within their own quadrants and completing widths instead of lengths.

Pool Attendance

	2023 Total # of Swimmers	2022 Total # of Swimmer	2021 Total # of Swimmer	2020 Total # of Swimmer	2019 Total # of Swimmer
Cardinal Pool	2673	2481	1859	Covid	3393
Cardinal Lane Swim	27	54		Covid	
Cardinal Baby Pool	631	347	73	Covid	

Cardinal Aquafit (3nights)	247	84		Covid	
Johnstown Pool	2921	2935	2578	Covid	4295
Johnstown Lane Swim	176	188		Covid	
Johnstown Aquafit (2nights)	160	55		Covid	

Deck Supervisor

Recommended staffing standards from the Lifesaving Society indicate that when there are 40 or more people participating in lesson programming in the pool environment that there be a lifeguard present to ensure safety. In addition, it is recommended that a deck supervisor is present on the pool deck for all instructional blocks of time to support instructors, assist parents and participants and provide safety supervision. This summer one of our main focuses was to implement a deck supervisor, however with staff shortage this was not possible for the entire summer. It is important to note we were able to offer it for the 4th session only in both pools. This is a very important role in ensuring our facility is safe. It also ensures that every employee in our environment is alert to the risk to both employees and young families. This individual also provides support and guidance to lifeguards and instructors who are supporting our swimmers and families. These individuals completed the Aquatic Supervisor course and worked through a mentor opportunity throughout the summer with the Aquatic Director. We have been working towards this standard for our operation with some success.

Other Programming

The role of Coaches and Aqua fitness instructors is unique in the aquatic environment. The participant ratios and space allocation are not the same as in swimming lessons where the instructors are able to provide focused safety supervision. Coaches and Aqua fitness instructor, due to the role that they play, are not able to adequately provide strong safety supervision. For this reason, we have implemented a lifeguard on all swim team practices, Jr. Lifeguard and during Aqua fitness, ensuring our customers are provided with a safe environment to participate in.

Aquafit

Aquafit was offered at a new time this summer from 6pm to 7pm at both pools, for a total of five times per week. Participants were very excited to have their new time, as well as their fitness instructor back. The instructor has built a great relationship with the participants and has provided a variety of workouts. Overall, this program continues to grow. We had 70 participants register and an average of 12-15 participated each night. Some of these participants have since registered for the fall fitness class.

Swim Team

Both swim teams had a successful summer. Cardinal continues to build their team, having 15 swimmers in total this summer, with many of them participating in at least one swim meet. Cardinal participated in a total of 4 swim meets over the course of the summer.

Johnstown had a total of 25 swimmers. The club continues to be sponsored by SERA and coached by a volunteer. They participated in 5 swim meets this Summer. The township would like to thank SERA for their continued support.

Both teams hosted their own swim meets, with over 130 swimmers and 8 local teams. Both meets were a success and have picked dates for next year. Cardinal will host July 20th, and Johnstown will host July 28th.

Jr. Lifeguard Club

This was a new program this summer focusing on kids learning about lifesaving and lifeguarding skills. The program ran 3 days at each pool for 45 minutes. The program was free to the public. Kids participated in activities like those of real lifeguards in a safe, fun, and controlled setting. The goal is that kids will enjoy their experience and want to become lifeguards in the future.

The township had over 16 registered for the program online, as well as an average of 5 campers who joined in on the program each session. Johnstown was very successful in building their program throughout the summer averaging about 8 to 10 kids per day. Cardinal struggled a little to get the kids out consistently but had on average 2 swimmers per session.

The biggest success of the program was the year end trial run of a short Jr. lifeguard competition. Kids had a blast, participating in both team and individual events. The plan is for the township to run a full Jr. Lifeguard event next summer and invite all local municipalities. This event will run on August 11th.

Conclusion

This summer was a summer for change, growth and learning for all. Our programs overall saw growth and as a staff we continued to educate and bring drowning prevention awareness to our community.

Recommendations for the Aquatic Season of 2024

- Moving to a full-time deck supervisor, for ALL programming This will ensure instructors and lifeguards have the support they need, as well as a safe environment for all.

- Have the staff to run morning shift 9 to 3; evening shift 1 to 8; plus individuals willing to work weekends.
- Private lessons should be an option for families at a higher rate. This would target a new group of swimmers and add options to our program. These lessons would run at the same time as current lessons, but at a 1:1 ratio.
- If staff is available, working with South Edwardsburg Public School, to provide them with a swim program for the month of June.
- Aquafit starting in June, 2 nights a week.
- Jr. Lifeguard competition day August 11th
- Continue our work with drowning prevention with a greater focus on Drowning Prevention week (July 14th -July 20th 2024)

Courses for the 2023-2024 Season

September to August

Aquatics Manager Online

February 6th, 13th, 20th, 27th 530pm to 9:30pm

Cost \$160.00 plus materials

Standard First Aid and CPR-C HALL

Nov 4 and 5 9am to 5pm

April 27 and 28 9am to 5pm

Cost \$140.00 materials included.

