



## Committee Report

**To:** Chair and Members of the Planning Committee  
**From:** Jameson Pickard, Senior Policy Planner  
**Date:** Thursday, May 14, 2026  
**Subject:** **Bill 98 – Building Homes and Improving Transportation Infrastructure Act, 2026**

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### 1.0 Purpose

The purpose of this report is to provide an overview of Bill 98 - *Building Homes and Improving Transportation Infrastructure Act, 2026* (Bill 98), which was introduced into the Ontario Legislature on March 30, 2026 by the Minister of Municipal Affairs and Housing. The stated intent of the legislation is to help get shovels in the ground faster for housing and housing-enabling projects and improve the transport of people and goods across Ontario.

This report focuses on parts of the legislation related to the land use planning and development approvals process and highlights other changes under consideration that have impacts across County Departments and our Member Municipalities. It is therefore noted that not all the legislative changes or active consultations are spoken to in this report.

### 2.0 Background

Over the past several years the Provincial Government has proposed successive changes to multiple statutes, regulations and policies to help achieve the goal of building 1.5 million homes by 2031. Bill 98 builds on these past changes and impacts ten statutes, including changes to the Planning Act, Development Charges Act, Municipal Act, Safe Drinking Water Act and Building Code Act.

### 3.0 Major Themes

The legislative and regulatory changes focus on:

- Streamlining processes
- Building more homes
- Reducing costs

Key legislative changes are summarized below.

#### 3.1 Streamlining Processes

The Provincial Government is looking to streamline a wide range of policies and procedures to create a more consistent, Province-wide approach, that improves predictability and reduces the time it takes for new housing to be built.

<b>Streamline and Standardize Official Plans</b>	<ul style="list-style-type: none"> <li>• Mandate a standardized set of land use designations, table of contents, and land use schedules for the official plans of lower-tier and single-tier municipalities.</li> <li>• Remove the requirements for municipal official plans to include goals, objectives and actions related to climate change.</li> <li>• Establish a transition framework for municipalities to update their official plans through an official plan review after Jan. 1, 2029.</li> <li>• An associated consultation was released about the standardization of upper-tier official plans with planning responsibilities.</li> </ul>
<b>Land Division</b>	<ul style="list-style-type: none"> <li>• Proposed regulation to remove municipal authority to mandate Enhanced Development Standards as a condition of the land division process.</li> </ul>
<b>Site Plan</b>	<ul style="list-style-type: none"> <li>• Remove reference to “sustainable design” in section 41 of the <i>Planning Act</i> to eliminate municipal authority to mandate Enhanced Development Standards through site plan approval.</li> <li>• Establish new authority to enable the Province to prohibit municipalities from imposing specific requirements during site plan approval (to be used if required).</li> </ul>
<b>Building Code Act</b>	<ul style="list-style-type: none"> <li>• Clarify that municipalities cannot impose construction or demolition standards for environmental protection that exceed those in the Building Code.</li> </ul>
<b>Repeal of MZO Notice Requirements</b>	<ul style="list-style-type: none"> <li>• Amend the <i>Planning Act</i> to remove the requirement for the Minister to provide notice when amending or revoking Minister Zoning Orders.</li> </ul>

### 3.2 Building More Homes

In an effort to build more homes, the Province has proposed the following changes:

<b>Prescribed Minimum Lot Size</b>	<ul style="list-style-type: none"> <li>• Establish a minimum lot area for parcels of serviced urban residential land.</li> <li>• Specify that municipal zoning requirements for minimum lot frontage or depth do not apply if they would result in a lot larger than the prescribed minimum area.</li> <li>• An associated regulation proposes a minimum lot area to be 175 sq.m. (approx. 1,900 sq. ft.) for a parcel of urban residential land.</li> </ul>
<b>Municipal Consent Requirements for Communal Services</b>	<ul style="list-style-type: none"> <li>• Amend the <i>Municipal Act</i> to facilitate the adoption of non-municipal communal water and wastewater systems in support of new housing developments.</li> </ul>

