



# COUNCIL INFORMATION PACKAGE

## SUMMARY

SEPTEMBER 16, 2022

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1. **C-2022-172**  
Correspondence dated September 15, 2022 from Huron Shores, supporting the Town of Wasaga Beach's opposition of the Strong Mayors, Building Homes Act.
2. **C-2022-173**  
Correspondence received September 7, 2022 from the Town of Pelham respecting Notice of Passing of Comprehensive Zoning By-law and Official Plan Amendment No. 15 (Housekeeping).
3. **C-2022-174**  
Correspondence received September 7, 2022 from the City of Port Colborne respecting Notice of Public Meeting for Proposed Draft Plan of Subdivision and Zoning By-law Amendment at Northland Estates.
4. **C-2022-175**  
Niagara SPCA & Humane Society – Wainfleet Stats for August 2022
5. **C-2022-176**  
Correspondence dated September 13, 2022 from the Township of McGarry respecting a motion regarding the recall of Councillors under carefully prescribed circumstances.
6. **C-2022-177**  
Correspondence dated September 14, 2022 from the Township of Lucan Biddulph respecting a motion of support of the Town of Wasaga Beach and Town of Kingsville's motion respecting Strong Mayors, Building Homes Act.



**Municipality of Huron Shores**  
7 Bridge Street, PO Box 460  
Iron Bridge, ON P0R 1H0  
Tel: (705) 843-2033 Fax: (705) 843-2035

September 15, 2022

Minister of Municipal Affairs and Housing  
Attn: The Honourable Steve Clark  
777 Bay Street  
17th Floor  
Toronto, ON M7A 2J3

Re: Res. #22-21-23 – Town of Wasaga Beach – Request for Support re: ***Strong Mayors, Building Homes Act***

The Council of the Corporation of the Municipality of Huron Shores passed Resolution #22-21-23 at the Regular Meeting held Wednesday, September 14th, 2022, as follows:

“BE IT RESOLVED THAT the Council of the Municipality of Huron Shores supports, in principle, the Town of Wasaga Beach's opposition of the Strong Mayors, Building Homes Act;

AND THAT a copy of this resolution be sent to the Minister of Municipal Affairs and Housing, and all Ontario municipalities.”

Should you require anything further in order to address the above-noted resolution, please contact the undersigned.

Yours truly,

Natashia Roberts

Chief Administrative Officer (CAO)/Clerk  
NR/KN

Cc: Minister of Municipal Affairs and Housing and all Ontario municipalities



**NOTICE OF PASSING  
TOWN OF PELHAM COMPREHENSIVE ZONING BY-LAW AND  
OFFICIAL PLAN AMENDMENT NO. 15 (HOUSEKEEPING)**

**TAKE NOTICE** that the Council of the Corporation of the Town of Pelham passed By-Law No. 4481(2022) on August 30, 2022, being a by-law to regulate the use of land and the character, location and use of buildings and structures in the Town of Pelham, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, affecting all lands within the Town of Pelham.

**AND TAKE NOTICE** that the Council of the Corporation of the Town of Pelham passed By-law No. 4482(2022) on August 30, 2022 being a by-law which adopts Official Plan Amendment No. 15 (Housekeeping) to the Town of Pelham Official Plan under Section 22 of the *Planning Act*, R.S.O. 1990, as amended.

**AND TAKE NOTICE** that Council of the Corporation of the Town of Pelham Considered all written and oral submissions received as part of the decision making process as outlined in Planning Staff's recommendation report, which was presented to the Council on July 25, 2022. The report can be found online at <https://events.pelham.ca/meetings>.

**AND FURTHER TAKE NOTICE** that the last date for filing a notice of appeal to the Ontario Land Tribunal in respect of the By-laws is the 27<sup>th</sup> day of September, 2022. A Notice of Appeal setting out the reasons for the appeal must be filed with the Community Planning and Development Department of the Town of Pelham and accompanied by the appropriate fee, as required by the Ontario Land Tribunal. For additional information regarding the Ontario Land Tribunal, please visit their website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

The Notice of Appeal must:

1. Be filed with the Community Planning and Development Department of the Town of Pelham;
2. Set out the reasons for the appeal; and
3. Be accompanied by the fee prescribed by the Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However a notice of appeal may be filed in the name of an individual(s) who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the OLT, there are reasonable grounds to add the person or public body as a party.

**Purpose and Effect**

The purpose and effect of the Comprehensive Zoning By-law is to regulate the use of land throughout the Town of Pelham in accordance with Section 34 of the *Planning Act*. The Comprehensive Zoning By-law have been updated to conform to the Town Official Plan, Region of Niagara Official Plan and Provincial legislation. The effect of the Comprehensive Zoning By-law will be improved development parameters that help create a more attractive, prosperous and livable community.

The purpose and effect of Official Plan Amendment No. 15 (Housekeeping) is to update the agriculture-related, on-farm diversified and value-added agricultural policies to align the current plan with updated Provincial policies. Additionally, OPA No. 15 introduces policies to delegate authority for minor amendments in accordance with Bill 13, *Supporting People and Business Act*, 2021. The effect of OPA No. 15 will to improve and clarify the existing policies around secondary agricultural uses and create more streamlined processes for development applications.