Standard First Aid and CPR- C Hall Recertification Lifesaving society ONLY

May 11th 9am – 5pm

Cost \$90.00

Safeguard

April 19th 5pm to 9:00pm Online

May 16 5pm to 9:00pm In-Person HALL

Cost \$40.00

Aquatic Supervisor on-line

May 3 5pm-10pm

May 4 9:00am to 5:00pm

Cost \$140.00

National Lifeguard-course

May 8, 15, 22, 29 5pm to 9pm Johnstown Hall

June 6, 7, 5pm to 9pm Pool Johnstown Pool and Hall
June 8 and 9 9am to 5pm Johnstown Pool and Hall
Cost \$250.00 materials included

NL recert

June 11 3:30pm to 9:30 pm Johnstown Pool
Cost \$90.00

Lifesaving Swim Instructors Johnstown Pool and Hall

June 14 5pm to 9pm
June 15 and 16 9am to 5pm
Cost \$170.00 materials included

Lifesaving Instructors Cardinal Pool and Community Room

June 28 and 29 9am to 7pm
Cost \$170.00 materials included

Examiners Johnstown Hall and Pool

June 12 3:30 to 9:30
Cost: \$50.00 Plus materials

Special Dates

Staff training June 1 (9am to 4pm)
June 10th Johnstown pool 4-7pm (Deck Supervisors)
June 11th Johnstown Pool 4-7pm (Instructors teaching lessons/Deck Supervisor)
June 21 (fire department 4pm to 9pm) Cardinal pool
Johnstown pool party June 22
Cardinal pool party June 23
Cardinal swim meet July 20 (8am to about 4pm)
Johnstown swim meet July 28 (8am to about 4pm)
Jr. Lifeguard Aug 11 to be held in Johnstown. (9 am start)
Trike-a-thon Optimist Club Saturday July 6th 9-11am

Summer

Bronze Medallion and EFA and CPR-B

July 29th - Aug 2 Cardinal
Monday and Friday 9am -3pm Exam at 3pm

Cost \$225.00: Books included.

Bronze Cross and SFA and CPR-C

Aug 5th -Aug 9th

Monday to Friday 9am 3:00pm Exam at 3pm

Cost \$225.00 Books included.



Mike Spencer



Rachel Porter



**TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM**

Committee: Committee of the Whole – Community Development

Date: October 2, 2023

Department: Community Development

Topic: Navigi and Systems Mapping Proposal

Purpose: To review a proposal from HelpSeeker Technologies to identify and map social services in our area, helping to connect individuals with service providers in our community.

Background: The Township's agreement with HelpSeeker Technologies to prepare our application to CMHC for the Housing Accelerator Fund includes a 1-year subscription to Karto, a data analysis tool that shares and interprets social data.

Navigi is another tool offered by HelpSeeker Technologies. HelpSeeker's team will search and verify social services in Edwardsburgh Cardinal and the surrounding area (Prescott, Augusta and North Grenville) and map the services so that they are easy for individuals to find and use. Digital resources available in our area would also be searchable, which provides more options for support and can help to fill in gaps where supports are not available in our community.

An example of Navigi used in another community can be found here:
<https://helpseeker.org/community-initiatives/alberta/grande-prairie/>

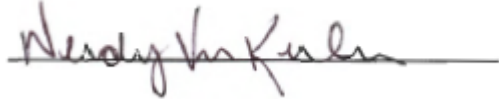
HelpSeeker will prepare a custom, user-friendly community webpage that can integrate with our website so that it's easy for our residents to find. A template for a printed directory can also be shared should the Township wish to provide this resource in print as well.

Four phases are outlined in the proposal to build and launch Navigi. Assuming an October start date, the supply mapping can be completed by January, 2024.

Financial Considerations: Total cost to implement the project is \$7,000 (includes live custom community page for \$1000). This cost is not budgeted.

Updates will be needed as service provider information changes to keep the mapping up to date. Online data checking by HelpSeeker staff to confirm current data is available for each service provider is estimated to be \$1000 (recommended annually).

Recommendation: That Committee recommend that Council direct staff to work with HelpSeeker Technologies to implement the proposed Navigi supply mapping project.

A handwritten signature in black ink, appearing to read "Nancy Van Kester", written over a horizontal line.