### 3.3 Reducing Costs and Fees

Reductions in costs are mainly focused on the following areas:

<b>Development Charge Exemption</b>	<ul style="list-style-type: none"><li>• Exempt non-profit retirement home developments from development charges.</li></ul>
<b>Restrict EV Infrastructure</b>	<ul style="list-style-type: none"><li>• Prohibit municipalities from mandating EV equipment within the required parking sections of their zoning by-laws or site plan approvals.</li></ul>
<b>Parkland requirements</b>	<ul style="list-style-type: none"><li>• Various amendments to section 42 of the <i>Planning Act</i> will allow developers to identify land, including land with encumbrances and Privately Owned Publicly Accessible Space (POPS) to count towards parkland dedication requirements while prescribing land suitability criteria.</li></ul>
<b>Water and Wastewater Public Corporations</b>	<ul style="list-style-type: none"><li>• Amend the Water and Wastewater Public Corporation Act, 2025 to clarify how these public corporations may conduct their affairs.</li><li>• Establish a new water and wastewater public corporation in the Region of Peel.</li></ul>

### 3.4 Additional Matters

Beyond the legislative and regulatory changes discussed above, the Province has posted a substantial amount of information for consultation on the Environmental Registry of Ontario and Regulatory Registry of Ontario, with a comment deadline of May 14, 2026, for most consultations (see Appendix A for list). These consultations relate to:

- Updated Projection Methodology Guideline (PMG) for the Provincial Policy Statement (PPS)
- Consultation on Upper-Tier Official Plans, Secondary and Area Specific Policies
- Feedback on Complete Planning Application Requirements
- Electronic Planning Submissions to the Province
- Reform of Municipal Site Plan Control
- Municipal DC Breakdown in Purchase and Sale Agreements
- Building Code Review
- Invitation for Municipalities to register a potential interest in implementing a Water and Wastewater Public Corporation model
- Streamline planning approvals for kindergarten to Grade 12 publicly funded schools

### 4.0 Comments

Planning staff have reviewed and summarized consultation information to assist the County and Member Municipalities in their review of the material (Appendix B) but encourage those interested to review the proposed changes in their entirety. Planning Staff provide the following comments for the Province’s considerations on key areas of interest to the County:

4.1 County Comments on Key Areas

Key Areas	Comment
<p><b>Consultation on Upper-Tier Official Plans, Secondary and Area Specific Policies</b></p>	<p>Should the Province pursue new official plan standardization, the County supports creating a more flexible structure for upper-tier municipalities with planning responsibilities, like Wellington. Flexibility is necessary, particularly when the upper-tier official plan functions as a lower-tier official plan. It is noted that the County will require the ability to use both broader 'community area' designations and specific land use designations to effectively implement land uses in our Member Municipalities which rely on the County plan.</p> <p>The County maintains numerous site-specific local policy areas across its seven Member Municipalities. While partly a result of historic land use decisions, this approach has effectively addressed the unique needs of Member Municipalities within the County's Official Plan framework. These policies are navigated through specific municipal chapters and are a flexible model that should be preserved in the new official plan framework. A recent example is County OPA 123, which established a local policy area applying to several greenfield sites in Mount Forest designated as "Future Development". This policy identified a land amount that aligned with the County's Land Needs Assessment (LNA) for the Township, and removed the need for a site-specific OPA. As a result, these lands could be brought online through a municipally initiated rezoning process once local infrastructure studies were complete. This approach addressed LNA requirements while enabling the municipality to identify the most appropriate areas for growth.</p> <p>The proposed official plan framework lacks a 'Future Development' or equivalent holding designation for urban lands awaiting servicing or a demonstrated need. Many rural communities require such a designation to protect the development integrity of these lands. The Province should maintain this type of land use designation as part of the new official plan framework.</p>
<p><b>Municipal Consent Requirements for Communal Services</b></p>	<p>The proposed amendments to Section 93 of the <i>Municipal Act</i> establish a broad framework and regulation-making authority to encourage greater adoption of non-municipal communal water and wastewater systems.</p> <p>The County has concerns regarding the lack of detail in this proposal, which establishes a framework to compel municipal consent for communal services if certain conditions are met. This is a concern because municipalities are typically required to enter into Municipal Responsibility Agreements, which dictate financial, and ownership requirements should these systems default. Details regarding the 'criteria and conditions' required to compel municipal consent should be provided as part of consultation related to legislative changes enabling these private communal servicing arrangements.</p>

