

Complying with Bill 109 & Bill 23

Amendments to Official Plan, Zoning & Select By-laws



Outline

- Background on Bill 109
- Background on Bill 23
- Official Plan Amendments
- Zoning Amendments
 - Zoning By-law No. 2018-58
- Other By-laws
 - Site Plan Control By-law No. 2007-20
 - Pre-Consultation By-law No. 2013-53
 - Delegations By-law No. 2021-64
 - User Fee and Charges By-law No. 2022-71

Bill 109 Impact - Highlights

- Delegation of Site Plan Control
- Site Plan Approval not required for under 10 residential dwellings
- Application Fee Refunds

Bill 23 - Highlights

- Additional Units (ADUs)
- Parkland
- Heritage
- Accessory Dwelling Units

Official Plan Amendments



Official Plan Amendments - Summary

- Proposed Changes:
 - Delegate the power of site plan control to staff;
 - Allow the Executive Director, Planning & Development or Chief Administrative Officer to remove the holding provision;
 - Increase the number of accessory apartments allowed in serviced urban areas;
 - Create a pro-rated refund for development applications if not marked complete; and
 - Reduce the land dedication for parkland from 1ha per 300 units to 1ha per 600 units.

Zoning By-law Amendments



Zoning By-law No. 2018-58 - Summary

- Proposed Changes:
 - Increase the number of accessory dwelling units in a serviced urban area to two; and
 - Amend the definition of Accessory Apartment to allow for accessory dwellings to be placed in accessory buildings.

Other By-law Amendments



Site Plan Control By-law No. 2007-20 - Summary

- Proposed Changes:
 - Delegate Site Plan Control from Council to Staff.

Pre-Consultation By-law No. 2013-53 - Summary

- Proposed Changes:
 - Separate Pre-Consultation by minor and major applications; and
 - Introduce a Pre-Application Process.

Delegation By-law No. 2021-64 - Summary

- Proposed Changes:
 - Delegate Site Plan Approval and Control from Township Council to Staff; and
 - Allow the CAO or designate to lift the Holding By-law.

User Fee & Charges By-law No. 2022-71 - Summary

- Proposed Changes:
 - Create a Pre-Consultation Fee;
 - Create a Pre-Application Fee; and
 - Addition of a refund of development schedule.

Questions?

