

November 24, 2022

TO: Ministry of Municipal Affairs and Housing

RE: Town of Tillsonburg Response to Bill 23 More Homes Built Faster Act, 2022

The Town of Tillsonburg is committed to working with the Government to increase the supply of housing and to improve housing affordability within the region. We acknowledge the positive aspects of the Bill and plan; however, we also have serious concerns about the Bill, which will have the effect of undermining the financial capacity of municipalities to support growth and diminishing essential environmental protections to name a few. To this effect the town's position would reflect similarities to AMO's November 16, 2022 response.

As per AMO's preliminary analysis the Bill would transfer up to \$1 billion a year in costs from private sector developers to property taxpayers without any likelihood of improved housing affordability. Similarly, the bill's provisions designed to reduce environmental protection will benefit developers in the short term, with costs to the public and homeowners that cannot be calculated to date.

Therefore, town Council implores the Members of the Committee and all Members of the Provincial Parliament to consider the gravity of the Bill, where as drafted/proposed, benefit private interests at the expense of public interests.

We appeal to the Provincial Government to reconsider aspect of the proposed Bill and strongly believe that solutions to the housing crisis can be found in collaboration, cooperation, and innovation. Furthermore we mimic AMO's response, it is time for Ontario to work with all of its housing partners toward advances in land use planning and an integrated approach to environmental, social and economic policy that allows Ontario to take its place ahead of competing jurisdictions.

Best regards,



Deb Gilvesy,
Mayor, Town of Tillsonburg
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