Key Areas of Interest	Comment
<p><b>Reform of Municipal Site Plan Control</b></p>	<p>The Government has indicated its intent to pursue significant reform to the Site Plan Control process. This consultation is exploratory and sets out five potential scenarios for reform, ranging from removing Site Plan Control entirely to establishing a municipal arbitration process to review stalled applications.</p> <p>The County supports the continued existence of the Site Plan Control process as a tool for municipalities. The County sees value for applicants in bringing all relevant commenting agencies into a single review process. There remains a need for a site-plan-style review to confirm zoning compliance and ensure other functional aspects of development (including matters of public health and safety) are appropriately provided and secured through an agreement registered on title. The review of critical infrastructure elements would still need to occur through the building permit process, which may delay building permit issuance.</p>
<p><b>Prescribe Minimum Lot size</b></p>	<p>Through the legislation and accompanying regulations, the Province proposes to establish a prescribed minimum lot area of 175 sq.m (approximately 1,900 sq.ft) for all parcels of serviced urban residential land outside of the Greenbelt. Changes would also render zoning regulations for lot frontage and depth inapplicable if they result in a requirement for a larger lot area.</p> <p>The proposed minimum lot area is very small and is not associated with a specific building type. As a comparison, the Township of Centre Wellington’s R3 zone permits a minimum lot area of 190 m<sup>2</sup> associated with a street townhouse. Based on our understanding the remaining provisions of the zoning by-law, such as permitted uses and building setbacks, would continue to apply. This would result in smaller homes on smaller lots, which the County views as a positive outcome. However, what is more likely to result are requests to vary other zoning regulations. The County supports lot areas associated with a specific building type and appropriate setback regulations.</p> <p>The County also cautions that the standardization of urban lot sizes may not be appropriate in all contexts. Communities of the County have established a different built form than urban areas of the GTA and the proposed lot area would be a significant departure from existing established neighbourhoods in Wellington.</p>

Key Areas of Interest	Comment
<b>Complete Planning Application Requirements – Study Requirements</b>	<p>The Government is proposing to identify a specific list of studies that planning authorities could only ask for as part of a complete application. The Province further proposes to group the studies into ‘core studies’ that municipalities could require with all applications and ‘contingent studies’ that could be required depending on site-specific circumstances.</p> <p>If the Government pursues the standardization of complete application study requirements the County supports municipalities retaining the flexibility to develop terms of reference for studies. This is particularly important to ensure studies represent the best available local information and conditions.</p> <p>Furthermore, to ensure comprehensive risk management, Drinking Water Threat Disclosure reports and water balance assessments should be included in the list of core studies permitted under municipal Official Plans.</p>
<b>Complete Planning Application Requirements – Prescribed Professionals</b>	<p>In 2025, Bill 17 introduced the legislative and regulatory framework to require municipalities to accept submissions from certain “prescribed professionals” for purposes of satisfying complete application requirements. The Government is proposing to expand the list of prescribed professionals and is seeking feedback about additional classes of professionals. Professional Engineers are already identified as a prescribed professional under the <i>Planning Act</i>.</p> <p>The County would support the inclusion of a Registered Professional Planner as prescribed professional for purposes of satisfying complete application requirements.</p>
<b>Updated Projection Methodology Guideline (PMG) for the PPS 2024</b>	<p>The County has previously engaged in consultations regarding the new projection methodology. The County’s consultant, Watson has confirmed that the work completed through the County’s Municipal Comprehensive Review (MCR) is generally consistent with the proposed new guidelines.</p> <p>Planning staff will continue to monitor this proposal and note that the Government intends to finalize the guidelines quickly following the consideration of feedback received through this second round of consultation.</p>

