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LUNCH & LEARN

PLANNING ACT REFORMS

JUNE 2026



BILL 98

Building Homes and Improving Transportation Infrastructure Act, 2026

INTRODUCED MARCH 30, 2026

ROYAL ASSENT JUNE 2, 2026 - PARTIALLY IN FORCE

BALANCE IN FORCE ON A DAY TO BE NAMED BY LG

MORE CHANGES TO COME

- **Increase housing supply by speeding up planning approvals**
- **Change the delivery of existing and planned transit infrastructure and services**

1. STANDARDIZED OFFICIAL PLANS

**2. INFORMATION AND MATERIALS REQUIREMENTS
(COMPLETE APPLICATION)**

**3. DEVELOPER IDENTIFIED PARKLAND
REQUIREMENTS AND PROCESS**

4. SITE PLAN CONTROL REFORMS

5. MINIMUM RESIDENTIAL LOT SIZE IN URBAN AREAS

**CHOSEN
TOPICS**

TOPIC 1

STANDARDIZED OFFICIAL PLANS

PURPOSE

“To simplify, standardize, and make more permissive official plans so they are shorter, easier to understand, and more consistent across Ontario.”

BACKGROUND

- Province consulted on standardized Official Plan structure in 2025 (ERO #025-1099)
- Bill 98 introduces standard chapters, sections, and schedules, as well as land use designations (not in force)
- More change to come (ERO #026-0315)

NEW OFFICIAL PLAN FRAMEWORK (MANDATORY)

Chapter 1 – Introduction and How to Use this Plan

Chapter 2 – Strategic Planning Framework

Chapter 3 – Indigenous Engagement

Chapter 4 – Settlement Area Structure and Growth Needs and Management

Chapter 5 – Residential and Mixed Uses

Chapter 6 – Economy and Employment Areas

Chapter 7 – Rural Areas and Agricultural System

Chapter 8 – Infrastructure, Facilities and Community Services

Chapter 9 – Local Landscape and Resource Management

Chapter 10 – Implementation and Interpretation

Chapter 11 – Schedules

SECTION 10.1 (PERMITTED) LAND USE DESIGNATIONS

- Neighbourhoods
- Mixed-Use Areas
- Mixed-Use Commercial Areas
- Employment Areas
- Major Facilities
- Parks and Open Spaces
- Natural Environment and Water Resource Areas
- Resource Areas
- Rural Lands
- Prime Agricultural Areas
- Specialty Crop Areas
- Shoreline Area

NEW OP FRAMEWORK TRANSITION DATES

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The 29 Large and Fast Growing Municipalities

January 1, 2028

Other Municipalities

January 1, 2029

The former official plan framework continues to apply until the day a municipality amends its official plan after the transition date.

TOPIC 2

INFORMATION AND MATERIALS REQUIREMENTS (COMPLETE APPLICATIONS)

PURPOSE

“To provide more certainty and predictability for applicants and support faster planning approvals.”

BACKGROUND

- Province consulted on streamlining the complete application process (ERO #025-0462)
- Province consulted on standardized list of information and materials that authorities can require (ERO #026-0313)
- More changes to come

CORE STUDIES

- Studies that “could always be required”
- These studies address fundamental planning and engineering matters

Environmental Impact Statement

Environmental Site Assessment

Functional Servicing Report

Geotechnical Report

Hydrogeological Report

Planning Justification Report

Transportation Impact Study

CONTINGENT STUDIES: EXAMPLES

CAN ONLY BE REQUIRED WHEN ON-SITE OR SURROUNDING CONDITION EXIST THAT MAKES IT RELEVANT

Financial Impact Analysis

Agricultural Impact Assessment

Air Quality/Odour Study

Arborist Report

Archaeological Assessment

Cultural Heritage Impact Assessment

**Lakeshore Capacity Assessment / Water
Quality Impact Assessment**

Natural Hazard Impact Study / Assessment

Land Use Compatibility Study

Noise/Vibration Study

Wind Study

Rail Safety and Risk Mitigation Report

Economic Viability Assessment

**Aggregate/Minerals/Petroleum Resource
Impact Assessment**

TOPIC 3

DEVELOPER- IDENTIFIED PARKLAND REQUIREMENTS AND PROCESS

PURPOSE

To allow flexibility in the type of land that can be conveyed for parkland.

