

Items of Information
Council Agenda – May 26, 2025

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LONG POINT REGION CONSERVATION AUTHORITY
Board of Directors Meeting Minutes of April 2, 2025
Approved May 7, 2025

Members in attendance:

Dave Beres, Chair	Town of Tillsonburg
Doug Brunton, Vice-Chair	Norfolk County
Shelley Ann Bentley	Haldimand County
Robert Chambers	County of Brant
Michael Columbus	Norfolk County
Tom Masschaele	Norfolk County
Jim Palmer	Township of Norwich
Chris Van Paassen	Norfolk County
Rainey Weisler	Municipality of Bayham/Township of Malahide

Regrets:

Peter Ypma	Township of South-West Oxford
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Staff in attendance:

Judy Maxwell, General Manager
Aaron LeDuc, Manager of Corporate Services
Leigh-Anne Mauthe, Manager of Watershed Services
Saifur Rahman, Manager of Engineering and Infrastructure
Jessica King, Social Media and Marketing Associate
Paul Gagnon, Lands and Waters Supervisor
Nicole Sullivan, HR Coordinator/Executive Assistant

1. Welcome and Call to Order

The Vice-Chair called the meeting to order at 8:13p.m., Wednesday, April 2, 2025.

The Chair vacated his seat for the meeting. The Vice-Chair, Doug Bruton, chaired the Board of Director's meeting.

A-42/25

Moved by J. Palmer
Seconded by T. Masschaele

THAT the Vice Chair, Doug Brunton, is appointed Acting Chair for the Board of Director's Meeting April 2, 2025.

Carried

2. Additional Agenda Items

A-43/25

Moved by M. Columbus
Seconded by R. Weisler

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

THAT LPRCA Board of Directors remove item A under Section 11: Closed Session

Carried

3. Approval of the Agenda

A-44/25

Moved by R. Weisler

Seconded by J. Palmer

THAT the LPRCA Board of Directors approves the agenda as amended.

Carried

4. Declaration of Conflicts of Interest

None were declared.

5. Minutes of the Previous Meeting

a) Board of Directors Annual General Meeting March 7, 2025

A-45/25

Moved by M. Columbus

Seconded by C. Van Paassen

THAT the minutes of the LPRCA Annual General Meeting held March 7, 2025 be adopted as circulated.

Carried

6. Business Arising

There was no business arising from the previous minutes.

7. Review of Committee Minutes

No committee minutes presented.

8. Correspondence

A letter of support from the Township of Norwich and a News release from the Government of Ontario in regards to the new Cabinet were included in the package.

A-46/25

Moved by J. Palmer

Seconded by M. Columbus

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

THAT the correspondences outlined in the Board of Directors agenda of April 2, 2025 be received as information.

Carried

9. Development Applications

a) Section 28 Regulations Approved Permits (L. Mauthe)

Tom Masschaele asked staff if the first development application in the report on Hastings Dr. lots were owned by Norfolk County. Leigh-Anne Mauthe confirmed the lots were owned by Norfolk County.

A-47/25

Moved by S. Bentley
Seconded by R. Weisler

THAT the LPRCA Board of Directors receives the staff approved Section 28 Regulation Approved Permits report dated April 2, 2025 as information.

Carried

10. New Business

a) General Manager's Report (J. Maxwell)

Judy Maxwell provided a report summarizing operations this past month and provided a few recent updates.

Mike Columbus asked if the Authority can send another letter to the new Minister of the Environment and Parks in regards to the frozen planning and permitting fees. Judy Maxwell responded that based on current Conservation Ontario news it would be best for this letter for go before the 2026 budget.

A-48/25

Moved by S. Bentley
Seconded by T. Masschaele

THAT the LPRCA Board of Directors receives the General Manager's Report for March 2025 as information.

Carried

b) 2025 Tree Order (P. Gagnon)

Paul Gagnon presented the LPRCA 2025 tree order, highlighting that since the report more trees have been ordered and the tree list in Attachment A may differ depending on the stock that survives the winter.