<p><b>Impacts on Source Water Protection</b></p>	<p>The proposed changes raise various concerns related to source water protection in Ontario.</p> <p>The suite of changes proposed to the <i>Planning Act</i>, including Official Plan (OP) standardization, the removal of municipal authority to require sustainable design through site plan control, and the streamlining of study requirement, is removing essential implementation pathways for source water protection. It is recommended that the Province consult with Source Protection Authorities and affected municipalities to ensure Source Protection Plan policies, as currently approved, remain in legal effect.</p> <p>Regarding non-municipal communal water systems, it remains unclear if the Province has fully evaluated the source water protection requirements for these new systems. As these communal systems will serve the public, it is recommended they be held to the same rigorous standards as municipal drinking water systems.</p> <p>As noted earlier, to ensure comprehensive risk management, Drinking Water Threat Disclosure reports and water balance assessments should be included in the list of approved reports and studies permitted under municipal Official Plans.</p>
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## 5.0 Summary

Building on past reforms, Bill 98 marks a shift toward a centralized, top-down planning framework in Ontario. By mandating uniform templates and prohibiting local standards that exceed provincial codes and regulations, the Act curtails municipal discretion in favor of provincial objectives. While the stated goal is to foster a more predictable and less costly environment for housing delivery, the success of this model depends on whether broad standardization can effectively maintain the high standards of construction and replace local decision-making without compromising community-specific needs and public health and safety.

## 6.0 Next Steps

At the time of writing this report, the Bill has passed its second reading and is at the committee stage in the Legislature. Given the comment deadline for the provincial consultations, planning staff have submitted comments to the Province. Staff will continue to monitor the proposed legislation and consultations as they move through the legislative process. Staff may report at a later date when the legislation comes into effect and/or when additional policies and regulations are made available.

## 7.0 Strategic Action Plan:

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the Community

**Recommendation:**

That the report “Bill 98 – Building Homes and Improving Transportation Infrastructure Act, 2026” be received for information.

That this report be forwarded to the Ministry of Municipal Affairs and Housing on behalf of the County of Wellington and circulated to Member Municipalities for information.

Respectfully submitted,



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Senior Policy Planner

**In consultation with/approved by:**

Sarah Wilhelm, Manager of Policy Planning  
Aldo Salis, Director of Planning and Development  
Scott Wilson, Chief Administrative Officer

Appendix A Provincial Postings for Comment  
Appendix B Summary of Postings

## APPENDIX A Provincial Postings for Comment

Below is a link to a media briefing the Province released which provides information on the proposed changes under Bill 98 and associated related Environmental Registry and Regulatory Registry postings.

[Bill 98 Media Briefing - March 30, 2026](#)

### Environmental Registry of Ontario Postings (ERO)

Proposal	ERO Number	Notice Type	Comment Deadline
• Planning Act, Building Code Act and Municipal Act Changes	<a href="#">026-0300</a>	Act	May 14, 2026
• Proposed amendments to the Water and Wastewater Public Corporations Act and consequential amendments to the Safe Drinking Water Act	<a href="#">026-0301</a>	Act	May 14, 2026
• Communal Drinking Water and Wastewater System Municipal Consent Requirements	<a href="#">026-0302</a>	Act	May 14, 2026
• Draft Projection Methodology Guideline (PMG)	<a href="#">026-0304</a>	Policy	May 14, 2026
• Proposed Changes to Various Regulations Under the Planning Act to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province	<a href="#">026-0305</a>	Regulation	May 14, 2026
• Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals	<a href="#">026-0309</a>	Regulation	May 14, 2026
• Reform Site Plan Control Under the Planning Act and the City of Toronto Act	<a href="#">026-0310</a>	Policy	May 14, 2026
• Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas	<a href="#">026-0311</a>	Regulation	May 14, 2026
• Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act	<a href="#">026-0312</a>	Regulation	May 14, 2026
• Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application	<a href="#">026-0313</a>	Regulation	May 14, 2026
• Changes to various regulations under the Planning Act and the City of Toronto Act, to specify additional “Prescribed Professions” for the purposes of a Complete Application	<a href="#">026-0314</a>	Regulation	May 14, 2026
• Consultation on upper-tier official plans, secondary plans, and site and area-specific policies	<a href="#">026-0315</a>	Policy	May 14, 2026
• Streamline planning approvals for kindergarten to Grade 12 publicly funded schools	<a href="#">026-0426</a>	Regulation	June 5, 2026

