



**Trafalgar-Chartwell Residents' Association**  
*advocating for our community*

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The Honourable Doug Ford  
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The Honourable Steve Clark  
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College Park,  
17th Floor, 777 Bay Street  
Toronto, ON M7A 2J3  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

November 21, 2022

Dear Sirs:

Re: Bill 23, More Homes Built Faster Act, 2022

The Trafalgar Chartwell Residents' Association (TCRA), located in Ward 3, Oakville, agrees that increased housing supply and improved housing affordability is an urgent priority. In order to succeed, there must be an integrated planning process which will ensure livable, sustainable and complete communities for future generations.

Whilst Bill 23 contains some positive ideas to address the current housing crisis, we have some major concerns that there are many serious, unintended, negative implications that do not demonstrate that it will result in more housing being built faster or cheaper, with savings in time and cost passed onto home buyers by developers. The proposed changes are a gift to developers and come at the expense of cultural, natural and built heritage conservation, the Greenbelt, wetlands, farmland, local planning input, and puts the cost for this development onto taxpayers. Bill 23 should be guided by the principles of sound planning, protecting our environment in the face of accelerating climate change, and fiscal responsibility. It does not address the fundamental issue of scarcity of Town Planners, which slows down the development approval process, nor the chronic shortage of skilled labour and raw material supply.

As our elected government, it is your responsibility to develop a detailed plan to address the critical housing supply shortage as well as the affordability of housing for all Ontarians. The broad brush approach in Bill 23 does not do this. Instead, it will override democratic process and destroy regional planning by stripping democratically elected local municipal governments of significant oversight and policy implementation. Affected local citizens will no longer have any say or standing on development

decisions. The current coordinated approach to regional planning resolves conflicts between local growth plans and regional infrastructure plans needed to support that growth.

We also oppose the huge environmental impacts that will result from stripping Conservation Authorities of oversight of development impacts, revocation of Greenbelt protections on land that has been protected for decades, including the Oak Ridges Moraine, removal of certain requirements for environmental impacts, especially for wetlands, Greenbelts and gravel pits, and reduced dedication requirements for parkland, especially in high density developments.

As well, Bill 23 will result in significant degradation to the ability to protect Heritage Districts and Properties by requiring a higher bar for listing, designation and renewal of designations, and giving the Minister unchecked discretion to override Heritage rules and guidelines in order to further a prescribed Provincial priority (currently listed as transit, housing, health and long term care, other infrastructure).

The consequences of the reduction in development charges, community benefit charges, and parkland dedication fees that municipalities currently charge to developers, so “growth pays for growth”, are that property taxes will have to increase substantially to pay for the infrastructure and services needed to support new development. This includes sewers, water, roads and transit. Halton Region alone is expected to have a deficit of hundreds of millions of dollars over the next 10 years. In effect, current residents and businesses will be subsidizing all new development. Increasing home ownership costs seems counter-intuitive to the goal of improving housing affordability and livability across the province.

Hastily rushing through Bill 23, before our recently elected municipal representatives are sworn into their positions (which flies in the face of democracy), will not result in the desired outcomes of more homes built faster or cheaper. We respectfully ask you to push “pause” and establish a forum to overhaul Bill 23 with a focus on the details needed to both increase the housing supply and encourage more affordable housing in a fiscally responsible and environmentally sound manner, to ensure we have livable, sustainable, and complete communities for all in Ontario. A more thoughtful and balanced plan is needed to address these concerns. Thank you for your consideration.

Sincerely,

Carolyn McMinn

President

Trafalgar Chartwell Residents' Association

cc: MPP Stephen Crawford

MPP Effie Triantafilopoulos

Mayor Rob Burton

Ward 3 Councillor David Gittings

Ward 3 Councillor Janet Haslett-Theall

Oakville Town Council