

**Summary of Changes – Bill 108 More Homes, More Choice Act**

Schedule #	Statute	Summary of Changes	Input Provided/Due Date
1	Cannabis Control Act, 2017	Amendments related to the closure of premises by police officers and general prohibitions on obstructing enforcement of the Act, and penalties for contravention of the Act.	Little to no Regional impact
2	Conservation Authorities Act, 1990	Amendments that help conservation authorities focus and deliver on their core mandate, and to improve governance.	Response submitted on May 21, 2019 (ERO # 013-5018)
3	Development Charges Act, 1997	<p>Amendments to reduce development costs and provide more housing options, including:</p> <ul style="list-style-type: none"> <li>• Making it easier for municipalities to recover costs for waste diversion,</li> <li>• Increasing the certainty of development costs by:                             <ul style="list-style-type: none"> <li>- Deferring development charges for rental housing, institutional commercial developments and not-for-profit housing until occupancy, with payment occurring over five years, and</li> <li>- Freezing development charge rates at an earlier point in time in the development process (i.e. if / when an application is made for the later of site plan or zoning approval)</li> </ul> </li> <li>• Providing authority to exempt second units in newly built homes or ancillary structures, and in ancillary structures to existing homes, and the conversion of communal areas to residential units in rental buildings from development charges.</li> <li>• Ensuring a smooth transition to a community benefits charge system.</li> </ul>	Response submitted on May 31, 2019 (ERO # 019-0017)
4	Education Act, 1990	<p>Amendments allowing school boards increased flexibility to:</p> <ul style="list-style-type: none"> <li>• Spending education development charge funds on non-eligible costs so long as the project provides for pupil accommodation and reduces the costs of acquiring land</li> <li>• Accepting a real property interest or other prescribed benefit in lieu of the developer paying education development charges</li> </ul> <p>New ministerial oversight over school boards' plans to acquire land including veto powers over expropriations and acquisitions</p>	Little to no Regional impact

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5	Endangered Species Act, 2007	Amendments modifying the process, including longer timelines for adding to the Species at Risk listing, and establishing a payment-in-lieu trust fund to support larger-scale activities likely to protect or recover species at risk.	Response submitted on May 18, 2019 (ERO # 013-5033)
6	Environmental Assessment Act, 1990	Amendments to modernize the Environmental Assessment processes by focusing on projects that pose actual, real risks to our environment and communities, streamlining approval timelines and eliminating duplication.	Response submitted on May 24, 2019 (ERO # 013-5102)
7	Environmental Protection Act, 1990	Amendments permitting the seizure of vehicle number plates, if necessary.	Little to no Regional impact
8	Labour Relations Act, 1995	Amendments relating to the Carpenters' District Council of Ontario in section 150.7 of the Act are repealed. The provisions of section 153 that allow exclusions under that section to be limited to specified geographic areas are also repealed.	Little to no Regional impact
9	Local Planning Appeal Tribunal Act, 2017	Amendments related to the practices and procedures of the Tribunal, including: <ul style="list-style-type: none"> <li>• requirements for participation in alternative dispute resolution processes.</li> <li>• empowering the Tribunal to limit any examination or cross-examination of a witness in specified circumstances.</li> <li>• limiting submissions by non-parties to a proceeding before the Tribunal to written submissions only and confirming that such non-parties may still be examined or required to produce evidence by the Tribunal.</li> <li>• requiring a case management conference in certain such appeals.</li> <li>• providing that the tribunal may set and charge different fees in respect of different classes of persons or proceedings.</li> </ul>	Response submitted May 31, 2019 (ERO # 019-0016)
10	Occupational Health and Safety Act, 1990	Various amendments are made respecting the Chief Prevention Officer's power to, among other things, revoke or amend a certification or amend the requirements for obtaining a certification.	Little to no Regional Impact
11	Ontario Heritage Act, 1990	Enhanced provincial direction to municipalities, property owners and the public on how to interpret requirements in the Act by: <ul style="list-style-type: none"> <li>• Establishing in regulation prescribed principles that shall be considered</li> </ul>	Local municipal jurisdiction