### Ontario Regulatory Registry Postings (ORR)

Proposal	ORR Proposal Number	Instrument Type	Comment Deadline
• Changes to the Development Charges Act, 1997 (DCA) to Exempt Non-profit Retirement Homes from DCs	<a href="#">26-MMAH009</a>	Act	April 29, 2026

## **APPENDIX B**

## **Summary of Postings**

<b>Appendix B1</b>	<b>Planning Act, Building Code Act and Municipal Act Changes</b>
<b>Appendix B2</b>	<b>Proposed amendments to the Water and Wastewater Public Corporations Act and consequential amendments to the Safe Drinking Water Act</b>
<b>Appendix B3</b>	<b>Communal Drinking Water and Wastewater System Municipal Consent Requirements</b>
<b>Appendix B4</b>	<b>Draft Projection Methodology Guideline (PMG)</b>
<b>Appendix B5</b>	<b>Electronic Submission to Approval Authorities and Allow Notices to be Given Electronically to the Province</b>
<b>Appendix B6</b>	<b>Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals</b>
<b>Appendix B7</b>	<b>Reform Site Plan Control Under the Planning Act</b>
<b>Appendix B8</b>	<b>Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas</b>
<b>Appendix B9</b>	<b>Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act</b>
<b>Appendix B10</b>	<b>Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application</b>
<b>Appendix B11</b>	<b>Changes to various regulations under the Planning Act, to specify additional “Prescribed Professions” for the purposes of a Complete Application</b>
<b>Appendix B12</b>	<b>Consultation on upper-tier official plans, secondary plans, and site and area-specific policies</b>
<b>Appendix B13</b>	<b>Streamline planning approvals for kindergarten to Grade 12 publicly funded schools</b>
<b>Appendix B14</b>	<b>Changes to the Development Charges Act, 1997 (DCA) to Exempt Non-profit Retirement Homes from DCs</b>