Community Development Coordinator



HELPSEEKER
TECHNOLOGIES

Proposal: Navigi and Systems Mapping

Submitted: September 20, 2023

Drafted By:
HelpSeeker Technologies

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Introduction

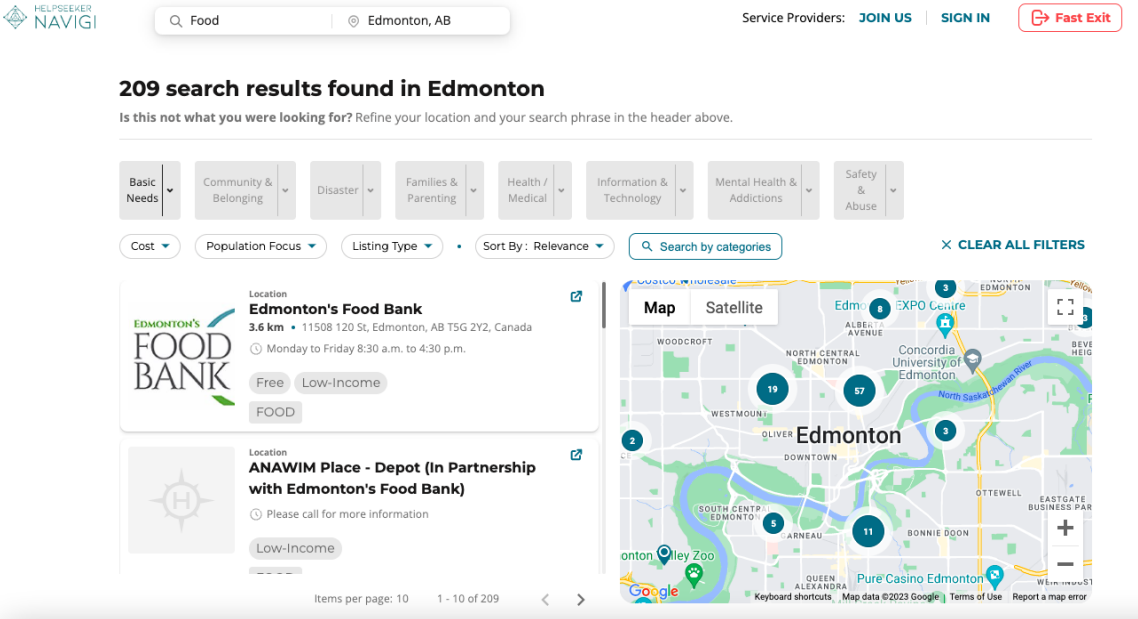
The Township of Edwardsburgh Cardinal, along with its neighboring areas of Prescott, Augusta, and North Grenville, stands at a pivotal juncture in enhancing community mapping and connectivity. Recognizing the evolving needs of these communities, HelpSeeker is excited to propose an initiative that harnesses the capabilities of the [Navigi](#) platform.

Navigi

Navigi is a robust web application designed to seamlessly connect individuals with pertinent social services and resources in their community. With its intuitive interface, Navigi empowers users to effortlessly search for and access a diverse array of services, including food assistance programs, housing support, mental health services, and more. It is committed to being a reliable and comprehensive source of information, enabling individuals to secure the help they need, when they need it most. To find out more about Navigi, visit [Navigi](#).

Key Features

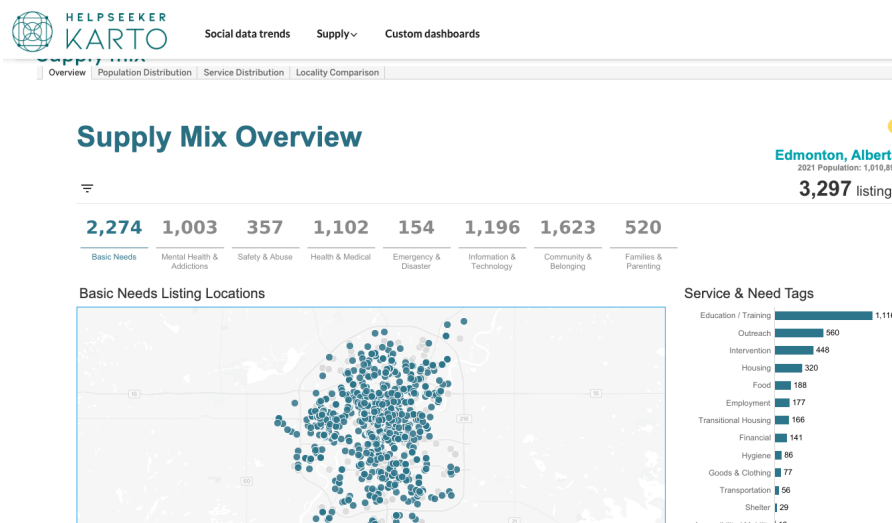
- **User-Friendly Interface:** With integration to Google Maps, Navigi simplifies the process for users to locate social services in Edwardsburgh Cardinal, Prescott, Augusta, and North Grenville.
- **Detailed Information:** Navigi offers a wealth of information about available social services, programs, and support systems, including essential details like contact information, hours of operation, and specific services.
- **Advanced Search:** The platform allows users to efficiently find relevant social services. Additionally, its translation feature, supporting over 20 languages, ensures accessibility to a diverse range of users.