Public consultation on the Comprehensive Zoning By-law and Official Plan Amendment No. 15 was provided with public open houses on April 26, 27 and 28, 2022 and through notice published in the Voice of Pelham on May 24, 2022 with and the Statutory Public Meeting held on June 13, 2022.

**Additional Information**

The Complete By-laws passed as By-law 4481(2022) (Comprehensive Zoning By-law) and By-law 4482(2022)(Official Plan Amendment No. 15) and are available for inspection in the Community Planning office during regular business hours or on the Town's project website at [engagingpelham.ca](http://engagingpelham.ca). For more information about this matter, including information about appeal rights, please contact the Community Planning Department at:

Town of Pelham  
Community Planning and Development Department  
20 Pelham Town Square  
Fonthill Ontario, L0S 1E0  
Email: [lrichardson@pelham.ca](mailto:lrichardson@pelham.ca)  
Website: [www.pelham.ca](http://www.pelham.ca)

**DATED** at the Town of Pelham, this 7th day of September, 2022.

A handwritten signature in blue ink, appearing to read "Holly Willford", is written above a horizontal line.

---

HOLLY WILLFORD - CLERK  
THE CORPORATION OF THE TOWN OF PELHAM  
P. O. BOX 400, 20 PELHAM TOWN SQUARE  
FONTHILL, ON L0S 1E0



# Notice of Public Meeting

## Notice of Complete Applications

### Proposed Draft Plan of Subdivision and Zoning By-law Amendment

**Applicant: Upper Canada Consultants c/o Matt Kernahan**  
**Owner: 2600261 Ontario Inc.**  
**Northland Estates**  
**City of Port Colborne**

#### Proposed Change

The City of Port Colborne has received complete applications submitted by Matt Kernahan of Upper Canada Consultants on behalf of the owner 2600261 Ontario Inc. for a proposed Draft Plan of Subdivision and Zoning By-law Amendment at Northland Estates, legally known as Concession 2 Pt Lot 31, Concession 2 Pt Lot 31 RP 59R12021 Parts 1 & 2, and Con 2 Pt Lot 31 RP 59R11866 Parts 2 to 5.

The Zoning By-law Amendment proposes to amend Zoning By-law 6575/30/18 to rezone the subject lands from R3 (Third Density Residential), RD (Residential Development), and EC (Environmental Conservation) to a site-specific MU (Mixed Use) zone, EC (Environmental Conservation), (P) Public & Park, and a site-specific R3 zone.

The site-specific MU zone is being sought to permit a maximum height of 14 metres for residential and non-residential buildings. The site-specific R3 zone is being sought to permit a minimum lot area of 180 square metres and a minimum interior side yard of 1.5 metres for townhouse dwellings, and a minimum lot area of 327 square metres for detached dwellings.

The Draft Plan of Subdivision proposes to divide the subject lands into 122 lots for single-detached dwellings, 10 blocks for 50 street-townhouse dwellings, one mixed use commercial and residential block, a park, one block for a stormwater management facility and an environmental conservation block.

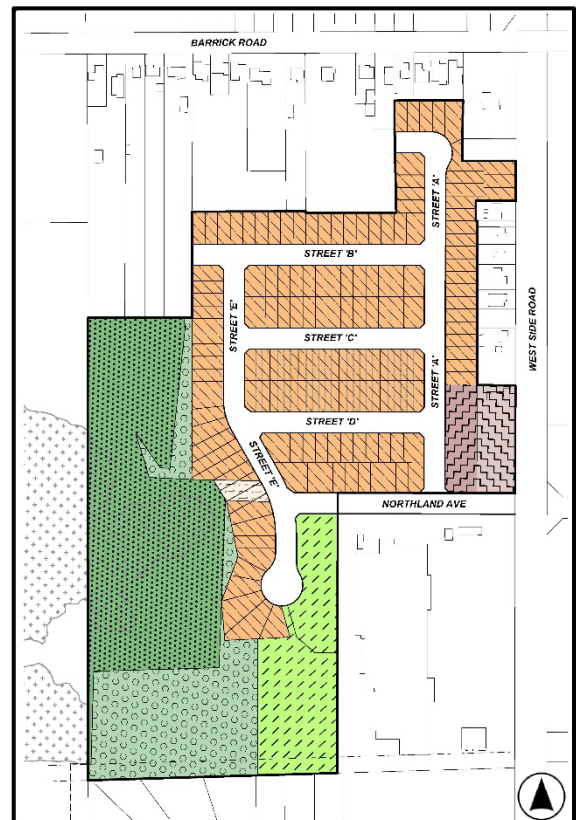
#### Public Meeting

Date: Tuesday, September 20th, 2022  
Time: 6:30 pm  
Place: City Hall, 66 Charlotte Street –  
Third Floor Council Chambers  
**\*Virtual participation is also available via Zoom\***  
(Contact the Deputy Clerk below for meeting details)

#### More Information

Materials such as proposed plans and reports can be obtained by contacting the Planning Division and/or David Schulz, using the contact information below.

**NOTE:** If you are receiving this notice as the owner of land that contains multiple residential units, please post this in a location that is visible to all tenants.



