

Issue	Proposed changes	Workforce Strategy Recommendation
Inclusionary Zoning / Affordable and Attainable Housing	<ul style="list-style-type: none"> Exempt affordable housing (generally defined as being priced at no greater than 80% of the average price/rent in the year a unit is rented or sold) and attainable housing and inclusionary zoning units from DC, CBCs and parkland dedication Introduce a category of “attainable housing” which will be defined in future regulations An upper limit of 5% of the total number of units in a development that can be required to be affordable as part of inclusionary zoning, and a maximum period of 25 years over which the units would be required to remain affordable (this is a proposed regulation change, not in the legislation itself) 	<ul style="list-style-type: none"> 3.4b) Review and develop WOWC policies and advocacy priorities on issues impacting housing supply and affordability including inclusionary zoning, blind bidding, investment properties, taxation and building code requirements 3.2a) Encourage developers to develop innovative housing choices and building models that will align with housing goals and attract target populations 3.3c) Incorporate rental housing and entry-level housing demand into housing strategy plans 3.1a) Inclusionary zoning model policy 3.2c) Identify and leverage housing funding solutions from all levels of government
Parkland	<ul style="list-style-type: none"> The maximum amount of land that can be conveyed or paid in lieu is capped at 10% of the land or its value for sites under 5 ha, and 15 % for sites greater than 5 ha Maximum alternative dedication rate reduced to 1 ha/600 units for land and 1 ha/1000 units for cash in lieu 	

	<ul style="list-style-type: none"> • Parkland rates frozen as of the date that a zoning by-law or site plan application is filed. Freeze remains in effect for two years following approval. If no building permits are pulled in that time, the rate in place at the time the building permit is pulled would apply • Encumbered parkland/strata parks, as well as privately owned publicly accessible spaces (POPS) to be eligible for parkland credits • Landowners can identify land they intend to provide for parkland, with the municipality able to appeal to the Tribunal if there is a disagreement • Parks plans to be required prior to the passing of any future parkland dedication by-law (would not apply to by-laws already passed) • Parkland dedication will apply to new units only (i.e., no dedication can be imposed for existing units) • Municipalities will be required to spend or allocate 60% of parkland reserve funds at the start of each year 	
Development Charges	<ul style="list-style-type: none"> • Five-year phase in of DC rate increases, beginning with a 20% reduction in the first year, with the reduction decreasing by 5% each year until year five when the full new rate 	<ul style="list-style-type: none"> • 3.2c) Identify and leverage housing funding solutions from all levels of government

applies. This is proposed to apply to all new DC by-laws passed since June 1, 2022.

[Calculator showing how the Phase in will work](#)

- Historical service level for DC eligible capital costs (except transit) extended from 10 to 15 years
- DC by-laws will expire every 10 years, instead of every five years. By-laws can still be updated any time
- Cap the interest paid on phased DCs for rental, institutional and non-profit housing to prime plus 1%
- DC/CBC/parkland exemptions for attainable housing, which will be projects designated by future regulations
- New regulation authority to set services for which land costs would not be an eligible capital cost recoverable through DCs
- Exclude the cost of studies (including background studies) from recovery through DCs
- Municipalities will be required to spend at least 60% of DC reserves for priority services (i.e., water, wastewater and roads).
- Discount for purpose built rental units, with a higher discount for larger units, on top of the

	existing DC freeze and deferral of payments over five years	
Community Benefit Charges	<ul style="list-style-type: none"> • Maximum CBC payable to be based only on the value of land proposed for <i>new</i> development, not the entire parcel that may have existing development • Maximum CBC to be discounted by 4% of land value divided by the existing building size, as a proportion to total building square footage 	<ul style="list-style-type: none"> • 3.2c) Identify and leverage housing funding solutions from all levels of government
Removal of Upper Tier approval powers	<ul style="list-style-type: none"> • All upper tier municipalities in the Greater Toronto Area, as well as Waterloo and Simcoe will be removed from the <i>Planning Act</i> approval process for both lower tier official plans and amendments and plans of subdivision • Minister would (unless otherwise provided) therefore become the approval authority for all lower tier OP and OPAs, and Minister's decisions are not subject to appeal 	
Zoning in MTSA's	<ul style="list-style-type: none"> • Municipalities will be required to update zoning to include minimum heights and densities within approved Major Transit Station Areas (MTSA) and Protected MTSA's 	