Leveraging Karto

HelpSeeker also acknowledges the Township's existing relationship with Karto. Karto is a sophisticated data analysis tool that excels in visualizing and interpreting complex social data. It empowers organizations to map, analyze, and comprehend intricate patterns and trends within their data, thereby facilitating informed and strategic decision-making. When paired with Navigi, the combination provides a holistic view of the social landscape across Edwardsburgh Cardinal and its neighboring areas. This collaborative approach aids planners in identifying emerging needs, service gaps, and trends with increased clarity.

The interaction between Navigi and Karto ensures that insights from one platform can enhance the other. This collaboration improves the overall understanding of the social service landscape, ensuring that every user interaction contributes to a more comprehensive understanding of community needs.



To find out more about Karto, visit [Karto](#).

In conclusion, HelpSeeker believes that by integrating Navigi and Karto, the Township of Edwardsburgh Cardinal, along with Prescott, Augusta, and North Grenville, will be better positioned to address the unique needs of their communities with precision and insight. We look forward to the opportunity to collaborate and drive positive change across these regions.

Scope of Work

Phase 1: Comprehensive Systems Mapping

Detailed Mapping

- Conduct an exhaustive mapping of existing services and resources across the Township of Edwardsburgh Cardinal, Prescott, Augusta, and North Grenville.
- Incorporate all local organizations and programs affiliated with the aforementioned regions.
- Utilize the capabilities of HelpSeeker's Systems Mapping Service, which is enhanced by the Karto analytics platform.

Phase 2: Data Collection and Validation Workshop

Objective

- Facilitate a structured workshop to enhance the Systems Mapping data collection process and validate previously gathered data.

Activity:

- HelpSeeker will curate the workshop, tailored to the specific needs of the regions.
- The Township of Edwardsburgh Cardinal will coordinate and supervise the workshop, involving local service providers and community representatives to gather additional data and verify the integrity of current datasets.

Phase 3: Development of a Custom Community Page (Optional)

Objective

- Construct a Custom Community Page that aligns with the unique requirements of the Township of Edwardsburgh Cardinal, Prescott, Augusta, and North Grenville, similar to other HelpSeeker community initiatives.

Activity:

- Design and roll out the specialized Custom Community Page, ensuring it provides easy access to relevant services and resources for the communities.

Deliverable:

- Live Custom Community Page offering a user-friendly interface and comprehensive information on local services and resources.
 - [Example Community Page](#)

Phase 4: Navigi Data Release

Objective:

- Release the collected and validated data on the Navigi platform to ensure users have access to the most up-to-date and accurate information.

Activity:

- Integrate the data from the previous phases into the Navigi platform.

Deliverable:

- Updated Navigi platform with the latest data from the Township of Edwardsburgh Cardinal and its neighboring areas.

Budget and Timelines

Phase/Task	Activity	Deliverable	Cost	Timeline
Phase 1: Comprehensive Systems Mapping	<ul style="list-style-type: none"> - Conduct detailed mapping of services and resources - Incorporate local organizations and programs - Utilize HelpSeeker's Systems Mapping Service 	Comprehensive systems map	\$5,000	Oct 2023
Phase 2: Data Collection and Validation Workshop	<ul style="list-style-type: none"> - Facilitate a structured workshop - HelpSeeker will design the workshop - The Township of Edwardsburgh Cardinal will coordinate and supervise 	Validated and enriched dataset	Included in the cost of Phase 1	Nov 2023
Phase 3: Development of a Custom Community Page (Optional)	<ul style="list-style-type: none"> - Construct a Custom Community Page tailored to the regions - Design and roll out the page 	Live Custom Community Page	\$1,000 (Optional)	Nov 2023 - Dec 2023
Navigi Data Release	<ul style="list-style-type: none"> - Release updated data on the Navigi platform - Integrate data from previous phases 	Updated Navigi platform	\$1,000	Jan 2023

- Total Project Cost (excluding optional): \$6,000
- Total Project Cost (including optional): \$7,000

Overall Timeline: October 2023 to January 2024

For more information about HelpSeeker, please visit our [website](#)