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**Report To:** Council

**From:** Mary-Anne Dempster, CAO

**Date:** April 22, 2024

**Memo #:** Memo-002-24

**Re:** Clarification Update on The Perfect Storm Report

Regarding [CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community](#), please note the following:

- It is important to note that staff's recommendations in this report will not stop the processing of development applications. We will continue to process active applications within Secondary Plan areas, as well as new ones as they come in. The fiscal impact assessment is not a new requirement and is a critical piece of good planning. An updated assessment for each Secondary Plan would need to be completed as part of bringing any development application recommendation to Council for approval.
- For items 4.12 and 4.13, Figure 4 and Figure 5 demonstrate a visual of the potential loss of half the parkland in the Southeast Courtice Secondary Plan. For clarity, this visual is for illustrative purposes only to demonstrate the amount of parkland before and after Bill 23 under the Planning Act.
- Further, since this report was discussed on April 8, 2024, the Province of Ontario has introduced Bill 185, the proposed Cutting Red Tape to Build More Homes Act, 2024 (April 10, 2024) and an updated Provincial Planning Statement, which propose changes to the Planning Act, Development Charges Act and Municipal Act. This legislation would reduce the impact to development charges as outlined in item 5.2 of this report, but would not impact parkland dedication. Staff are working through the potential impacts of this additional legislation, and will bring a report to committee.

We are currently discussing applications with the development community, and some have indicated that they will be following the allotment provided for under Bill 23 rather than the previously approved land use plans. Staff are committed to working with the development community to find a collaborative path forward to develop complete communities and grow responsibly.

Mary-Anne Dempster  
Chief Administrative Officer