



THE BULLETIN

A Brief Blog from the Board of the Mono Mulmur Citizens' Coalition

Issue #8 - DECEMBER 2022

BILL 23 - A SYNOPSIS OF KEY POINTS

At the Annual General Meeting of Mono Mulmur Citizens' Coalition (MC²), the two Mayors of Mono and Mulmur (John Creelman and Janet Horner) warned us that property owners in Ontario should **anticipate a significant increase in their property taxes** as a result of Bill 23, "More Homes Built Faster". The bill, which the Ford government railroaded through the provincial legislature in the past 3 weeks, has many aspects but the two that are **financially significant** to municipalities are:

- 1) The reduction of development charges levied on new building construction.
- 2) The reduction of land given by developers to municipalities for the creation of new parkland to service the new housing developments going in.

Development charges are levied by municipalities onto developers who plan new residential communities or commercial buildings. These fees are used to address the many services a municipality provides its property owners, for example: water mains, sewage, roads, recreation, fire protection, etc..

Parkland conveyance, is land that a developer gives (or cash in lieu of land), for the municipality to build parks and recreation areas for new subdivisions. This conveyance has been significantly reduced by Bill 23 which will result in

municipalities either reducing parklands generally (reduction of service), or, if the parkland policy of the municipality is to be retained at existing levels, the municipality will have to purchase additional land; the cost of which will be paid by the increase of taxes on the residents.

Mono and Mulmur were just beginning to study the financial impact of Bill 23 on our local municipalities at the time of our AGM. During their addresses to our membership the Mayors were not yet able to tell us how much Bill 23 will cost our residents, but the worry is there.

The Town of Caledon has a lot of development happening with more being planned, and decided to call an emergency meeting of Council to review the impact of this new bill. Our Mayors watched that Council meeting online and encouraged us to do the same, confirming the details of Bill 23. Your Board has watched it and felt that this subject was so serious, we should get the link out to our members.

You can view the Caledon Emergency Council Meeting from two weeks ago by clicking the **link provided in the e-blast. Start the replay at 14:33 of the video.** We strongly recommend all members watch this replay.

If after watching this you are as concerned as we are, please write Sylvia Jones and

Premier Ford, voicing your displeasure. This draconian Bill 23 can be amended or rewritten. It is up to us to create enough citizen concern to ensure that happens.

Please take action. Write your MPP, and c.c. your letters to Doug Ford and your local Mayor. All Municipalities need our help. Let's show them the power of the pen.

premier@ontario.ca
sylvia.jonesco@pc.ola.org

For additional resources and information, check out:
<https://www.greenbeltalliance.ca/>

<https://act.environmentaldefence.ca/page/117064/action/1?ea.tracking.id=homepage>

We would also ask that you forward this Bulletin to any other friends and associates you think would be interested.

The Toronto Star has done an excellent job in getting this information out to their readership. On page two of this bulletin are copies of letters to the Editor which were in the Toronto Star's edition from last Saturday. Please read these letters from citizens across Ontario to get a better appreciation of this developer friendly Bill.

LETTERS TO THE EDITOR - THE TORONTO STAR

Saturday, December 3, 2022

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If it passes, Bill 23 will force municipalities to raise property taxes. Hard-working Ontarians will pay more in tax, while big developers make a killing.

WENDY
ZHULEKU
TORONTO

An 'unfathomable' fallout: Municipalities lash out at Doug Ford's housing bill, Nov. 28

What a relief that municipalities are attacking Bill 23. This bill should have every Ontarian bristling, if only because it assumes we are all completely out to lunch.

We are supposed to believe that paving over highly sensitive lands within the Greenbelt will provide affordable housing. Really?

Consider the property taxes on this prime land. And guess who will foot the bills for brand new roads, water, sewer, gas and hydro lines when developers' fees are scrapped? Add to that high heating and cooling bills, since Bill 23 would also scrap green building codes. Don't forget that living there will require at least one car and gas.

So much for affordability, never mind reducing greenhouse gas emissions.

We're supposed to believe that politicians and developers know enough about water tables, ground water, flooding, climate change mitigation, local food availability, etc. to decide which forests, wetlands and farmlands it would be least damaging to pave over. We're also supposed to trust that they will base all of these decisions on the public good, not self-interest.

The reality is that, if passed, Bill 23 will be a boon for an elite few who stand to benefit from the sale of sensitive Greenbelt lands, and devastating for generations to come.

Overthrowing this bill is going to require a fast and loud response: Please send a letter to your MPP, sign an online petition and join in a rally.

Susan Sheard, Willow Beach, Ont.

Without fees, municipalities will raise taxes

Ontario passes housing bill amid criticism from cities, conservations authorities, Nov. 28.

Premier Ford's Bill 23 is bad news for Toronto and all Ontario municipalities.

Along with gutting the Greenbelt and removing protections for our farms, forests and wetlands, Bill 23 eliminates development charges. These are fees collected from developers to help pay for the cost of infrastructure to provide municipal services to new development such as roads, transit,

water and sewer infrastructure, community centres and fire and police facilities.

Without development charges, the costs of infrastructure will fall on municipal governments to the tune of \$51 billion over the next nine years.

The only way municipal governments can cover this massive shortfall will be to raise taxes. If it passes, Bill 23 will force municipalities to raise property taxes. Hard-working Ontarians will pay more in tax, while big developers make a killing.

It's time to scrap Bill 23 and pass a law that actually helps Ontarians, and not just big business.

Wendy Zhuleku, Toronto

Public deserves truth about land purchases

How much will developers profit from their lands being removed from Ontario's Greenbelt? The NDP says the auditor general should find out, Nov. 25

It is plainly obvious something doesn't smell right in the purchase by developers of Greenbelt lands that are now likely slated for development.

The public deserves the truth and, if appropriate, those responsible should be held accountable.

Charles Campisi, Oakville

Without fees, municipalities will raise taxes

Ontario passes housing bill amid criticism from cities, conservations authorities, Nov. 28.

I find the Greek myth about King Midas, who was so happy everything turned to gold until he tried to eat, is very relevant today.

We are so lucky in Toronto to be surrounded by fertile farmland. We can eat local produce. Sadly, the developers are now quite happy because they were able to purchase some of that fertile farmland cheaply and can now make a profit building and selling houses on it.

Christine de Groat, Toronto