**Appendix B1 Planning Act, Building Code Act and Municipal Act Changes**

ERO 026-0300  
 Comments due May 14, 2026

<p><b>Streamlining and Standardizing Official Plans</b></p>	<ul style="list-style-type: none"> <li>• The <i>Planning Act</i> would introduce a standardized template applicable to local and single-tier municipal official plan documents.</li> <li>• Revisions to 16(1) of the Act would prescribe the content of official plans including chapters, sections and schedules.</li> <li>• A transition framework from the “former official plan framework” to the “new official plan framework” is established in the Act. Prescribed municipalities are expected to transition by January 1, 2028, followed by all remaining municipalities by January 1, 2029.</li> <li>• The “former official plan framework” continues to apply to a municipality until an update to the official plan, through an Official Plan Review, is adopted after the applicable transition date above.</li> <li>• Provide authority to the Minister to exempt lower-tier municipalities from the requirement to conform with upper-tier plans to facilitate testing of the proposed new official plan framework.</li> <li>• Upper-tier Official Plan Standardization is considered through ERO posting 026-0315.</li> </ul>
<p><b>Site Plan: Prohibiting Mandatory Municipal Enhanced Development Standards and Green Building Standards.</b></p>	<ul style="list-style-type: none"> <li>• The <i>Planning Act</i> is revised to remove municipal authority to require mandatory enhanced development standards (e.g., Green Development Standards) outside of buildings that are not specifically required for health and safety (e.g., SWM).</li> <li>• Section 41 of the Act is revised to remove the phrase “sustainable design”, and complimentary changes to Section 34 are made to clarify that zoning cannot require sustainable elements (EV supply equipment).</li> <li>• Clarify that green building standards are voluntary and cannot be imposed by municipalities.</li> </ul>
<p><b>Minimum Lot Sizes</b></p>	<ul style="list-style-type: none"> <li>• The <i>Planning Act</i> would be amended to create regulation-making authority to allow the Minister to set a minimum lot size on a “parcel of urban residential land” outside of the regulated Greenbelt Area.</li> <li>• A “parcel of urban residential land” is defined in the Planning Act as a parcel within the settlement area of a municipality that is zoned for residential use (other than ancillary residential use) and is fully serviced by public sewage and water.</li> <li>• Complimentary changes are made to the Act to clarify that any municipal zoning requirement for minimum lot frontage or lot depth are not applicable if it requires a lot larger than what is prescribed.</li> <li>• This regulation is scoped to zoning and would not directly apply to land division (e.g., broader lot creation considerations are relevant).</li> </ul>
<p><b>Encumbered Parkland and Privately Owned Public Spaces (POPS)</b></p>	<p>The <i>Planning Act</i> would be amended to facilitate easements for POPS, authorize municipalities to require agreements for encumbered land that can be registered on title, provide for a credit system whereby encumbered land and POPS arrangements would receive a minimum credit of 70%, and establish a timeframe of 90 days for municipal decisions after which a developer could appeal a non-decision to the OLT.</p>

## Appendix B2 Water and Wastewater Public Corporation Act, 2025

ERO # 026-0301

Comments due May 14, 2026

Through Bill 98 proposed changes to the *Water and Wastewater Public Corporations Act, 2025* and consequential amendments to the *Safe Drinking Water Act, 2002*, related to the ownership, asset management, and employment continuity of a water and wastewater public corporation. It also established regulation making authority for the Minister. An associated ERO posting was released to further detail these changes.

The Province also released a consultation on April 15, 2026, looking to identify municipalities interested in implementing a Water and Wastewater Public Corporation model. Details about this can be found in [ERO# 026-0419](#).

## Appendix B3 Communal Drinking Water and Wastewater Systems Municipal Consent Requirements

ERO # 026-0302

Comments due May 14, 2026

Through Bill 98 amendments are proposed to the *Municipal Act, 2001* and *Safe Drinking Water Act, 2002*, to enable regulations to set out requirements for municipal consent of non-municipal communal drinking water and wastewater systems and to require municipalities to consent if requirements are met. More specifically, the proposed legislation would require a municipality to provide consent for the proposed system if the municipality is of the opinion that:

- any prescribed criteria or conditions respecting the area in which the public utility would be located are met,
- any plans in respect of the public utility required by the regulations have been provided and meet the prescribed criteria or conditions and include the required content,
- any reserve funds or other financial assurances or instruments in respect of the public utility that are required by the regulations are or will be in place and the funds, assurances and instruments meet the prescribed requirements,
- the public utility, if constructed, maintained or operated in accordance with the application, would meet the relevant prescribed criteria and conditions, and
- the application and public utility satisfy any other requirements, conditions or criteria that may be prescribed.

## Appendix B4 Draft Projection Methodology Guideline (PMG)

ERO # 026-0304

Comments due April 29, 2026

The Province is seeking input on a further revised draft PMG that includes key changes responsive to the [ERO #025-0844](#) consultation. The key changes are:

- Providing increased clarity on when to consider undertaking population and employment forecast updates, which Ontario Population Projection data to use and how to set the planning horizon.

- Providing more details on assessing housing needs by considering housing tenure, housing type and propensities for households to occupy certain types of housing, and making adjustments such as to reflect market demand, housing affordability and suppressed household formation.
- Providing clarity on estimating feasible intensification rates when determining the amount and type of housing units that can be accommodated through intensification in the built-up area.
- Streamlining the land needs assessment methods for greater consistency among most municipalities, while continuing to allow a simplified method that is less data-intensive with clearer recommendations on which municipalities may use it.

