

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

Provincial Comment Period Closes May 1 (ERO:[019-8370](#)) (ORR:[24-MMAH012](#))

Proposed Changes	Potential City Impacts	Comments to the Province
Newspaper Notice Requirements and Consequential Housekeeping Changes		
<p>Public Notice Requirements to DCs and CBCs Proposed amendments to the Development Charges Act, 1997, would enable municipalities to give notice of a proposed development charge (DC) by-law, or passage of a by-law relating to DCs or community benefit charges (CBCs) to give notice of a proposed new/amending by-law or passage of a by-law on a municipal website, if a local newspaper is not available.</p>	<ul style="list-style-type: none"> In accordance with the DC Act, the City of Mississauga (City) posts notices in Mississauga News to advertise for the DC public meeting. For future By-law reviews, the City will be required to provide notice via its municipal website and utilize existing social media platforms. 	<ul style="list-style-type: none"> The City is supportive of this change to modernize the public notice requirements.
<p>Statutory Land Use Planning Notice Requirements The proposed changes to the Planning Act would allow municipalities other ways of giving notice to meet statutory land use planning notice requirements. Municipalities would be able to also provide notice on a municipal website if there is no local print newspaper available.</p>	<ul style="list-style-type: none"> The City currently goes beyond Planning Act requirements for statutory notices. For city-initiated amendments, the City provides digital notice on the its website and online newspapers. For development applications, in addition to having a sign on the subject property and notices mailed by first class mail, the City also provides digital notice on its website. 	<ul style="list-style-type: none"> The City of Mississauga (City) supports the Province of Ontario's (Province's) proposal to allow for digital notification through municipal website if there is no local print newspaper available. <p>Request to the Province:</p> <ul style="list-style-type: none"> Digital notification should also include online newspaper even if local print newspaper is available, and further consideration should be given to the use of other digital media.

Proposed Changes	Potential City Impacts	Comments to the Province
<p>Engaging with Culturally Diverse Communities</p> <p>The ministry is working to identify best practices for public engagement, including how municipalities engage culturally diverse communities through non-English and French languages.</p>	<ul style="list-style-type: none"> The City has an interim framework for equitable community engagement and will be updating its framework following the completion of the Anti-Racism and Anti-Oppression Strategy with an expected completion date in 2025. 	<ul style="list-style-type: none"> The City supports the Province’s proposal to explore best practices for public engagement and how to involve culturally diverse communities. <p>Request to the Province:</p> <ul style="list-style-type: none"> A process for equitable engagement should be considered that involves culturally diverse communities and equity deserving groups in a meaningful way. The City would welcome collaboration with the Province to identify best practices for engaging with the public.
<p>Limits Third Party Appeals</p> <p>The proposed changes would limit appeal rights for official plans, official plan amendments, zoning by-laws and zoning by-law amendments to only the applicant, the Minister, the approval authority, a public body and specified persons who made oral or written submissions.</p> <p>Third party appeals filed prior to the legislation coming into force and where the hearing has not been scheduled before April 10, 2024, will be dismissed.</p> <p>Amendments to the Planning Act are made to provide that a person must be a</p>	<ul style="list-style-type: none"> Limits the rights of the general public and participation in the appeals process. Third party appeals may be beneficial in unique circumstances where there may be impacts to the economic stability of employment areas due to land use compatibility. For example, a manufacturer would lose the ability to participate in an appeal of an adjacent development application proposing sensitive land uses that may result in additional regulatory and fiscal burdens for those industries. 	<ul style="list-style-type: none"> The City generally supports this change, but there should be consideration to recognize unique circumstances where additional participation rights are warranted (e.g. areas where there are potential for land use compatibility issues). <p>Request to the Province:</p> <ul style="list-style-type: none"> Enhance criteria in Planning Act to enable OLT to grant party status to third parties to recognize unique circumstances where additional participation rights are warranted. Equip municipalities with more concrete/mandatory policy direction in PPS

Proposed Changes	Potential City Impacts	Comments to the Province
<p>specified person, as currently defined in the Act. New subsections 17 (24.0.1) to (24.0.4) provide for transitional rules. Similar amendments are made to appeal rights under subsections 17 (36) and 34 (19).</p>	<ul style="list-style-type: none"> This would place a burden on municipalities to defend an industry's interests. 	<p>that municipalities are required to implement to help protect third-party interests.</p>
<p>Procedural Changes: Motion Re Dispute for Complete OPA Application Changes to re-enact subsection 22 (6.2) would permit applicants to bring forward a motion to the OLT to determine whether the information and materials required for an OPA have been provided, or whether a requirement to provide such information or material is reasonable at any time after pre-request consultation has begun or the application fee has been made.</p> <p>Subsection 22 (6.3), which currently provides for the extension of the timeframe under subsection 22 (6.2) in certain circumstances, is repealed. Similar amendments are made to sections 34, 41 and 51.</p>		<ul style="list-style-type: none"> Generally, improvements to the OLT are welcomed, however, the City does not support the proposed policy in its current state. The draft is too ambiguous and would lead to uncertainty for proponents and City staff in the development application process. <p>Request to the Province:</p> <ul style="list-style-type: none"> The policy should be amended to provide clearer guidance for the municipality and applicant.