#### Meeting Details

The Public Meeting will be live streamed on the City's YouTube channel at <https://youtu.be/pwTQpkNHbjw>

Anyone wishing to participate in the meeting can attend virtually or in person and is encouraged to submit a written submission that will be circulated to City Councillors prior to the meeting and become public. If anyone wishes to orally participate in the meeting, they must pre-register with

the Deputy Clerk. Written submissions and virtual participation requests must be received by noon on Tuesday, September 20th, 2022, by emailing [deputyclerk@portcolborne.ca](mailto:deputyclerk@portcolborne.ca) or calling (905) 835-2901 x115. Written submissions can also be submitted to the mail slot in the front-left of City Hall, 66 Charlotte Street.

For more information about this matter, including information about appeal rights, contact David Schulz at [david.schulz@portcolborne.ca](mailto:david.schulz@portcolborne.ca) or call (905) 835-2900 x202.

The owner or agent must be present at the Public Meeting either virtually or in person.

### **Legal Notice**

If you wish to be notified of the decision of the City of Port Colborne on the proposed Draft Plan of Subdivision and/or Zoning By-law Amendment, you must make a written request to the City of Port Colborne City Clerk, 66 Charlotte Street, Port Colborne, ON L3K 3C8 or [cityclerk@portcolborne.ca](mailto:cityclerk@portcolborne.ca)

#### **Draft Plan of Subdivision**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the City of Port Colborne to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Port Colborne in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

#### **Zoning By-law Amendment**

If a person or public body would otherwise have an ability to appeal the decision of the City of Port Colborne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body is not entitled to appeal the decision.

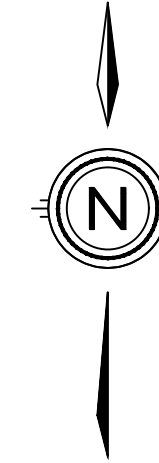
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Port Colborne before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the City of Port Colborne this 30<sup>th</sup> day of August, 2022.



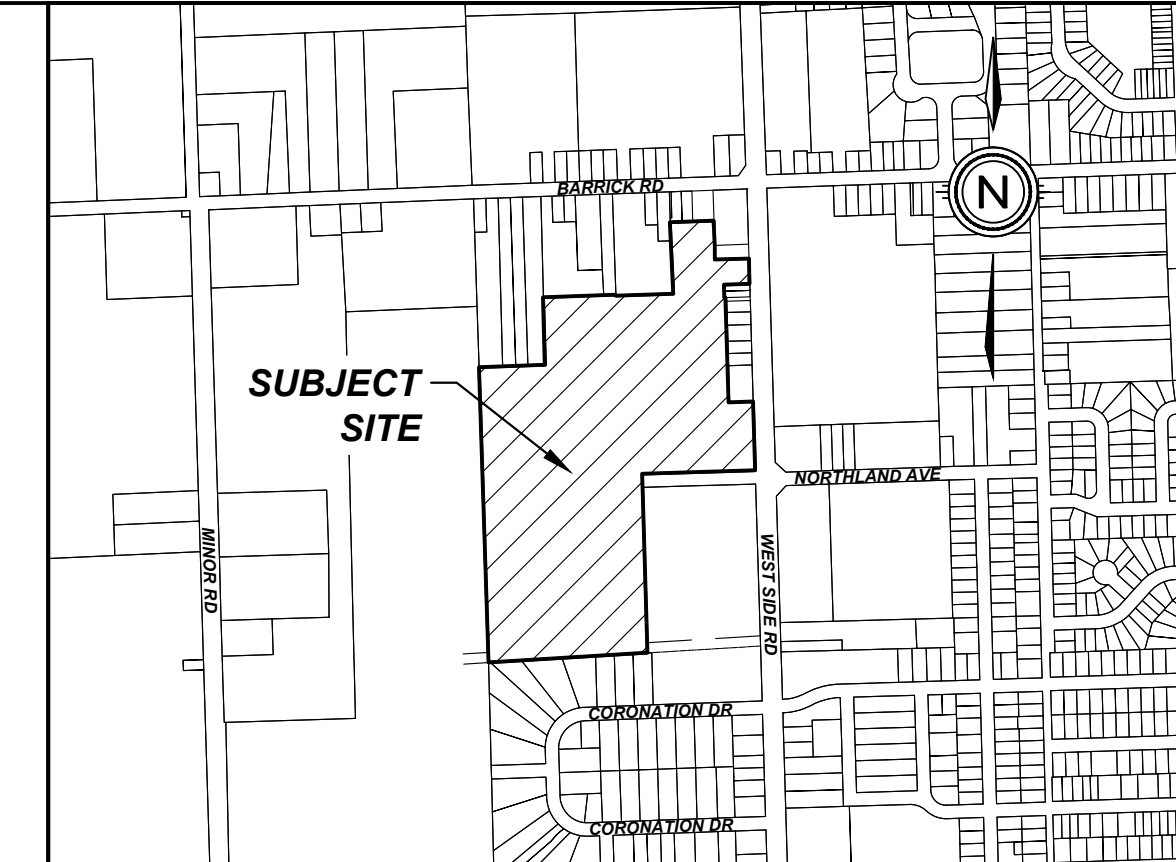
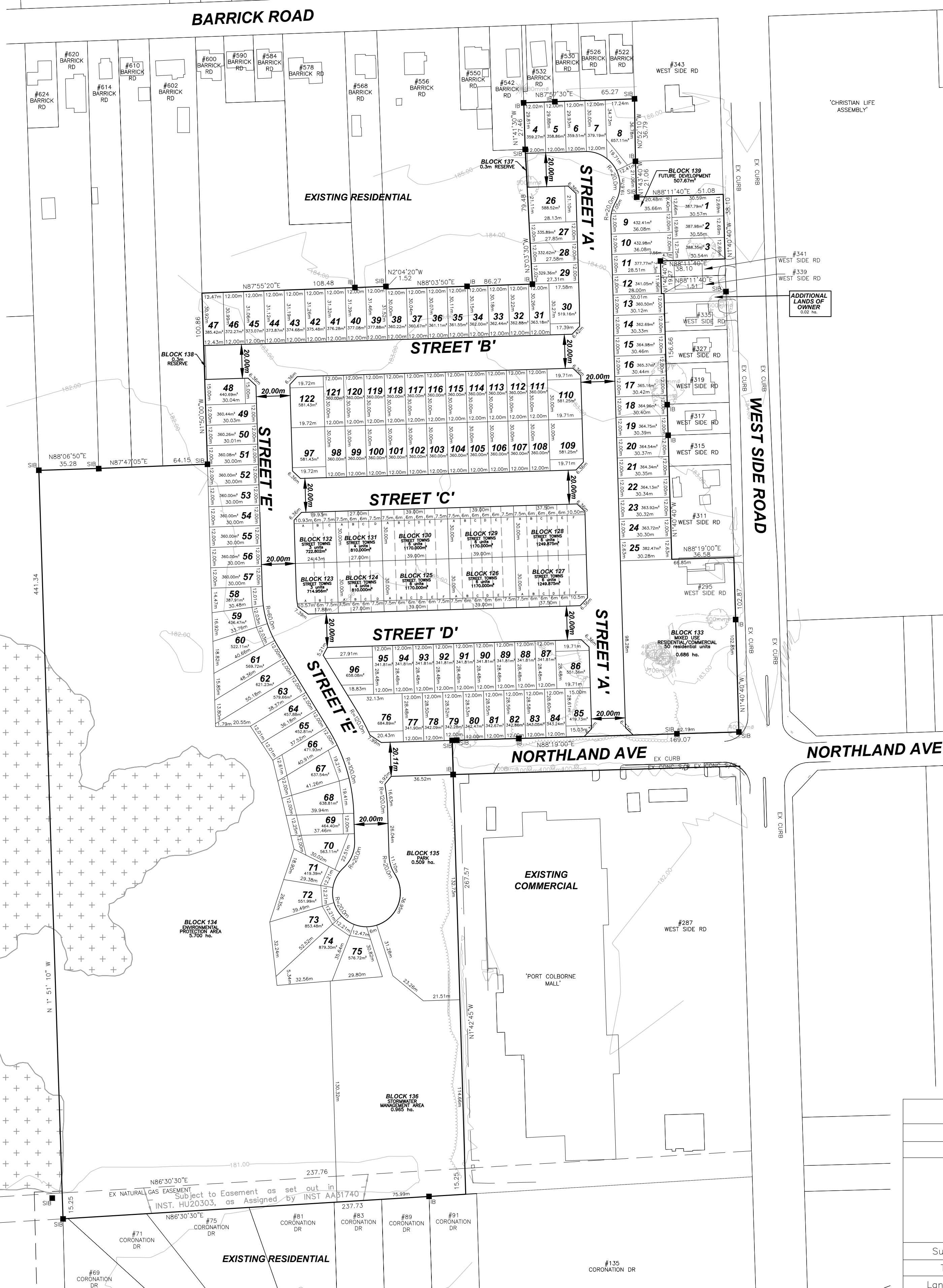
# NORTHLAND ESTATES