## **Appendix B5 Electronic Submission to Approval Authorities and Allow Notices to be Given Electronically to the Province**

ERO # 026-0305  
Comments due May 14, 2026

To support the Provinces, move towards a digital Ontario, it is proposing changes to various regulations under the Planning Act that would:

- Remove the requirement for information and material to include an original certified copy, and
- Allow required notices to be given electronically to the Ministry of Municipal Affairs and Housing

## **Appendix B6 Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals**

ERO # 026-0309  
Comments due May 14, 2026

The government is seeking feedback on a proposed Minister’s regulation that would have the effect of removing authority to require, as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g., stormwater management).

## **Appendix B7 Reform Site Plan Control Under the Planning Act**

ERO # 026-0310  
Comments due May 14, 2026

In connection with the proposed *Building Homes and Improving Transportation Infrastructure Act, 2026*, the government is seeking feedback from the public and impacted stakeholders on bold and transformational reforms with the goal of enabling a faster, more predictable, cost effective and coordinated municipal site plan process.

## **Appendix B8 Regulatory Approach to Establish a Minimum Residential Lot Size in Urban Areas**

ERO # 026-0311

Comments due May 14, 2026

The Government is seeking public feedback on a proposed regulation under the *Planning Act*, to set a minimum lot size of 175 square metres (approximately 1900 square feet) on parcels of urban residential land outside the Greenbelt Area. A parcel of urban residential land is defined in the *Planning Act* as a parcel within the settlement area of a municipality that is zoned for residential use (other than as an ancillary use) and is fully serviced by public sewage and water.

## **Appendix B9 Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act**

ERO # 026-0312

Comments due May 14, 2026

The Government is seeking public feedback on a Minister's regulation under the *Planning Act* to prescribe criteria for developer-identified parkland and related implementation matters for the conveyance of developer-identified lands for municipal parkland dedication, to implement provisions in Bill 23, the *More Homes Built Faster Act, 2022*, that are not yet in force.

## **Appendix B10 Streamlining the Information and Material that Planning Authorities can Require as Part of a Complete Application**

ERO # 026-0313

Comments due May 14, 2026

The Government is seeking feedback on potential regulatory changes to support faster planning approvals by streamlining the complete application process to improve certainty and predictability for applicants. MMAH is seeking feedback on a proposed standardized list of information that planning authorities can require for complete applications.

## **Appendix B11 Changes to various regulations under the Planning Act, to specify additional "Prescribed Professions" for the purposes of a Complete Application**

ERO # 026-0314

Comments due May 14, 2026

The Government is seeking feedback on adding additional certified professionals, for example registered landscape architects, for the purposes of a complete application. This change would help further speed up development approvals and reduce some initial application costs associated with development proposals.

## **Appendix B12 Consultation on Upper-Tier Official Plans, Secondary Plans, and Site and Area-Specific Policies**

ERO # 026-0315

Comments due May 14, 2026

The Government is seeking feedback on a proposal to simplify and standardize the format of official plans for upper-tier municipalities as well as a proposal for secondary plans and site- and area-specific policies (SASPs).

## **Appendix B13 Streamline planning approvals for Kindergarten to Grade 12 publicly funded schools**

ERO # 026-0426

Comments due June 5, 2026

The Government is seeking feedback on a proposed regulation under the *Planning Act* to help make it easier and faster for publicly funded school boards to obtain municipal planning approvals for schools across the Province to support complete communities.

## **Appendix B14 Changes to the Development Charges Act, 1997 (DCA) to Exempt Non-profit Retirement Homes from DCs**

ORR # 26-MMAH009

Comments due April 29, 2026

To help improve the viability of building non-profit retirement homes for Ontario's senior population, the Government is proposing to amend the Development Charges Act, 1997 (DCA) to exempt non-profit retirement homes from DCs. The amendments, if made, would help to reduce the upfront costs on these developments and stimulate the construction of non-profit retirement homes, while aligning the DC treatment of non-profit retirement homes with other forms of non-profit housing.