Robert Chambers asked specifically about the Kentucky Coffee Tree and if it is Carolinian and where can one see a tree in the watershed. Paul Gagnon let the Board know that there are approximately 100 Kentucky Coffee tree saplings planted last year in Backus CA and

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

that it is considered a Carolinian species.

A-49/25

Moved by T. Masschaele
Seconded by M. Columbus

THAT the LPRCA Board of Directors receives the 2025 tree order as information.

Carried

c) Ecological Survey for Selected LPRCA Properties (J. Maxwell)

Judy Maxwell presented the Ecological Survey for selected LPRCA properties update.

*P. Gagnon left the meeting at 8:28pm

A-50/25

Moved by J. Palmer
Seconded by R. Weisler

THAT the LPRCA Board of Directors receives the report as information.

Carried

d) Canadian Protected and Conserved Database (J. Maxwell)

Judy Maxwell presented the Canadian Protected and Conserved Database report to the Board.

Mike Columbus asked staff if putting the woodlots onto this database will affect the Authority's ability to harvest. Judy Maxwell responded that it will not, as these tracts were already separately designated by the Board to be Natural Heritage Woodlots and were not part of the Authority's harvesting cycle.

Mike Columbus and Tom Masschaele both asked if putting the properties on the database would allow for the database to have more control over the lands and apply restrictions and wanted staff to be clear that the lands will not switch control. Judy Maxwell informed the Board that no, as per the Director's email, the federal government cannot exert more control over the lands and will not add any additional policy or regulations.

Chris Van Paassen asked which of the LPRCA Heritage Woodlots were going to be added to the database. Judy Maxwell responded needing time to find the exact names of the 7 woodlots.

*The board agreed to circle back to this discussion once more information was obtained.

*At 8:58 p.m. the Board returned to this discussion.

Judy Maxwell informed the Board of the 7 Heritage Woodland lots that will be input into the database; Watson CA, Harvey tract, Carr tract, Hepburn tract, Moulton tract, Burwell tract, and Harris Floyd tract.

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

A-51/25

Moved by R. Weisler
Seconded by T. Masschaele

THAT the LPRCA Board of Directors receives the report as information;

AND

That the LPRCA Board of Directors support the Government of Canada's goal of conserving 30 percent of Canada's land and water by 2030;

AND

That the LPRCA Board of Directors endorse the Long Point Biosphere Region's initiative to make a submission to Environment and Climate Change Canada (ECCC), on behalf of Long Point Region Conservation Authority, to have 7 Natural Heritage Woodlands equaling 854.24 Acres/345.70 hectares added to the Canadian Protected and Conserved Areas Database.

Carried

e) Vehicle Tender (A. LeDuc)

Aaron LeDuc presented the $\frac{3}{4}$ tonne truck tender to the Board.

Shelly-Ann Bentley asked staff if the product was on the lot, and if not, would it be affected by the tariffs. Aaron LeDuc informed the Board that it most likely was not on lot due to the colour request and it is unknown if the tariffs will affect these purchases

A-52/25

Moved by M. Columbus
Seconded by J. Palmer

THAT the LPRCA Board of Directors accepts the tender submitted by Stauffer Motors for the purchase of one new 2025 F250 Super Duty XL 4x4 Regular Cab Pickup Truck for \$56,544.00 (excluding HST).

Carried

f) Vehicle Tender (A. LeDuc)

Aaron LeDuc presented the $\frac{1}{2}$ tonne truck tender to the Board.

Tom Masschaele asked staff why the Authority is not just going to purchase two, 250s as the price was so close. Aaron LeDuc let the Board know that a discussion was had, and going forward into the 2026 budget that is the plan, but for the 2025 year the Authority is keeping with the approved budget.

