

Provincial Planning Policy Branch  
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**RE: Proposed Amendments to the Planning Act, R.S.O. c. 1991, under Bill 185:  
Cutting Red Tape to Build More Homes Act**

**Comments of Landlab Inc.**

To Whom It May Concern:

Landlab Inc. (“Landlab”) is submitting this letter to the Provincial Government to provide comments on Bill 185: Cutting Red Tape to Build More Homes Act, 2024 (“Bill 185”).

Landlab is a boutique land development firm with offices in Canada and the United States. Landlab’s focus is on developing communities that offer an attractive alternative to sprawling suburban planning by making investments in thoughtful urban design and high quality architecture. Landlab owns lands located in the Township of Alnwick/Haldimand where it is currently seeking approvals to create a complete community on the shores of Lake Ontario, featuring a mix of housing types, from single family homes and townhomes, to bungalows, small cottages, and ground floor one-storey units for seniors, combined with trails, large and small parks, natural playgrounds, a beach, and a village-scale community hub where residents can enjoy local shops and services.

Landlab supports legislative attempts to cut red tape, including the proposed elimination third-party rights of appeal to privately-initiated official plan amendments and zoning by-law amendments, which can slow down development approvals on the basis of unmeritorious objections.

Landlab has two concerns, however, with the proposal to eliminate third-party appeal rights for municipally-initiated planning instruments, including official plans and zoning by-laws. Specifically:

1. Landlab is concerned that municipalities will have the power to re-designate or downzone lands without the prospect of a challenge by an impacted landowner. Developers will often need appeal municipally-initiated planning instruments to ensure that the policies or regulations will allow for further intensification, housing,

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and density, and not less. Removing the right of appeal could counteract the Province's goals of ensuring housing-focused planning outcomes.

2. Landlab is also concerned that the proposed transition provisions will unfairly dismiss existing appeals that had not been scheduled for a merits hearing as of April 10, 2024. In some cases, such as ours, merit hearings have not been scheduled because the developer and the municipality are engaged in processes of negotiation or consultation with the local community, or because the developer is exploring alternatives to a development proposal based on feedback received from stakeholders. Aspects of the transition provisions are also unclear and could give rise to issues at the implementation stage, further complicating and slowing down the development process. Landlab therefore asks the Province to revise the transition provisions such that existing appeals of municipally-initiated planning instruments may continue to be heard by the Ontario Land Tribunal.

In light of the above, Landlab respectfully asks the Provincial Government to revise Bill 185 in order to ensure that the right to appeal municipally-initiated official plans, official plan amendments, and zoning by-laws, is maintained.

We thank you in advance for your attention to this letter.

Sincerely,



Sean McAdam

President