## CITY OF PORT COLBORNE



### STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 123 TOTAL AREA = 714.956m <sup>2</sup>	BLOCK 128 TOTAL AREA = 1249.875m <sup>2</sup>
UNIT A 309.956m <sup>2</sup>	UNIT A 225.000m <sup>2</sup>
B 180.000m <sup>2</sup>	B 180.000m <sup>2</sup>
C 225.000m <sup>2</sup>	C 180.000m <sup>2</sup>
	D 180.000m <sup>2</sup>
BLOCK 124 TOTAL AREA = 810.000m <sup>2</sup>	BLOCK 129 TOTAL AREA = 1170.000m <sup>2</sup>
UNIT A 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup>
B 180.000m <sup>2</sup>	B 180.000m <sup>2</sup>
C 180.000m <sup>2</sup>	C 180.000m <sup>2</sup>
D 225.000m <sup>2</sup>	D 180.000m <sup>2</sup>
	E 180.000m <sup>2</sup>
BLOCK 125 TOTAL AREA = 1170.000m <sup>2</sup>	BLOCK 130 TOTAL AREA = 1170.000m <sup>2</sup>
UNIT A 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup>
B 180.000m <sup>2</sup>	B 180.000m <sup>2</sup>
C 180.000m <sup>2</sup>	C 180.000m <sup>2</sup>
D 180.000m <sup>2</sup>	D 180.000m <sup>2</sup>
E 180.000m <sup>2</sup>	E 180.000m <sup>2</sup>
F 225.000m <sup>2</sup>	F 225.000m <sup>2</sup>
BLOCK 126 TOTAL AREA = 1170.000m <sup>2</sup>	BLOCK 131 TOTAL AREA = 810.000m <sup>2</sup>
UNIT A 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup>
B 180.000m <sup>2</sup>	B 180.000m <sup>2</sup>
C 180.000m <sup>2</sup>	C 180.000m <sup>2</sup>
D 180.000m <sup>2</sup>	D 180.000m <sup>2</sup>
E 180.000m <sup>2</sup>	E 180.000m <sup>2</sup>
F 225.000m <sup>2</sup>	F 225.000m <sup>2</sup>
BLOCK 127 TOTAL AREA = 1249.875m <sup>2</sup>	BLOCK 132 TOTAL AREA = 722.802m <sup>2</sup>
UNIT A 225.000m <sup>2</sup>	UNIT A 317.802m <sup>2</sup>
B 180.000m <sup>2</sup>	B 180.000m <sup>2</sup>
C 180.000m <sup>2</sup>	C 225.000m <sup>2</sup>
D 180.000m <sup>2</sup>	
E 180.000m <sup>2</sup>	
F 304.875m <sup>2</sup>	