Mike Columbus inquired after the engine size, and was it a V8. Aaron LeDuc replied in the

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

Doug Brunton asked if the HST was recovered on these vehicles. Aaron LeDuc informed the Board that for motor pool the HST is recovered.

A-53/25

Moved by R. Chambers
Seconded by R. Weisler

THAT the LPRCA Board of Directors accepts the tender submitted by Heaslip Ford for the purchase of one new 2025 Ford F150 4x4 Regular Cab Pickup Truck for \$55,263.57 (excluding HST).

Carried

g) Front Loader Tractor Tender (A. LeDuc)

Aaron LeDuc presented the Front Loader Tractor tender to the Board.

Doug Brunton inquired after the horsepower of the Norfolk Tractor bid and asked after which staff did the specifications on the tender. Aaron LeDuc informed the board it was a 38-40 horsepower and Judy Maxwell and the Authority's workshop supervisor did the specifications.

A-54/25

Moved by J. Palmer
Seconded by R. Weisler

THAT the LPRCA Board of Directors accepts the tender submitted by Norfolk Tractor for the purchase of one new 2025 L3902 Kubota Tractor for \$34,670.00 (excluding HST).

Carried

h) Zero Turn Tender (A. LeDuc)

Aaron LeDuc presented the Zero Turn tender to the Board.

Doug Brunton asked staff if the mower was a diesel or gas. Judy Maxwell let the board know it was a diesel, 19 horsepower.

A-55/25

Moved by T. Masschaele
Seconded by J. Palmer

THAT the LPRCA Board of Directors accepts the tender submitted by Norfolk Tractor for the purchase of one new 2025 Kubota ZD1011-3-54 Zero Turn mower for \$17,900.00 (excluding HST).

Carried

i) Septic Tender (A. LeDuc)

Aaron LeDuc presented the septic tender report to the Board.

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma

A-56/25

Moved by R. Weisler
Seconded by T. Masschaele

THAT the 2025 contract for septic services at Backus Heritage CA, Deer Creek CA, Norfolk CA, and Waterford North CA be awarded to Bayside Septic Services 2012 Inc.,

AND

THAT the 2025 contract for septic services at Haldimand CA be awarded to Frankie's Pumping.

Carried

The closed session began at 9:01 p.m.

*S. Rahman left the meeting at 9.01p.m.

11. Closed Meeting

A-57/25

Moved by S. Bentley
Seconded by M/ Columbus

THAT the LPRCA Board of Directors does now enter into a closed session to discuss:

- A proposed or pending acquisition or disposition of land by the Authority

Carried

The Board reconvened in open session at 9:15 p.m.

Next meeting: May 7, 2025, Source Protection Authority at 6:00 p.m. and Board of Directors at 6:30 p.m.

Adjournment

The Chair adjourned the meeting at 9:16 p.m.

Doug Brunton
Acting Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/ns

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus, Tom Masschaele, Jim Palmer, Chris Van Paassen, Rainey Weisler, Peter Ypma



LONG POINT REGION CONSERVATION AUTHORITY
Hearing Board Meeting Minutes of April 2, 2025
Approved May 7, 2025

Members in attendance:

Dave Beres, Chair	Town of Tillsonburg
Doug Brunton, Vice-Chair	Norfolk County
Shelley Ann Bentley	Haldimand County
Robert Chambers	County of Brant
Michael Columbus	Norfolk County
Tom Masschaele	Norfolk County
Jim Palmer	Township of Norwich
Chris Van Paassen	Norfolk County
Peter Ypma	Township of South-West Oxford
Rainey Weisler	Municipality of Bayham/Township of Malahide

Regrets: None

Staff in attendance:

Judy Maxwell, General Manager
Aaron LeDuc, Manager of Corporate Services
Leigh-Anne Mauthe, Manager of Watershed Services
Saifur Rahman, Manager of Engineering and Infrastructure
Jessica King, Social Media and Marketing Associate
Paul Gagnon, Lands and Waters Supervisor
Nicole Sullivan, HR Coordinator/Executive Assistant

1. Roll Call and Call to Order

The Vice-chair called the Hearing to order at 6:30 p.m., Wednesday, April 2, 2025.

