



T I M B E R W O R X  
C U S T O M H O M E S

May 10, 2024

**Via Email**

Provincial Planning Policy Branch  
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Toronto, ON M7A 2J3  
[PlanningConsultation@ontario.ca](mailto:PlanningConsultation@ontario.ca)

**RE: Bill 185 - Proposed Planning Act, City of Toronto Act and Municipal Act Changes  
ERO No. 019-8369**

Timberworx Custom Homes Inc. ("Timberworx") is a residential construction company providing new and renovated houses throughout southern Ontario. Timberworx would like to thank you for the opportunity to comment on the proposed amendments to the *Planning Act*, *City of Toronto Act* and *Municipal Act* via ERO No. 019-8369.

Bill 185 proposes to remove third-party appeal rights. We support this. Much-needed housing is being unnecessarily held up by appeals that are NIMBY-related. These third-party appeals substantially delay housing projects and increase the cost of housing. Small residential infill projects cannot feasibly afford the cost of third-party appeals and small residential construction companies cannot afford the cost of hearings resulting from third-party appeals. The Province needs more houses and more competition in the housing construction industry. The removal of third-party appeals will help to accelerate housing construction.

However, we are hesitant about losing the right to appeal municipally driven amendments to Official Plans and Zoning By-laws. We recommend that the third-party appeal rights for municipal planning applications remain.

We encourage the Province to move forward Bill 185, subject to these minor adjustments to the provisions.

Should you have any concerns or questions, please do not hesitate to contact the undersigned.

Regards,

*Shawn Marsh*

Shawn Marsh – Timberworx Custom Homes Inc.