

November 22, 2025

Minister Rob Flack  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 14<sup>th</sup> Floor  
Toronto, ON M7A 2J3

***Re: OPPI Feedback on ERO 025-1097: Proposed Changes to the Planning Act (Schedule 10 of Bill 60 - the Fighting Delays, Building Faster Act, 2025)***

On behalf of the Ontario Professional Planners Institute (OPPI), we are pleased to provide input on the Ministry of Municipal Affairs and Housing (MMAH)'s proposed changes to the *Planning Act* (Schedule 10 of Bill 60), intended to streamline construction of new homes and infrastructure, reduce gridlock, and enhance community safety. **This letter offers OPPI's input specifically on Protected Major Transit Station Areas (PMTSAs).**

OPPI is the recognized voice of the planning profession in Ontario. With more than 5,000 members, OPPI serves as both the Professional Institute and regulator of Registered Professional Planners (RPP) in the province. Our members work across the entire planning spectrum for developers, consulting firms, municipal governments and within the Ontario Public Service, other community agencies and academic institutions. Our members work across a geographically diverse cross section of Ontario communities of all sizes.

The *Planning Act* establishes the legislative framework within which Ontario's professional planners operate, shaping how RPPs use their skills to promote orderly growth, sustainable development, and the broader public good. OPPI supports the government's aims to accelerate the delivery of new housing and infrastructure, ease congestion, and improve community safety.

OPPI is pleased to see the proposed revisions to the *Planning Act* related to the planning and approval process for PMTSAs, and we commend the government for putting this forward.

The changes would grant municipalities substantially more flexibility in adapting quickly to shifting market conditions by reducing the circumstances in which Ministerial approval is required for updates to existing MTSA policy frameworks.

This adjustment could meaningfully streamline the planning process for PMTSAs, allowing new projects to move through approvals and reach the market more efficiently, while still upholding the province's goals of achieving higher densities near major transit and supporting the development of much-needed housing.

Overall, this represents a positive step for PMTSAs, as we anticipate it will shorten the time required for municipalities to refine established PMTSAs and better support the creation of transit-oriented communities.

Thank you for the opportunity to provide feedback on the ERO 025-1097. We would value the opportunity to meet with you to discuss our recommendations and how they may be useful to your important work in this area. If you have any questions or would like to schedule a meeting, please do not hesitate to contact us at (416)-483-1873 x2313 or by email at [s.wiggins@ontarioplanners.ca](mailto:s.wiggins@ontarioplanners.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Andria Leigh".

Andria Leigh, MCIP, RPP, Dipl.M.M.  
Chair, OPPI

A handwritten signature in black ink, appearing to read "Susan Wiggins".

Susan Wiggins, CAE, Hon. IDC  
Executive Director, OPPI