The Chair vacated his seat for the Hearing Board. The Vice-Chair, Doug Bruton, chaired the Hearings.

A-37/25

Moved by T. Masschaele
Seconded by J. Palmer

THAT the Vice Chair, Doug Brunton, is appointed Acting Chair for the Hearing Board.

Carried

The roll was called to conduct the following Hearing under Section 28 of the *Conservation Authorities Act*.

A-38/25

Moved by M. Columbus
Seconded by S. Bentley

THAT the LPRCA Board of Directors does now sit as a Hearing Board.

Carried

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Rainey Weisler, Chris Van Paassen, Peter Ypma

2. Declaration of Conflicts of Interest

None Declared.

3. Hearing: LPRCA-191/24 – Michaud and Da Silva and LPRCA 51/25 Scott McKinney.

4. Chair’s Opening Remarks for Hearing LPRCA- 191/24

The Chair’s opening remarks for LPRCA-191/24 Michaud and Da Silva were read and the guidelines and process to be followed for the hearing were reviewed.

5. Presentation by Long Point Region Conservation Authority Staff

Leigh-Anne Mauthe introduced the Agent, Kim Dziegiel, and applicants Julie Michaud and Rosa Da Silva, and then proceeded to present the staff report and presentation.

Staff recommended refusal to grant a permit for this application for the following reasons:

1. The construction of the proposed structure within and adjacent to the slope is contrary to Long Point Region Conservation Authority policies for development in the Riverine Erosion hazard. These policies have been implemented to reduce or eliminate preventable risk to life and property damage from erosion and unstable slopes, and
2. The control of erosion is affected by the development in that it increases the potential for damage from slope instability and erosion.

6. Presentation by the Applicant

Kim Dziegiel, Agent, addressed the Board on behalf of the Applicant requesting approval of the application.

Kim Dziegiel, addressed the Board on behalf of the Applicant requesting approval of the application. A presentation was submitted by the applicant in advance of the hearing and included in the agenda package.

Kim Dziegiel reviewed the submitted documents. Ms. Dziegiel highlighted the engineered designs and the engineer stamp of approval on those designs and the letter of support for the designs. Ms. Dziegiel mentioned that a geo-technical engineer will also be brought in. Ms. Dziegiel noted that there is no other spot on the property for the garage to go.

7. Questions

There were no questions from Staff or the applicant.

Staff and the proponent responded to questions from the Board.

Mike Columbus asked Kim Dziegiel who the geo-technical engineer is. Kim Dziegiel responded that they had not hired the geo-technical engineer yet, but will be getting one.

Chris Van Paassen asked if there was anyway to move the garage closer to the road or to move it a few feet at all as the slope there is a problem. Kim Dziegiel informed the board that the reasoning for the placement of the garage has to do with the placement of the existing house. The garage

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Rainey Weisler, Chris Van Paassen, Peter Ypma

placed where the drawings have it allows for it to be attached to the house.

Robert Chambers asked Kim Dziegiel to her knowledge was there any slope failures on that slope over the last 10 to 20 years. Kim Dziegiel responded to her knowledge in the negative.

The members entered the closed session of the Hearing Board at 6:52 p.m.

A-39/25

Moved by M. Columbus
Seconded by S. Bentley

THAT the LPRCA Hearing Board does now enter into a closed session to discuss:

- Litigation or potential litigation, including matters before administrative tribunals (e.g. Local Planning Appeal Tribunal), affecting the Authority.

Carried

8. Reconvene in Public Forum

The LPRCA Hearing Board reconvened in open session at 7:11 p.m.

9. Hearing Board Decision for LPRCA-191/24

The Chair advised Julie Michaud and Rosa Da Silva that the permit has been refused. The Notice of Decision will be forwarded by staff.