BACKGROUND

- Bill 23, the *More Homes Built Faster Act, 2022*, introduced developer-identified parkland provisions
- Bill 98 refined the process for developer-identified parkland purposes, including appeal rights for non-decision (not yet in force)
- Province consulted on criteria for developer-identified parkland (ERO #026-0312)
- More changes to come

BILL 23 PROVISIONS

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DEVELOPER-IDENTIFIED LANDS MAY BE PROVIDED AS PARKLAND

Including land with
encumbrances and/or
easements

RIGHT OF APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT) WHERE MUNICIPALITY REJECTS DEVELOPER- IDENTIFIED LAND

The OLT required to order the land
to be conveyed to the municipality if
the land meets prescribed criteria

BILL 98 FURTHER AMENDS DEVELOPER-IDENTIFIED PARKLAND PROCESS

- **Add appeal right for non-decision after 90 days**
- **Lands required to be accepted as parkland must receive a minimum credit of 70%**
- **Province consulted on prescribed criteria for developer-identified parkland (ERO #026-0312)**

PROPOSED CRITERIA FOR DEVELOPER-IDENTIFIED PARKLAND

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Ineligible Land

- Contaminated lands
- Natural and human-made hazard lands
- Lands within and adjacent to natural heritage features and areas if a park would interfere with such features or areas
- Lands in the Natural Heritage System of the Greenbelt Plan or in the Natural Core or Natural Linkage Areas of the Oak Ridges Moraine Conservation Plan
unless in accordance with policies of the Niagara Escarpment Plan
- Lands that would not support park use
- Lands that would not accommodate fill and/or soil depths to accommodate structural footings as per the Ontario Building Code or support tree planting
- Lands with financial encumbrances
- Lands that are privately-owned and not accessible to public at all times

PROPOSED CRITERIA FOR DEVELOPER-IDENTIFIED PARKLAND

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Land Accessibility/Comfort for Use

Parkland must be accessible, visible and comfortable to facilitate public use of it and, in particular, must be:

- Accessible by all users directly from the public realm and readily visible from the public realm
- Land must be of a size and shape that is capable of serving park or public recreational purposes

TOPIC 4

SITE PLAN CONTROL REFORMS

PURPOSE

To speed up application process to support housing supply.

BACKGROUND

- Multiple bills over the last several years to streamline and speed up approvals, and reduce costs
- Removal of environmental/sustainability design controls (Bill 98) (In force)
- Province consulted on “*bold and transformational reforms*” to enable faster, more predictable, cost-effective, and coordinated site plan process (ERO #026-0310)
- More changes to come

BILL 98 Changes to SPA (In Force)

- **Remove ability to require sustainable design elements on adjoining highways - municipality can only require elements necessary to address health, safety, accessibility, and protection of adjoining lands**
- **No ability to require enhanced development standards for the protection or conservation of the environment**
- **Landowner cannot be required to provide electric vehicle supply equipment**
 - **Parallel zoning prohibition**

PROPOSED REFORM OPTIONS (ERO #026-0310)

Remove site plan control as a land use planning tool in the Planning Act and City of Toronto Act, 2006

Require municipalities to have a maximum of three circulations after which a mandatory meeting is triggered between municipality and application resolve issues

Further scope the site plan review process to a standard site plan approval checklist of functional / technical aspects of a site (e.g., those related to health and safety)

Establish or require a municipal arbitration process / site plan review panel for site plan applications that have exceeded the government's 60-day timeline and a specified number of circulations

Establish or require municipalities to establish different site plan approval streams for different kinds of proposed development, with corresponding scope of matters that may be controlled

TOPIC 5

MINIMUM RESIDENTIAL LOT SIZE IN URBAN AREAS

PURPOSE

“To further support housing, economic, infrastructure development, and advance key transportation and transit priorities.”

BACKGROUND

- Province consulted on the linkage between setting minimum lot size requirements on urban residential lands and increased housing options, improved affordability, and expanded access to homeownership (ERO #025-1100)
- New restriction on minimum area of parcel (Bill 98) (In force)
- Province consulted on prescribed criteria for minimum area (ERO #026-0311)
- More changes to come

Proposed Minimum Lot Size

- 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 and is fully serviced by public sewage and water”
- Can no longer require a minimum area of a parcel of urban residential land that is greater than prescribed area
 - Proposed to be **175 sm**
- Any zoning requirement for minimum frontage and/or minimum depth that would not allow for the minimum lot size standard would be deemed inapplicable

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THANK YOU

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