### KEY PLAN

N.T.S.

### DRAFT PLAN OF SUBDIVISION

### LEGAL DESCRIPTION

PART OF LOT 31, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA

### OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PORT COLBORNE FOR APPROVAL.

2600261-ONTARIO INC. JUNE 24, 2022 DATE

2751131-ONTARIO INC. JULY 22, 2022 DATE

*Arthur Seko* JULY 22, 2022 DATE  
ARTHUR SEKO

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

*D. J. ...* JULY 22, 2022 DATE  
ROY S. HARKUP, B.Sc., O.L.I.P., Ontario Land Surveyor  
KIRKUP MASCOE URE SURVEYING  
(a Division of J.D. Barnes Limited)

### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-122	122	5.014	30.11
STREET TOWNS RESIDENTIAL	BLOCK 123-132	50	1.024	6.15
MIXED USE RESIDENTIAL/COMMERCIAL	BLOCK 133	50	0.686	4.12
ENVIRONMENTAL PROTECTION AREA	BLOCK 134		5.700	34.23
PARK	BLOCK 135		0.509	3.06
STORMWATER MGMT AREA	BLOCK 136		0.965	5.80
0.3m RESERVE	BLOCK 137-138		0.001	0.01
FUTURE DEVELOPMENT	BLOCK 139		0.051	0.31
ROADWAY			2.700	16.22
<b>TOTAL</b>		<b>222</b>	<b>16.650</b>	<b>100.00</b>

DEVELOPABLE AREA = 10.95 ha.  
DEVELOPABLE DENSITY = 20.27 units/ha

### GREENFIELD DENSITY CALCULATION

	People		Jobs		Total
	Units	Ratio	Units	Ratio	
222 Dwellings	222	2.28 people per dwelling <sup>1</sup>	222	5% "at home" employment	11.10 Jobs
			16,576.42ft <sup>2</sup> of commercial space	1 employee per 500ft <sup>2</sup> of commercial space <sup>2</sup>	33.15 Jobs
<b>Subtotal</b>	<b>506.16 people</b>		<b>44.25 jobs</b>		
<b>Total</b>	<b>550.41 people and jobs</b>				
Land Area	10.95 hectares (exclusive of the Environmental Protection Area)				
Greenfield Density	50.27 people and jobs per hectare				

### REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) VARIOUS TEXTURES OVER BEDROCK
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

#	ISSUED FOR APPROVAL	DATE	M.K
0	ISSUED FOR APPROVAL	2022-07-25	M.K
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	MAY 13, 2022
	PRINTED	JULY 25, 2022
	SCALE	1:1500
	DWG No.	<b>21132-DP</b>
	REV	<b>0</b>

The Corporation of the City of Port Colborne

By-law no. \_\_\_\_\_

Being a by-law to amend Zoning By-law 6575/30/18 respecting lands legally described Part of Lot 31, Concession 2, Geographic Township of Humberstone, now in the City of Port Colborne, Regional Municipality of Niagara.

Whereas By-law 6575/30/18 is a by-law of The Corporation of the City of Port Colborne restricting the use of land and the location and use of buildings and structures; and

Whereas, the Council of The Corporation of the City of Port Colborne desires to amend the said by-law.

Now therefore, and pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, The Corporation of the City of Port Colborne enacts as follows:

1. This amendment shall apply to those lands described on Schedule "A" attached to and forming part of this by-law.
2. That the Zoning Map referenced as Schedule "A8" forming part of By-law 6575/30/18 is hereby amended by changing those lands described on Schedule A from:

Residential Third Density (R3) Zone	to	Mixed Use (MU-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Mixed Use (MU-XX) Site-Specific Zone
Residential Development (RD) Zone	to	Environmental Conservation (EC) Zone
Residential Development (RD) Zone	to	Public and Park (P) Zone
Residential Development (RD) Zone	to	Residential Third Density (R3-XX) Site-Specific Zone
Environmental Conservation (EC) Zone	to	Residential Third Density (R3-XX) Site-Specific Zone

3. That Section 37 entitled "Special Provisions" of Zoning By-law 6575/30/18, is hereby further amended by adding the following:

MU-XX

Notwithstanding the provisions of the Mixed-Use Zone, the following regulation shall apply to Mixed Use (Residential and Non-residential) Buildings:

- a. Maximum Height 14 meters

R3-XX

Notwithstanding the provisions of the Residential Third Density (R3) Zone, the following regulations shall apply to Street Townhouse Dwellings:

- a. Minimum Lot Area 180 square meters
- b. Minimum Interior Side Yard 1.5 meters

Notwithstanding the provisions of the Residential Third Density (R3) Zone, the following regulations shall apply to Detached Dwellings:



a. Minimum Lot Area

327 square meters

4. That this by-law shall come into force and take effect on the day that it is passed by Council, subject to the provisions of the Planning Act.
5. The City Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this by-law, in accordance with the Planning Act.

