

**Summary of Key Changes to the *Planning Act* from the *More Homes for Everyone Act, 2022*
(Bill 109)**

- Requiring municipalities to refund fees for zoning by-law amendment, combined zoning by-law and official plan amendments, and site plan applications if the municipality does not issue a decision within prescribed timelines
- Delegating Site Plan to staff which became mandatory on July 1, 2022 while adding complete application requirements and expanding timelines for review
- Establishing an one-time opportunity to extend draft plans of subdivision that have lapsed within five years
- Establishing a new planning tool called ‘Community Infrastructure and Housing Accelerator’ where municipalities can request the Minister for an Order similar to a Minister's Zoning Order (MZO)
- In Transit Oriented Communities (TOCs), a maximum parkland contribution would be established and require 100% credit and acceptance of encumbered parkland
- Providing the Minister the authority to pause the required decision making time for Official Plans or Official Plan Amendments that are before them for decision, so that they cannot be appealed to the Ontario Land Tribunal for failure to make a decision within the prescribed timeline
- Providing the Minister the authority to refer all or parts of an official plan amendment that is before them for decision to the Ontario Land Tribunal
- Introducing a five year review of Community Benefits Charges by-laws
- Establishing regulation-making authority for the Minister to require public reporting on development applications / approvals
- Providing the Minister with authority to make regulation for surety bonds connected to land use planning
- Providing the Minister with authority to require reporting on planning matters by regulation