	within one year of MTSA/PMTSA being approved	
No third-party appeals	<ul style="list-style-type: none"> • No one other than the applicant, the municipality, certain public bodies, and the Minister will be allowed to appeal municipal decisions to the Tribunal. This applies to <u>all</u> <i>Planning Act</i> decisions (including consents and minor variances) • Existing third-party appeals where no hearing date has been set as of October 25 will be dismissed. The scheduling of a case management conference or mediation will not be sufficient to prevent an appeal from being dismissed 	<ul style="list-style-type: none"> • 3.1a) Expedited approvals and implementation policy to meet process requirements
Gentle Density/Intensification	<ul style="list-style-type: none"> • As of right zoning to permit up to three residential units per lot (two in the main building and one in an accessory building), with no minimum unit sizes • New units built under this permission would be exempt from DC/CBC and parkland requirements, and no more than one additional parking space can be required 	<ul style="list-style-type: none"> • 3.1a) Additional residential unit (ARU) policy and implementation • 3.1b) Develop housing strategy resource education tools to support residential intensification and encourage acceptance of additional housing forms and density, remove barriers • 3.2a) Collaborate on business cases to identify incentives or other program support that would encourage alternative housing forms

		<ul style="list-style-type: none"> • 3.2b) Encourage developers to develop innovative housing choices and building models that will align with housing goals and attract target populations • 3.3b) Develop strategy for transition models from rental to ownership, consider co-housing and promote tools to support tenant to become owners • 3.3c) Incorporate rental housing and entry-level housing demand into housing strategy plans • 3.4b) Review and develop WOWC policies and advocacy priorities on issues impacting housing supply and affordability including inclusionary zoning, blind bidding, investment properties, taxation and building code requirements
Subdivision approvals	<ul style="list-style-type: none"> • Public meetings no longer will be required for applications for approval of a draft plan of subdivision 	<ul style="list-style-type: none"> • 3.1a) Expedited approvals and implementation policy to meet process requirements
Site plan control	<ul style="list-style-type: none"> • Developments of up to 10 residential units will be exempted from site plan control • Architectural details and landscape design aesthetics will be removed from the scope of site plan control 	<ul style="list-style-type: none"> • 3.4b) Review and develop WOWC policies and advocacy priorities on issues impacting housing supply and affordability including inclusionary zoning, blind bidding,

		investment properties, taxation and building code requirements
Rental Replacement	<ul style="list-style-type: none"> Minister to be given the authority to enact regulations related to the replacement of rental housing when it is proposed to be demolished or converted as part of a proposed development 	<ul style="list-style-type: none"> 3.3a) Establish a rental housing working group including non-profit organization support and liaison 3.3b) Develop strategy for transition models from rental to ownership, consider co-housing and promote tools to support tenants to become owners 3.3c) Incorporate rental housing and entry-level housing demand into housing strategy plans 3.4b) Review and develop WOWC policies and advocacy priorities on issues impacting housing supply and affordability including inclusionary zoning, blind bidding, investment properties, taxation and building code requirements
Heritage	<ul style="list-style-type: none"> Municipalities will not be permitted to issue a notice of intention to designate a property under Part IV of the <i>Ontario Heritage Act</i> unless the property is already on the heritage register when the current 90-day requirement for <i>Planning Act</i> applications is triggered 	

	<ul style="list-style-type: none"> • Heritage registers to be reviewed and a decision made whether listed properties are to be designated, and if not, removed from the register • A process is proposed which will allow Heritage Conservation District Plans to be amended or repealed • Criteria for Heritage Conservation District Plans can be established for regulation 	
Ontario Land Tribunal procedures	<ul style="list-style-type: none"> • The Tribunal will have increased powers to order costs against a party who loses a hearing at the Tribunal • The Tribunal is being given increased power to dismiss appeals for undue delay • The Attorney General will have the power to make regulations setting service standards with respect to timing of scheduling hearings and making decisions • Regulations can also be made to establish priorities for the scheduling of certain matters 	
Aggregate Resources	<ul style="list-style-type: none"> • Decisions on aggregate applications will be delegated to staff (instead of the Minister) • <i>Planning Act</i> applications for aggregate proposals will be exempt from the two-year 	

	freeze on applications to amend new official plans, secondary plans and zoning by-laws	
Natural heritage planning	<ul style="list-style-type: none"> • A program to offset development pressures on wetlands is being considered, which will require a net positive impact on wetlands. The language appears to contemplate that wetlands can be developed provided a net positive impact is demonstrated • The Wetland Evaluation System is also being revised, and the proposed changes would eliminate the concept of wetland complexes 	
Conservation Authorities	<ul style="list-style-type: none"> • Permits will not be required within regulated areas (including wetlands) for activity that is part of a development authorized under the Planning Act • A single regulation is proposed for all 36 Authorities in the province • Clear limits are proposed on what Authorities are permitted to comment on as part of the planning approvals process, which will keep their focus on natural hazards and flooding 	
Consumer protection	<ul style="list-style-type: none"> • Proposed increases to penalties under the <i>New Homes Construction Licensing Act, 2017</i> of up to \$50,000 	