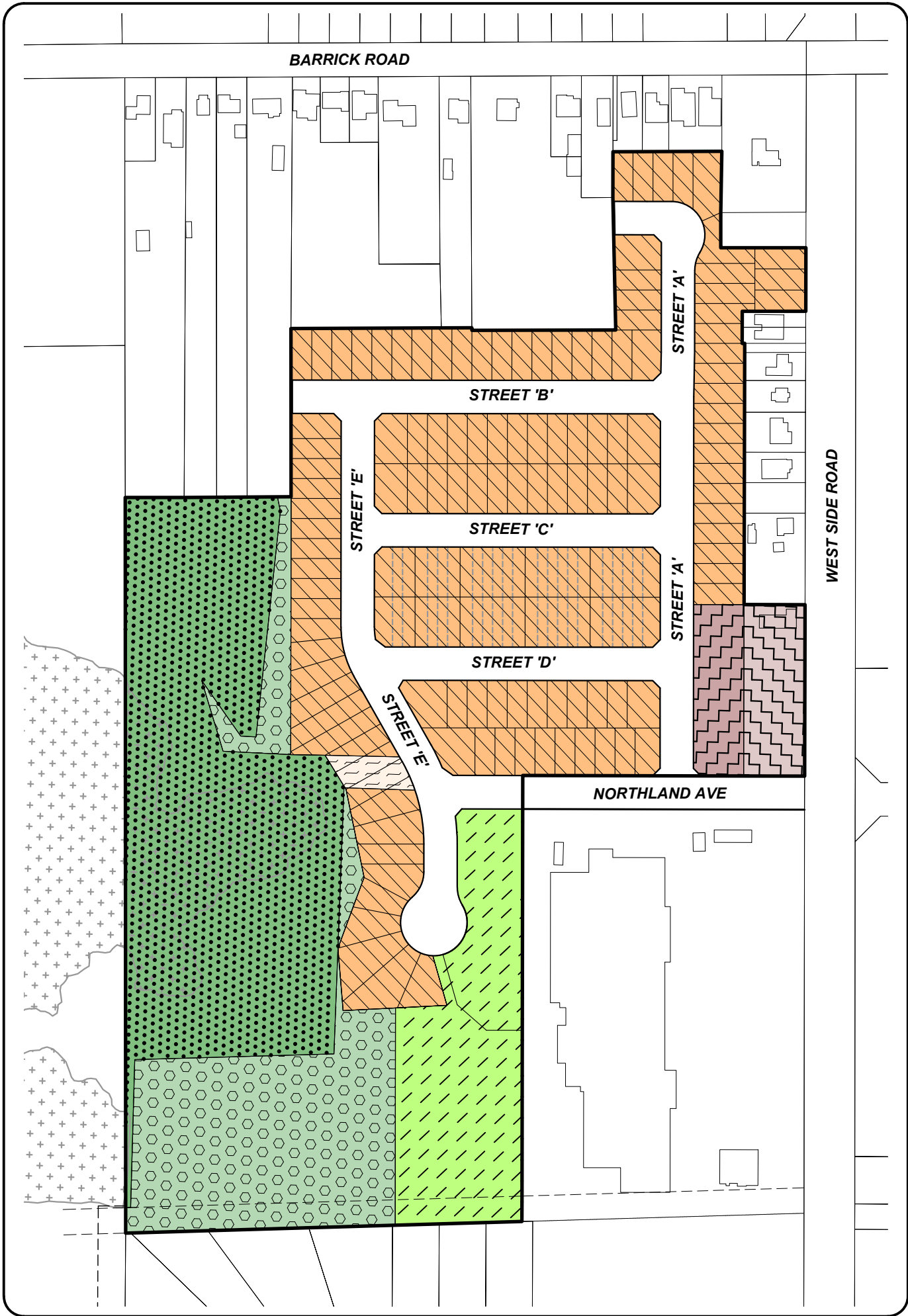
Enacted and passed this                      day of    , 2022.

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William C Steele Mayor

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Amber LaPointe Clerk



**SCHEDULE 'A'**  
To By-law No.

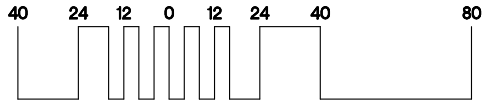
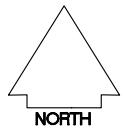
**City of  
Port Colborne**

- Legend**
- R3 - THIRD DENSITY RESIDENTIAL ZONE FROM RD - RESIDENTIAL DEVELOPMENT ZONE
  - R3 - THIRD DENSITY RESIDENTIAL ZONE FROM EC - ENVIRONMENTAL CONSERVATION ZONE
  - MU - MIXED USE ZONE FROM RD - RESIDENTIAL DEVELOPMENT ZONE
  - MU - MIXED USE ZONE FROM R3 - THIRD DENSITY RESIDENTIAL ZONE
  - EC - ENVIRONMENTAL CONSERVATION ZONE
  - EC - ENVIRONMENTAL CONSERVATION ZONE FROM RD - RESIDENTIAL DEVELOPMENT ZONE
  - P - PUBLIC + PARK ZONE FROM RD - RESIDENTIAL DEVELOPMENT ZONE

