**

Planning Act Review

Provincial Planning Policy Branch

Municipal Affairs and Housing

777 Bay Street, 13th Floor

Toronto, ON M5G 2E5

Submitted through Environmental Registry Ontario website

May 30, 2019

August 6, 2019

Re: ERO File No. 019-0181

 Proposed new regulation and regulation changes under the *Planning Act, 1991*, including transition matters, related to Schedule 12 of the *More Homes, More Choice Act, 2019*.

1. Transition

Though the approach used by LPAT will change, it is beneficial to permit those cases in process to continue without a change in approach. It is dismaying that the decision of municipal Council will not be given the weight it deserves. The grounds are to be 'good planning' only. Restricting the possible appellants to key participants can restrict an entire class of appellants, professionals. This is especially the case when a municipality approves an Official Plan, or an Official Plan Review.

Within the proposed timelines on applications for OPA, ZBA and Plans of Subdivision, I propose that appeals be subject to showing no movement on the applications before proceeding along the LPAT process. Some applications are just more complicated than others. They can require several revisions on the part of the proponent. In large municipalities, departments are larger, site visits take longer, and there is more work. Tighter timelines must be accompanied by evidence of a lack of progress on the file.

1. Community planning permit system

Not applicable to the Town of Plympton-Wyoming.

1. Additional Residential Unit Requirements

These regulations will permit greater flexibility in the provision of secondary accessory dwellings.

1. Housekeeping regulatory changes
2. Removal of redundant practices is welcome.
3. The removal of section 37 'Increased Density' and its replacement, the community benefits charge, which includes provisions for inclusionary zoning, is not possible for smaller municipalities without transit systems. As transit hubs are required for the use of inclusionary zoning.

Thank you for the opportunity to comment on the transition provisions under Bill 108. This legislation will affect many in the Province of Ontario and it is important to create the best legislation possible.

Regards,



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Planner, for Town of Plympton-Wyoming

cc. Carolyn Tripp, Chief Administrative Officer, Town of Plympton-Wyoming