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		<p>by municipalities when making decisions</p> <ul style="list-style-type: none"> <li>- Creating regulatory authority to establish mandatory requirements for the content of designation by-laws; and</li> <li>- Improving the process for adding properties that are not yet designated (known as “listed”) to the municipal heritage register, by giving notice to property owners once their property is “listed” and enabling them to object to the municipal council</li> </ul> <ul style="list-style-type: none"> <li>• Provide clearer rules and improve existing tools for municipalities to facilitate timely and transparent processes for reaching decisions under the Act by: <ul style="list-style-type: none"> <li>- establishing a new 60-day timeline for notifying property owners of whether their applications for alteration and demolition are complete</li> <li>- establishing a new 90-day timeline for municipalities to issue a notice of intention to designate a property as having cultural heritage value or interest, when certain events as prescribed by regulation have occurred respecting the property, subject to limited exceptions as prescribed by regulation</li> <li>- establishing a 120-day timeline for passing a designation by-law after the municipality issues the notice of intention to designate, subject to limited exceptions as prescribed by regulation</li> <li>- clarifying the meaning and intent behind the term “demolition or removal”, in circumstances where a property’s heritage attributes have been identified</li> </ul> </li> <li>• Creating a consistent and binding appeals process by: <ul style="list-style-type: none"> <li>- Requiring that municipal decisions related to heritage designations and alterations be appealable to the Local Planning Appeal Tribunal (LPAT), and that LPAT orders on such appeals be binding</li> </ul> </li> </ul>	
Schedule 12	Planning Act, 1990	<p>Amendments to streamline development approvals processes and facilitate faster decisions by:</p> <ul style="list-style-type: none"> <li>• reducing decision timelines for municipalities and the province</li> <li>• increasing the certainty and predictability of the planning system by: <ul style="list-style-type: none"> <li>- enabling the Minister to mandate the use of the community</li> </ul> </li> </ul>	Response submitted May 31, 2019 (ERO # 019-0016)

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		<p>planning permit system in areas specified by the Minister (e.g., specified major transit station areas and provincially significant employment zones), and removing appeals of the implementing official plan amendment and, subject to regulation, the related by-law;</p> <ul style="list-style-type: none"> <li>- focusing the discretionary use of inclusionary zoning to protected major transit station areas and areas where the community planning permit system has been required by the Minister, which would facilitate the supply of affordable housing in areas that are generally subject to growth pressures, higher housing demand, and in proximity to higher order transit; and</li> <li>- limiting third party appeals of plans of subdivision and approval authority non-decisions on official plans and official plan amendments</li> </ul> <ul style="list-style-type: none"> <li>• supporting a range and mix of housing options and boost housing supply by requiring municipalities to authorize an additional residential unit in both the primary dwelling and an ancillary building or structure</li> <li>• making charges for community benefits more predictable by establishing a new authority that would enable municipalities to collect funds / contributions for community benefit purposes (e.g. libraries, daycare facilities and parks). This tool would replace the existing density bonusing provisions known as section 37, development charges for discounted (soft) services under the <i>Development Charges Act, 1997</i> and, in some cases, parkland dedication</li> <li>• allowing the Local Planning Appeal Tribunal to make decisions based on the best planning outcome as part of a return to de novo hearings in all cases. This change would broaden the Tribunal’s jurisdiction over major land use planning matters (i.e., official plans and zoning by-laws and amendments) and would give the Tribunal the authority to make a final determination on appeals of such matters</li> </ul>	
13	Workplace Safety and Insurance Act,	The Schedule adds a section to the Act to provide that the Board may establish premium rates for partners and executive officers who perform no construction work that are different from premium rates established for the	Little to no Regional Impact

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	1997	employers of the partners and executive officers and may adjust those rates.	