THIS IS SCHEDULE 'A' TO BY-LAW NO \_\_\_\_\_  
PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

Mayor \_\_\_\_\_

Clerk \_\_\_\_\_



SCALE IN METRES





September 13, 2022

Resolution No. 202/2022

**THE CORPORATION OF THE TOWNSHIP OF MCGARRY  
P.O. BOX 99  
VIRGINIATOWN, ON. P0K 1X0**

MOVED BY Bonita Culhane

SECONDED BY L. Caza

Whereas across municipal councils in Ontario there have been appalling instances of misogyny and hatred; and

Whereas the powers of the Office of the Integrity Commissioner do not include the ability to recommend expulsion of councillors;

Now Therefore Be It Resolved That the Council of Township of McGarry direct staff to send a letter to the Ministry of Municipal Affairs and Housing with copies being sent to the federal government, provincial government, Association of Municipalities, requesting the Ministry:

1. Study the merits of allowing the recall of municipal councillors under carefully prescribed circumstances, including displays of hatred, misogyny and all forms of discrimination; and
2. Facilitate strengthened and ongoing orientation and training sessions for Councils, local boards, and committees"

Defeated \_\_\_\_\_  
Mayor

/ Carried Matt Reimer  
Mayor

Recorded Vote

Requested by \_\_\_\_\_

YES

NO

Mayor Matt Reimer  
 Councillor Wendy K. Weller  
 Councillor Louanne Caza  
 Councillor Bonita Culhane  
 Councillor Annie Toupin-Keft

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# Township of Lucan Biddulph

270 Main Street  
P.O Box 190, Lucan, Ontario N0M 2J0  
Phone (519) 227-4491; Fax (519) 227-4998; E-mail ([info@lucanbiddulph.on.ca](mailto:info@lucanbiddulph.on.ca))

September 14, 2022

Town of Wasaga Beach  
30 Lewis Street  
Wasaga Beach, ON  
L9Z 1A1  
[eamc@wasagabeach.com](mailto:eamc@wasagabeach.com)

AND TO:

Town of Kingsville  
2021 Division Road North  
Kingsville, ON  
N9Y 2Y9  
[jsettington@kingsville.ca](mailto:jsettington@kingsville.ca)

## **RE: STRONG MAYORS BUILDING HOMES ACT**

Please be advised that at the Regular Council Meeting on September 6, 2022, the Township of Lucan Biddulph Council passed the following motion, supporting the resolutions from the Council of the Town of Wasaga Beach and Town of Kingsville regarding *Strong Mayors, Building Homes Act*.

### **Resolution No. 2022 - 203**

***Moved by D. Regan***

***Seconded by D. Manders***

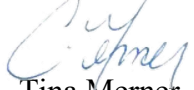
***That Council of the Township of Lucan Biddulph supports the following resolutions regarding opposition to Bill 3, Strong Mayors, Building Homes Act, 2022:***

- *Town of Kingsville dated September 1, 2022*
- *Town of Wasaga Beach dated August 19, 2022*



Should you have any questions regarding the above motion, please do not hesitate to contact our office.

Sincerely,



Tina Merner  
Deputy Clerk

cc: The Honourable Steve Clark, Minister of Municipal Affairs and Housing ([Steve.Clark@pc.ola.org](mailto:Steve.Clark@pc.ola.org))  
Monte McNaughton, MPP – Lambton, Kent, Middlesex ([Monte.McNaughtonco@pc.ola.org](mailto:Monte.McNaughtonco@pc.ola.org))  
Association of Municipalities of Ontario (AMO) ([amo@amo.on.ca](mailto:amo@amo.on.ca))  
All Ontario Municipalities



August 19, 2022

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
17<sup>th</sup> Floor  
Toronto ON  
M7A 2J3

Dear Minister Clark:

**Re: Strong Mayors, Building Homes Act**

Please be advised that the Council of the Town of Wasaga Beach, during their August 18, 2022 Council meeting adopted the following resolution:

“That Council receive the letter dated August 10, 2022 from the Ministry of Municipal Affairs and Housing pertaining to Strong Mayors, Building Homes Act, for information;

And further that a letter be sent to the Minister of Municipal Affairs and Housing outlining these proposed powers are not appropriate and to outline other ways for the province to institute housing and other matters, and that the motion be circulated to all Ontario municipalities.”

The Town of Wasaga Beach Council does not support the Strong Mayors, Building Housing Act as the proposed changes will not demonstratively speed up the construction of housing and will erode the democratic process at the local level where members of Council have to work together to achieve priorities. What is needed to speed up construction of housing is greater authority for local municipalities to approve development without final clearances from outside agencies after they have been given reasonable time to provide such clearances.

Your favourable consideration of this matter is appreciated.

Should you have any questions, please contact me at [mayor@wasagabeach.com](mailto:mayor@wasagabeach.com) or (705) 429-3844 Ext. 2222.

