

Present: Mayor Mitchell (Participating Virtually)
Councillor Drumm (Participating Virtually)
Councillor Leahy
Councillor Lee (Participating Virtually)
Councillor Mulcahy (Participating Virtually)
Councillor Newman
Councillor Roy (Participating Virtually)
Councillor Shahid (Participating Virtually)
Councillor Yamada

Also Present: J. Romano, Commissioner of Community Services
F. Santaguida, Commissioner of Legal and Enforcement
Services/Town Solicitor
R. Saunders, Commissioner of Planning and Development
F. Wong, Commissioner of Financial Services/Treasurer
H. Ellis, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Douglas, Legislative Specialist (Recording Secretary)

Regrets: None noted

1. Declarations of Pecuniary Interest
 - 1.1 There were no declarations of pecuniary interest.
2. Delegations
 - 2.1 There were no delegations.
3. Items for Consideration
 - 3.1 Planning and Development (Planning Services), Legal and Enforcement Services, Financial Services, and Community Services Department Joint Report, PDP 31-22
Re: Ontario Bill 109 – More Homes for Everyone Act, 2022

A question and answer period ensued between Members of Council and Staff regarding:

- whether staff have communicated the Town's concerns regarding Ontario Bill 109 with the Association of Municipalities of Ontario, Honourable Steve Clark, or MPP Lorne Coe;
- the impact of the short consultation period on the Town's ability to respond to Bill 109;
- next steps to ensure the Town's concerns are addressed before the legislation comes into effect;
- risks associated with expediting the review process for zoning by-law amendment or site plan applications in order to meet the legislated timelines proposed in Bill 109, including the possibility of an Ontario Land Tribunal (OLT) appeal;
- whether staff have consulted with other municipalities on their approach to address the proposed changes and mitigate any risks associated with Bill 109;
- the estimated number of staff and other resources required to address the new guidelines stipulated in Bill 109;
- estimated financial impact and strategies to mitigate the potential financial impact of the proposed application fee refund system;
- the impact of Bill 109 on public consultation regarding future zoning by-law amendments or site plan applications;
- means of mitigating risks to the natural environment, cultural heritage resources, and other critical infrastructure resulting from the legislative timeframes imposed by Bill 109;
- clarification regarding the timeline for public consultation on Bill 109 and the impact of the next Provincial election;
- whether the Ontario Housing Affordability Task Force consulted with any municipalities when preparing their report;
- the negative implications of Bill 109 on tax payers;
- confirmation that the Town's obligation to ensure the health, safety, and wellbeing of residents is not a provincially mandated requirement when reviewing zoning by-law amendment or site plan applications;
- the speed at which provincial agencies respond to comments and report to municipalities on zoning by-law amendment and site plan matters;
- whether the Town must deny a zoning by-law amendment or site plan application, should there be insufficient time to review the application within the legislated timelines stipulated by Bill 109;
- whether the Province would likely oppose any holding provisions imposed by the Town; and,

- clarification regarding the types of priority developments that may be subject to the powers of the Community Infrastructure and Housing Accelerator provisions.

Resolution # 104-22

Moved By Councillor Newman

Seconded By Councillor Shahid

1. That Report PDP 31-22 be endorsed as the Town's comments on Provincial Bill 109 – the More Homes for Everyone Act, 2022, and other associated proposed changes.
2. That the Clerk forward a copy of Report PDP 31-22 to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, the Premier of Ontario, Doug Ford, MPP Lorne Coe, Leader of the Official Opposition, Andrea Horwath, Leader of the Ontario Liberal Party, Steven Del Duca, Leader of the Ontario Green Party, Mike Schreiner, and the Association of Municipalities of Ontario.
3. That the Clerk forward a copy of the Report for information to the Council of the Regional Municipality of Durham and its area municipalities.

Carried unanimously on a recorded vote as follows:

	For	Against	Abstained
Councillor Drumm	x		
Councillor Leahy	x		
Councillor Lee	x		
Councillor Mulcahy	x		
Councillor Newman	x		
Councillor Roy	x		
Councillor Shahid	x		
Councillor Yamada	x		
Mayor Mitchell	x		
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4. Confirmatory By-law

4.1 Confirmatory By-law

Resolution # 105-22

Moved By Councillor Drumm
Seconded By Councillor Newman

That leave be granted to introduce a by-law and to dispense with the reading of the by-law by the Clerk to confirm the proceedings of the Council of the Town of Whitby at its special meeting held on April 25, 2022 and the same be considered read and passed and that the Mayor and the Clerk sign the same and the Seal of the Corporation be thereto affixed.

Carried

5. Adjournment

5.1 Motion to Adjourn

Moved By Councillor Newman
Seconded By Councillor Mulcahy

That the meeting adjourn.

Carried

The meeting adjourned at 6:47 p.m.

Christopher Harris, Town Clerk

Don Mitchell, Mayor