10. Chair's Opening Remarks for Hearing LPRCA-51/25

The Chair's opening remarks for LPRCA-51/25 Scott McKinney were read and the guidelines and process to be followed for the hearing were reviewed.

11. Presentation by Long Point Region Conservation Authority Staff

Leigh-Anne Mauthe introduced the Agent, David McPherson and applicants Scott and Sue McKinney, and proceeded to present the staff report and presentation.

Staff recommended refusal to grant a permit for this application for the following reasons:

1. The construction of the proposed structure adjacent to the unstable slope is contrary to Long Point Region Conservation Authority policies for development in the Lake Erie Shoreline Erosion hazard. These policies have been implemented to reduce or eliminate preventable risk to life and property damage from erosion and unstable slopes, and
2. The control of erosion is affected by the development in that it increases the potential for damage from slope instability and erosion.

12. Presentation by the Applicant

David McPherson addressed the Board on behalf of the Applicant requesting approval of the application.

David McPherson presented to the board the work the applicants are proposing. The land was purchased by the McKinney's in 2010. In 2021, the McKinney's hired G. Douglas Vallee to construct a carport which was approved by LPRCA and Norfolk County with no objections to

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Rainey Weisler, Chris Van Paassen, Peter Ypma

the concept of the building. The final inspection was approved in 2022. The house on the property was extensively renovated in 2023, finalized in 2024 with the approval of Norfolk County and LPRCA. In January of 2025, the McKinney's put in an application to enclose the carport, and was refused as the application becomes a major development and can become habitable space.

David McPherson notes that the existing footprint of the carport will not change, and the additional breezeway of 12² feet is not equal to habitable space. David McPherson argues that the changing of the carport to a garage and the addition of the breezeway will have no effect on rainwater discharge, will not affect the slope stability, will not cause new erosion or negatively affect the control of erosion, will not add any additional structural load on the bank, and is above the storm surge level and current lake level.

David McPherson informs the Board that all along the shoreline in front of the property is steel and concrete blocks which should allow for a lesser allowance to the setbacks.

David McPherson discussed how this proposed development is in accord with and not contrary to the Provincial Policy Statement, the *Conservation Authorities Act* Section 28 Regulation, and the Norfolk County official plan.

13. Questions

There were no questions from Staff or the applicant.

Staff and the proponent responded to questions from the Board.

Chris Van Paassen asked if the shoreline protection installed at the beach was all the way across to other neighbours and not just in front of the McKinney's. David McPherson responded in the positive, and Scott McKinney informed the board that there is concrete block next to the steel on one side and steel all along the other side.

Doug Brunton asked about the geodetic elevation level and the garage floor elevation. David McPherson informed the board that the geodetic elevation was 175.5 and that the garage floor was 191.09, making it a difference of 16.99.

The members entered the closed session of the Hearing Board at 7:45 p.m. Peter Ypma recused himself from the closed session as he was not present for the entirety of the applicant's presentation.

A-40/25

Moved by J. Palmer

Seconded by T. Masscahele

THAT the LPRCA Hearing Board does now enter into a closed session to discuss:

- Litigation or potential litigation, including matters before administrative tribunals (e.g. Local Planning Appeal Tribunal), affecting the Authority.

Carried

14. Reconvene in Public Forum

The LPRCA Hearing Board reconvened in open session at 7:55 p.m.

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Rainey Weisler, Chris Van Paassen, Peter Ypma

15. Hearing Board Decision for LPRCA 187/24

The Chair advised Sue and Scott McKinney that the permit has been approved. The Notice of Decision will be forwarded by staff.

16. Adjournment

A-41/25

Moved by J. Palmer

Seconded by R. Weisler

That the LPRCA Board of Directors does now adjourn from sitting as a Hearing Board.

Carried

The Chair adjourned the Hearing at 7:58 p.m.

