

Thursday, May 14, 2026

Minister Rob Flack  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Dear Minister Flack,

***Re: OPPI Feedback on ERO 026-0310: Proposal to reform site plan control under the Planning Act and the City of Toronto Act, 2006***

On behalf of the Ontario Professional Planners Institute (OPPI), we are pleased to provide input on the Ministry's proposal to modernize site plan control in order to further support housing, economic and infrastructure development, and advance key transportation and transit priorities.

OPPI is supportive of efforts to streamline development approvals to improve the efficiency of the planning process, however, in considering the proposed removal of site plan control, we suggest that it will be important to assess how this change may influence the broader approvals framework. In some cases, the absence of site plan review may result in additional technical and design matters being addressed at earlier stages, such as through Official Plan Amendments, Zoning By-law Amendments, or Plans of Subdivision, which may affect overall timelines and process complexity.

Site plan control continues to play a critical role in the planning system by providing a structured opportunity to confirm technical requirements, address site-specific design considerations, and facilitate input on development proposals. This contributes to more coordinated outcomes and supports planning authorities in ensuring that development integrates well within its surrounding context.

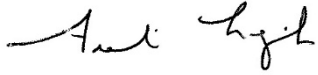
The importance of this tool has also been reflected in prior legislative changes, including its reinstatement in waterfront areas for smaller-scale developments. This recognizes the role that site plan control can play in addressing sensitive environmental conditions, such as the protection of natural shoreline buffers, where detailed site-level review is often necessary.

In this context, there may be an opportunity to achieve the Province's objectives by focusing on streamlining internal municipal review processes and improving coordination within existing approval frameworks. This approach could support more timely decision-making while retaining the benefits of site plan control in addressing important technical, environmental, and design considerations.

Beyond these suggestions, we have had the opportunity to speak with the Minister's office and intend to put forward a broader proposal on behalf of the planning profession regarding opportunities to modernize and improve the implementation of site plan control. We appreciate the opportunity to provide feedback on ERO 026-0310 and look forward to continued discussion

with the Ministry on approaches that support both efficient approvals and effective planning outcomes. If you have any questions, please do not hesitate to contact us at (647) 326-2328 or by email at [s.wiggins@ontarioplanners.ca](mailto:s.wiggins@ontarioplanners.ca).

Sincerely,



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



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