

November 22, 2025

Minister Rob Flack
Ministry of Municipal Affairs and Housing
777 Bay Street, 14th 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 Community Improvement Plans (CIPs).**

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.

We are pleased to share that OPPI is supportive of the proposed changes to CIPs, which would allow upper-tier governments to continue offering incentive programs without requiring enabling Official Plan policies. These changes are essential for municipalities to maintain programs that encourage new development, including grants that support affordable housing, employment, and strategic economic objectives. They give municipalities clear tools to align incentives with local planning priorities and to direct financial support where it will have the greatest impact. Overall, the proposal preserves the ability of communities to promote strategic growth and address evolving local needs.

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.

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