Doug Brunton
Acting Chair

Judy Maxwell
General Manager/Secretary-Treasurer

/ns

FULL AUTHORITY COMMITTEE MEMBERS

Shelley Ann Bentley, Dave Beres, Doug Brunton, Robert Chambers, Michael Columbus,
Tom Masschaele, Jim Palmer, Rainey Weisler, Chris Van Paassen, Peter Ypma

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



Office of the Minister

Bureau du ministre

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

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000

234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*. Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

.../2

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- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

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- ERO 025-0462: Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- ERO 025-0463: Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario (RR-25MOI003) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister_(or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- ERO 025-0504: Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

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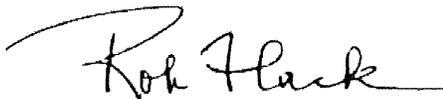
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Prabmeet Sarkaria, Minister of Transportation
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers



**The Town of The Blue Mountains, Special Meeting of Council
Special Meeting of Council**

Date: Wednesday, May 14, 2025

Time: 4:28 PM

Moved by: Councillor Ardiel

Seconded by: Deputy Mayor Bordignon

WHEREAS the Town of The Blue Mountains boasts a robust agricultural sector and a thriving agritourism industry, with numerous local cideries contributing significantly to the local economy, employment, and tourism;

AND WHEREAS Ontario's craft cider industry is experiencing substantial growth, with over 60 craft cideries across the province, many of which are situated in rural communities and utilize 100% Ontario-grown apples and are 100% made in Ontario, thereby supporting local agriculture and local economies;

AND WHEREAS under the current provincial tax structure, cider is officially classified and taxed at the same rate as imported wine which results in higher markups and taxes compared to craft beer, despite cider's comparable production processes and market positioning;

AND WHEREAS this tax disparity places Ontario's craft cider producers at a competitive disadvantage compared to craft brewers, despite the fact that Ontario cider utilize 100% Ontario-grown apples and is 100% made in Ontario;

AND WHEREAS the Ontario Craft Cider Association (OCCA) has been actively advocating for a tax structure that levels the playing field between craft cider and craft beer, recognizing the potential for job creation, economic growth, and the promotion of local agriculture;

AND WHEREAS the Town acknowledges and appreciates the Province's investment in marketing and promotional support for the craft cider industry, but maintains that long-term sustainability and competitiveness for Ontario cider producers requires an adjustment to the underlying tax framework;

AND WHEREAS this motion is meant to support, not oppose, initiatives for fair taxation of the Ontario Craft Cider industry the Province of Ontario may be considering.

THEREFORE BE IT RESOLVED THAT the Council of the Town of The Blue Mountains:

1. Supports the efforts of the Ontario Craft Cider Association in advocating for a fair and equitable tax structure for Ontario-made craft cider.
2. Urges the Province of Ontario to review and amend the current tax regulations to align the tax rate of craft cider with that of craft beer, thereby fostering a more balanced and supportive environment for local cider producers.
3. Acknowledges the Province of Ontario's recent investment in marketing initiatives for the cider sector, while calling for complementary reform of the tax and markup structure that continues to disadvantage cider producers relative to other craft alcohol categories;

4. Directs the Mayor to forward this resolution to the Premier of Ontario, the Minister of Finance, the Minister of Agriculture, Food and Rural Affairs, MPP Brian Saunderson, MPP Paul Vickers and MPP Nina Tangri and the County of Grey requesting their consideration and support.
5. Directs the Mayor to forward this resolution to all municipalities in Ontario, encourages other municipalities with vested interests in agriculture and agri-tourism to adopt similar resolutions, amplifying the collective voice advocating for the prosperity of Ontario's craft cider industry.

YES: 5

NO: 0

ABSENT: 2

The motion is Carried

YES: 5

Deputy Mayor Bordignon Councillor Ardiel
Councillor Porter

Councillor Hope

Councillor Maxwell

NO: 0

ABSENT: 2

Mayor Matrosovs

Councillor McKinlay