Yours sincerely,

Nina Bifulchi  
Mayor

c. Members of Council  
All Ontario Municipalities

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2022-3540

August 10, 2022

Dear Head of Council:

As Ontarians face the rising cost of living and a shortage of homes, our government was re-elected with a strong mandate to help more Ontarians find a home that meets their needs.

Our government also made an election promise to build 1.5 million new homes for the people of Ontario over the next 10 years to address the housing supply crisis.

I am pleased to inform you that our government introduced the proposed Strong Mayors, Building Homes Act on August 10, 2022, that, if passed, would make changes to the *Municipal Act, 2001*, *City of Toronto Act, 2006*, and the *Municipal Conflict of Interest Act*. These amendments would empower mayors in the City of Toronto and City of Ottawa to deliver on shared provincial-municipal priorities and get more homes built faster.

If passed, the proposed changes impacting the City of Toronto and City of Ottawa are intended to take effect on November 15, 2022, which is the start of the new municipal council term. Other growing municipalities could follow at a later date.

If you have any comments or feedback regarding these proposed changes, you may submit them to the Ministry of Municipal Affairs and Housing at:  
[StrongMayors@ontario.ca](mailto:StrongMayors@ontario.ca).

Sincerely,

A handwritten signature in blue ink that reads "Steve Clark".

Steve Clark  
Minister



2021 Division Road North  
Kingsville, Ontario N9Y 2Y9  
Phone: (519) 733-2305  
www.kingsville.ca  
kingsvilleworks@kingsville.ca

COPY VIA EMAIL ([Premier@ontario.ca](mailto:Premier@ontario.ca))

September 1, 2022

The Hon. Doug Ford, Premier of Ontario  
Legislative Building  
1 Queen's Park  
Toronto, ON M7A 1A1

Dear Premier Ford:

**RE: Town of Kingsville Council Resolution #336-08292022 in opposition to  
Bill 3, Strong Mayors, Building Homes Act, 2022**

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At its Special Meeting held August 29, 2022 Council of The Corporation of the Town of Kingsville passed a Resolution against Bill 3 as follows:

**Resolution #336-08292022**

Moved by Councillor Kimberly DeYong  
Seconded by Councillor Laura Lucier

**“WHEREAS** the Government of Ontario, through the Minister of Municipal Affairs and Housing, has introduced Bill 3 which is described as "An Act to amend various statutes with respect to special powers and duties of heads of council";

**AND WHEREAS** this Bill, if enacted, will initially apply to the City of Toronto and City of Ottawa, but will later be expanded to include other municipalities according to a statement made by the Premier at the 2022 AMO annual conference;

**AND WHEREAS** this Bill, if enacted, will give Mayors additional authority and powers, and correspondingly take away authority and powers from Councils and professional staff, and will include giving the Mayor the authority to propose and adopt the Municipal budget and to veto some decisions of Council;

**AND WHEREAS** this Bill, if enacted, will give authority over professional staff to the Mayor, including that of the Chief Administrative Officer;

**AND WHEREAS** these changes will result in a reduction of independence for professional staff including the CAO, who currently provide objective information to the Council and public and will now take direction from the Mayor alone when the Mayor so directs;

**AND WHEREAS** these are surprising and unnecessary changes to the historical balance of power between a Mayor and Council, and which historically gave the final say in all matters to the will of the majority of the elected Council.

**THEREFORE**, this Council of the Town of Kingsville, passes this resolution to petition the Government of Ontario that:

1. These changes to the *Municipal Act, 2001*, are unnecessary and will negatively affect the Town of Kingsville;
2. That if the Ontario Government deems these changes necessary in large single-tier municipalities such as Toronto and Ottawa, that such changes should not be implemented in smaller municipalities;
3. That the Ontario Government should enact legislation clarifying the role of Mayor, Council and Chief Administrative Officer, similar to those recommended by the Ontario Municipal Administrator's Association and those recommended by Justice Marrocco in the Collingwood judicial inquiry of 2020; and
4. That if the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the *Planning Act* and funding of more affordable housing.

Council further directs the Clerk to ensure that a copy of this resolution be provided to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the "Standing Committee on Heritage, Infrastructure and Cultural Policy", Kingsville's MPP, the Association of Municipalities of Ontario, and other Municipalities in Ontario."



RECORDED VOTE – Carried Unanimously

	YEA	NAY
Deputy Mayor Gord Queen	X	
Councillor Kimberly DeYong	X	
Councillor Tony Gaffan	X	
Councillor Laura Lucier	X	
Councillor Thomas Neufeld	X	
Councillor Larry Patterson	X	
Results	6	0

If you have any questions or comments please contact Paula Parker at [pparker@kingsville.ca](mailto:pparker@kingsville.ca).

Yours very truly,



Paula Parker  
Town Clerk, on behalf of Kingsville Council

cc: The Honourable Steve Clark, Minister of Municipal Affairs and Housing  
([Steve.Clark@pc.ola.org](mailto:Steve.Clark@pc.ola.org))  
Standing Committee on Heritage, Infrastructure and Cultural Policy; Attn.: Committee Clerk  
Isaiah Thorning ([schicp@ola.org](mailto:schicp@ola.org))  
Anthony Leardi, MPP – Essex ([Anthony.Leardi@pc.ola.org](mailto:Anthony.Leardi@pc.ola.org))  
Association of Municipalities of Ontario (AMO) ([amo@amo.on.ca](mailto:amo@amo.on.ca))  
All Ontario Municipalities