



November 22, 2025

Ministry of Municipal Affairs and Housing
Provincial Planning Branch
13th Floor, 777 Bay Street
Toronto, ON, M7A 2J3

Subject: ERO 025-1099 | Consultation on Simplifying and Standardizing Official Plans

Mattamy Homes Canada is pleased to provide comments as they relate to the consultation on streamlining Official Plans.

Mattamy Homes has a long and proud history in the homebuilding sector. Founded in 1978, we are Canada's largest residential real estate developer, building master-planned communities and homes of every type, including single-detached, townhomes, mid-rise, and high-rise units. In Canada, our communities stretch across the Greater Golden Horseshoe Area, as well as Ottawa, Calgary, and Edmonton. Each year, Mattamy helps more than 5,000 families across Canada achieve the dream of homeownership.

Comments:

We support the ministry's efforts to streamline the construction of new homes and infrastructure, reduce gridlock, enhance community safety, and improve landlord-tenant frameworks. As the government considers simplifying and standardizing Official Plans across Ontario, we offer the following recommendations to ensure these reforms achieve their intended outcomes to plan for growth and housing more efficiently.

A: Official Plan Structure and Contents

The elimination of Secondary, Tertiary and Block Plans will involve more time and work to prepare the Official Plan and implement zoning bylaws, as more detail and studies will be necessary to enable development applications to proceed immediately from the Official Plan. Our recommendation is to continue to allow the preparation of Secondary and Tertiary Plans but limit the scope and length of the documents. We would encourage the province to include Block Plans and Tertiary Plans as processes regulated by the Planning Act to ensure the documents are completed in a timely manner.

B: Limiting the Length of Official Plans

A standardized set of land use designations and land use policies would bring consistency to land use planning and development across the province. Establishing a page limit of 100 pages would greatly assist in reducing much of the bulk within current Official Plans, many of which are now 500-600 pages, with duplicative and conflicting policies. An example of how to reduce the length of Official Plans would be to remove duplicated Provincial Policy Statements or Provincial Plans and instead refer to and acknowledge the requirements of the policies and plans and provide only local specific policies within the Official Plan.

C: Creating Permissive Land Uses

The primary nature of land use designations in an Official Plan should be broadly enabling. Designations should be clear and simple, providing sufficient guidance to facilitate a scope for implementing zoning by-laws and to guide future development. Instead of site-specific policies in the Official Plan, a wide range of uses and permissions in land use designations would allow for more detailed planning and the preparation of zoning bylaws to permit appropriate uses without the need for site-specific policies. Related development standards should not form part of the policies of an Official Plan; these should only be described in non-statutory guidance documents (such as density and building height through Urban Design Guidelines or an exhaustive list of permitted uses) and implemented in zoning by-laws.

As such, Official Plan policies should only permit classes of land uses, rather than specific uses. As an example, grade-related residential uses can be permitted in the Official Plan, but specific housing typologies such as single and semi-detached housing should not be specified or restricted. That further specification should occur as part of the preparation of the zoning by-law. Similarly, Official Plans should not serve as a mechanism for municipalities to request matters beyond their statutory authority (i.e. green building standards). Establishing clearer parameters around what an Official Plan may or may not direct would be highly beneficial to the industry.

As it relates to planning for growth, Official Plans should not contain policies that strictly phase growth or require development in one area to arbitrarily proceed ahead of another. This limits flexibility and would be better achieved by policies ensuring availability of water/wastewater or other performance standards.

D: Transitioning to a New Framework

While we support the province's intent to simplify and streamline Official Plans, we recommend that the ministry ensure that this new framework does not introduce

additional delays in the Official Plans already under review or awaiting Ministerial approval. Implementation will be critical to ensuring the benefits of this policy change; we recommend the ministry include guidelines around when the standard Official Plan update is required, for example not requiring an update until the typical 5-year timing is due or next review.

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