



Ontario
Home Builders'
Association

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November 19, 2021

Ministry of Municipal Affairs and Housing
13th Flr, 777 Bay St
Toronto, ON M7A 2J3

Proposal Number: 21-MMAH025

RE: Proposed Additional Delegation of Planning Decisions

We appreciate the Ministry of Municipal Affairs and Housing for providing an opportunity to share stakeholder input on this regulatory proposal. The Ontario Home Builders' Association (OHBA) is the voice of the residential construction industry in Ontario. OHBA represents over 4,000 members including builders, developers, professional renovators, trade contractors and many others within the residential construction sector.

In September of December 2020, the Ontario Home Builders' Association and the Ontario Provincial Planners Institute (OPPI) joined other leading industry associations to identify several measures to make municipal planning approval processes more efficient and responsive. One of these key measures proposed was to amend the *Planning Act* to provide municipal councils with the ability to delegate additional *Planning Act* approvals to heads of planning departments.

OHBA along with OPPI consulted with heads of municipal planning department across Ontario to understand if there are additional planning approvals which municipal councils should have the ability to delegate to staff. Based on these responses, we recommended the following approvals be added to the list of *Planning Act* approvals councils can delegate:

- Minor Variances;
- Temporary Use By-Laws;
- Lifting of Holding Provisions and Part Lot Control; and
- Technical Amendments to Zoning By-Laws (subject to specific criteria).

In fact, it is rather rare for government to have such a well-rounded consensus among impacted stakeholders. The OPPI letter was co-signed by:

- Ontario Home Builders' Association;
- Building Industry and Land Development Association;
- Regional Planning Commissioners of Ontario;
- Ontario Building Officials Association;
- Residential Construction Council of Ontario;
- Ontario Real Estate Association.

Municipalities across Ontario have professional planning staff in place who are well situated and knowledgeable to deliver on these measures and free up councils to focus on the significant and major decisions ahead instead of being overwhelmed with minor and administrative decisions. This proposed change provides increased flexibility, at the option of council, to every Ontario municipality.



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OHBA is pleased to see this measure included as part of Bill 13, *Supporting People and Businesses Act, 2021* recently introduced by the Honourable Nina Tangri, Associate Minister of Small Business and Red Tape Reduction. By providing municipalities the option to delegate these minor approvals, municipal councils can be freed up to focus on the significant decisions immediately ahead of them including the Municipal Comprehensive Review and Official Plan processes.

We welcome this proposed change and strongly support Schedule 19 of Bill 13 as a measure to streamline the development approval process. Should this legislation pass, OHBA encourages municipal councils to take advantage of this new delegation provision to help streamline the development approval process and focus on the big planning and community growth decisions ahead.

Alex Piccini

Manager of Government Relations, OHBA