

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister  
777 Bay Street, 17th Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre  
777, rue Bay, 17e étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2024-1806

May 27, 2024

Head of Council  
Frank Scarpitti  
City of Markham  
mayorscarpitti@markham.ca

Subject: Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the *Planning Act*

Dear Sir, Madam

I am writing to advise you that I am proposing to amend Ontario Regulation 525/97 under the *Planning Act* to exempt certain lower-tier official plan matters from provincial approval.

Bill 23, the *More Homes Built Faster Act, 2022*, made changes that, once in force, will remove land use planning responsibilities under the *Planning Act* from seven upper-tier municipalities identified in the legislation: Durham, Halton, Niagara, Peel, Simcoe, Waterloo, and York.

On April 10, 2024, Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced. Bill 185 would, if passed, make changes to the *Planning Act* to name the later of July 1, 2024 and Royal Assent as the date for removal of the land use planning responsibilities for York, Peel, and Halton Regions.

At this time, there is a posting on the Regulatory Registry outlining proposed amendments to Ontario Regulation 525/97 which would exempt most official plan matters of lower-tier municipalities in Peel, Halton, and York Regions from the need for provincial approval.

The Ministry is aware that there are many lower-tier official plan amendments, particularly ones that are site-specific in nature, that the Region has exempted from the need for its approval. The province's intention is that these matters would continue to be reviewed and adopted by the lower-tier municipality without an additional level of approval.

For clarity, decisions on land division (plans of subdivision and consents) would be legislatively assigned to the lower-tier municipalities on July 1, 2024, subject to passage of Bill 185, pursuant to section 70.13 (8) and (9) of the *Planning Act*.

The only official plan matters in these municipalities that would require approval would be new official plans, amendments adopted in accordance with section 26 of the *Planning Act*, and amendments addressing policies required in connection with a Protected Major Transit Station Area.

The Minister would retain the authority under the *Planning Act* to intervene where necessary in order to ensure proposed official plan amendments are in accordance with provincial policy.

### **Request for Feedback**

The Ministry is currently seeking feedback on proposed amendments to Ontario Regulation 525/97 which are posted on the Regulatory Registry for 30 days, until June 26, 2024.

Comments can be sent through the Regulatory Registry postings or by email to [mmahofficialplans@ontario.ca](mailto:mmahofficialplans@ontario.ca).

More information on the legislative proposal can be found on the Regulatory Registry at:

- Regulatory Registry: [Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the \*Planning Act\*](#)

I look forward to receiving your feedback on this proposal.

Sincerely,



Hon. Paul Calandra  
Minister of Municipal Affairs and Housing

cc. CAO, Erin Mahoney  
Regional Chair, Wayne Emmerson  
Regional CAO, Erin Mahoney