

**Desbarats to Echo Bay Planning  
Board April 23<sup>rd</sup> 2024  
Agenda  
Location: Tarbutt Council Chambers  
27 Barr Road South  
Time: 7:00 p.m.**

**ADDENDUM**

**D. Information**

- 1. J.L. Richards – Proposed Changes to Provincial Planning Statement and Planning Act**

# Proposed Changes to the Provincial Policy Statement and Planning Act

David Welwood <dwelwood@jlrichards.ca>

Thu 2024-04-18 11:57 AM

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Dear client;

As you may have heard, the Province of Ontario released its latest round of changes to the planning system last week.

This latest round of proposed changes, if enacted, as proposed, would change the way that municipalities deliver land use planning services. The degree of change depends where the municipality is located: the province's fast and large growing municipalities are expected to see the largest degree of change, while small-mid sized communities and rural communities will see some changes to municipal planning and service delivery.

While it is still early days for these proposed changes, here are ten things that you need to know regardless of where you are located and the size of your community:

## Proposed Provincial Policy Statement Changes

1. Municipalities are 'encouraged' to focus growth and development in 'strategic core areas'
2. New policies proposed to provide more on farm housing opportunities through additional residential units
3. Municipalities are required to base their local area projections off of Ministry of Finance projections to 2051
4. Provide a simplified and flexible approach to municipally-initiated settlement area boundary expansions at any time (not only during a comprehensive review)
5. Require municipalities to undertake early engagement with Indigenous communities on land use planning

## Proposed Planning Act Changes

1. Replace the Community Infrastructure and Housing Accelerator tool with a revised and transparent Minister Zoning Order process;
2. Limit third party appeals for OPs, OPAs, ZBLs, ZBLAs that involve housing projects
3. Remove fee refund provisions for ZBLA and SPC applications that came into effect July 2023 through Bill 109
4. Move to voluntary pre-consultation (at the discretion of the applicant)
5. Exempt University led on- and off-campus student housing projects from the Planning Act.

All of the proposed changes are further explained in the ERO postings linked below:

1. An updated draft of the proposed Provincial Planning Statement ([Review of proposed policies for a new provincial planning policy instrument. | Environmental Registry of Ontario](#));
2. Proposed legislative changes the Planning Act, City of Toronto Act and Municipal Act ([Proposed Planning Act, City of Toronto Act, 2006, and Municipal Act, 2001 Changes \(Schedules 4, 9, and 12 of](#)

[Bill 185 - the proposed Bill 185, Cutting Red Tape to Build More Homes Act, 2024](#) | [Environmental Registry of Ontario](#))

3. Proposed regulatory changes under the Planning Act and Development Charges Act – Newspaper Notice Requirements and Consequential Amendments ([Proposed Changes to Regulations under the Planning Act and Development Charges Act, 1997 Relating to the Bill 185, Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Newspaper Notice Requirements and Consequential Housekeeping Changes | Environmental Registry of Ontario](#))
4. Proposed regulatory changes under the Planning Act – Removal of Barriers to Additional Residential Units ([Proposed Regulatory Changes under the Planning Act Relating to the Cutting Red Tape to Build More Homes Act, 2024 \(Bill 185\): Removing Barriers for Additional Residential Units | Environmental Registry of Ontario](#))
5. Proposed legislative changes to the Development Charges Act ([Changes to the Development Charges Act, 1997 to Enhance Municipalities' Ability to Invest in Housing-Enabling Infrastructure | Environmental Registry of Ontario](#))
6. Proposed changes to O.Reg 73/23 Municipal Planning Data Reporting ([Proposed Amendments to Ontario Regulation 73/23: Municipal Planning Data Reporting | Environmental Registry of Ontario](#))

JLR's Planners are experts in land use planning, and are closely following these proposed changes and the effect it will have on their public and private clients. If you want to learn more about how these changes will affect you, please reach out to one of our Senior Planners below:

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In the meantime, we will continue to monitor these changes and will be raising them with you the next time we meet with each other.

Yours truly, The JLR Planning Team



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