

Bill 185 – Cutting Red Tape to Build More Homes Act and Provincial Planning Statement

May 1, 2024



Introducing legislation and new policies

- On April 10, 2024 the Province introduced Bill 185 to the legislature with changes to 15 Acts, four of which are relevant to Mississauga
- Province is also consulting on a new Provincial Planning Statement (PPS)
- Comment period closing between May 10 and May 12

Key Themes of Bill 185 and PPS, 2024

- Provincial intent is to increase housing supply by making changes to the planning process
 - Staff support provincial efforts
- Changes are generally positive and, in some cases, reverses previous legislation
- Proposed non-residential planning regime (i.e. employment lands) continues to be of concern
- Modifications recommended to address concerns

Bill 185 Summary of Changes

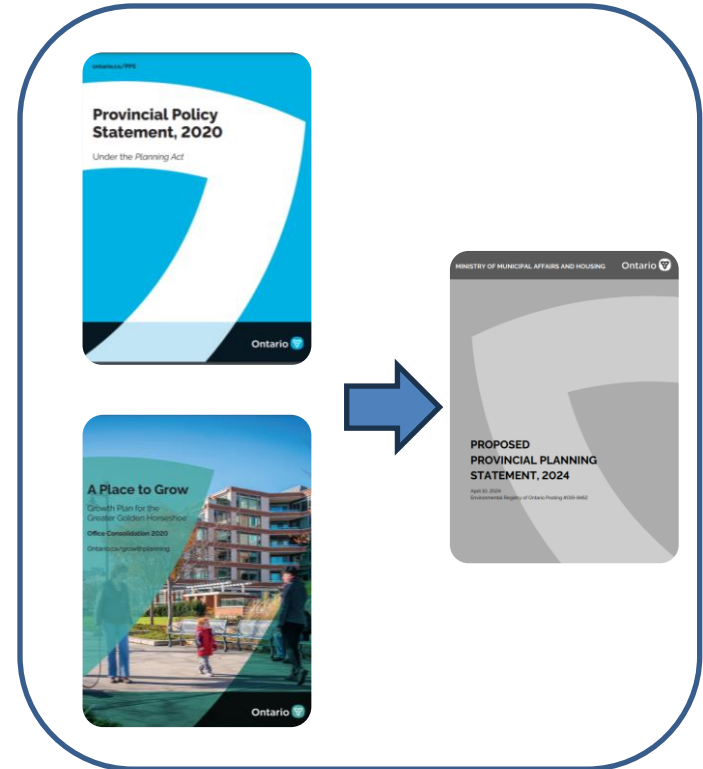
Proposed Change	Comments
Region to remain without upper-tier planning responsibilities on July 1, 2024	<ul style="list-style-type: none"> • City has been planning to assume responsibilities
Amendments to Development Charges Act	<ul style="list-style-type: none"> • Support changes that reduce revenue shortfall • Continue to recommend modifications
No minimum parking requirements within MTSAs	<ul style="list-style-type: none"> • Clarify what uses may be exempted • Removal should be subject to criteria
Repeal of Bill 109 fee refund provisions and no requirement for pre-consultation	<ul style="list-style-type: none"> • Support repeal of refunds • Mandatory pre-consultation should be at municipality's discretion
New "use it or lose it" tools for certain development applications	<ul style="list-style-type: none"> • Allow municipalities to extend lapsing of approvals where warranted

Bill 185 Summary of Changes

Proposed Change	Comments
Third-party appeals limited to key participants	<ul style="list-style-type: none">• Generally supportive, but party status may be justified in certain cases
Exemption of post-secondary institutions and community service facilities	<ul style="list-style-type: none">• Municipal role should be maintained to address issues
Authorizing municipalities to grant assistance to industry	<ul style="list-style-type: none">• Province is urged to consult with economic development leaders
No Council resolutions required for amendments to uses of land in MTSA's	<ul style="list-style-type: none">• Generally, support this approach

Proposed PPS, 2024

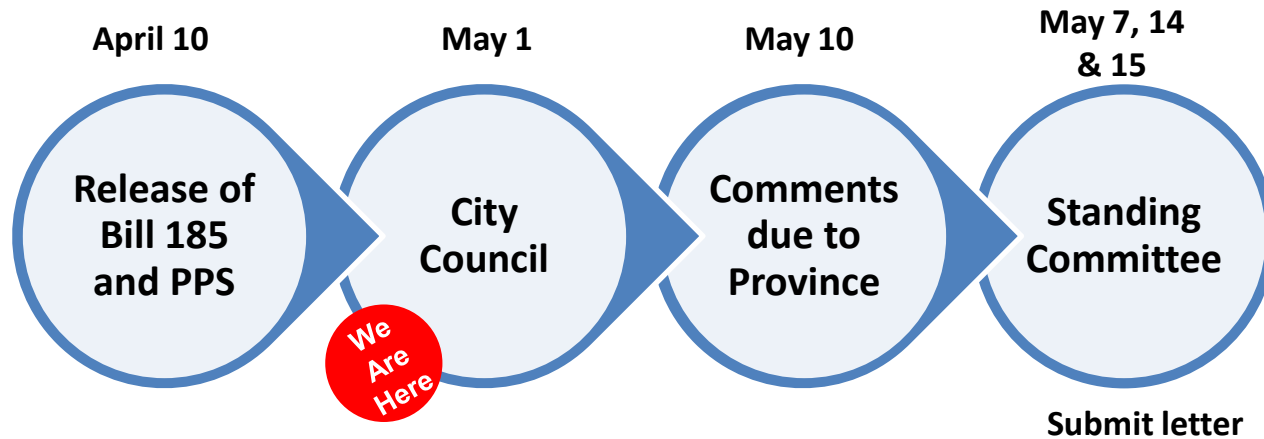
- Departure from current planning policy landscape
- Combines two existing policy documents into one
- Would change how, where and when municipalities grow
- Shift to site-specific approach (e.g. employment areas)



Proposed PPS changes

- New requirements along frequent transit corridors
- Allowing redevelopment of commercial sites with no clear direction for a mix of uses
- Employment Areas
 - Amendments can be made at any time
 - Weakened land use compatibility policies
 - Limits new commercial (office and retail) and institutional uses
- Recommendation that Province revisits proposed Employment Area changes

Timelines for Reivew



Bill 185 - Cutting Red Tape to Build More Homes Act, 2024 and PPS, 2024