



March 28, 2022

**Delivered by email**  
premier@ontario.ca

Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1

**RE: Dissolve Ontario Land Tribunal**

Please be advised the above-noted matter was placed before Council at its meeting held on March 23, 2022 and the following resolution was passed:

**WHEREAS** Municipalities across this province collectively spend millions of dollars of taxpayer money and municipal resources developing Official Plans that meet current Provincial Planning Policy; and

**WHEREAS** an Official Plan is developed through months of public consultation to ensure, “that future planning and development will meet the specific needs of (our) community”; and

**WHEREAS** our Official Plan includes provisions that encourage development of the “missing middle” or “gentle density” to meet the need for attainable housing in our community; and

**WHEREAS** our Official Plan is ultimately approved by the province; and

**WHEREAS** it is within the legislative purview of Municipal Council to approve Official Plan amendments or Zoning By-law changes that better the community or fit within the vision of the Town of Whitchurch-Stouffville Official Plan; and

**WHEREAS** it is also within the legislative purview of Municipal Council to deny Official Plan amendments or Zoning By-law changes that do not better the community or do not fit within the vision of the Town of Whitchurch-Stouffville Official Plan; and

**WHEREAS** municipal planning decisions may be appealed to the Ontario Land Tribunal (OLT; formerly the Ontario Municipal Board or “OMB”), an unelected, appointed body that is unaccountable to the residents of Whitchurch-Stouffville; and

**WHEREAS** the OLT has the authority to make a final decision on planning matters based on a “best planning outcome” and not whether the proposed development is in compliance with municipal Official Plans; and

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**WHEREAS** all decisions—save planning decisions—made by Municipal Council are only subject to appeal by judicial review and such appeals are limited to questions of law and or process; and

**WHEREAS** Ontario is the only province in Canada that empowers a separate adjudicative tribunal to review and overrule local decisions applying provincially approved plans; and

**WHEREAS** towns and cities across this Province are repeatedly forced to spend millions of dollars defending Official Plans that have already been approved by the province in expensive, time consuming and ultimately futile OLT hearings; and

**WHEREAS** lengthy, costly OLT hearings add years to the development approval process and acts as a barrier to the development of attainable housing.

**NOW THEREFORE BE IT RESOLVED THAT** the Government of Ontario be requested to immediately engage municipalities to determine an alternative land use planning appeals process in order to dissolve the OLT and eliminate one of the most significant sources of red tape delaying the development of more attainable housing in Ontario; and

**THAT** a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, the Minister of Municipal Affairs and Housing, the Leader of the Opposition, the Leaders of the Liberal and Green Party, all MPPs in the Province of Ontario, the Large Urban Mayors' Caucus of Ontario, the Small Urban GTHA Mayors, the Regional Chairs of Ontario, the Association of Municipalities of Ontario, and all Ontario municipalities for consideration.

Yours truly,



Kristina Lepik, Council Coordinator  
(905) 642-4130

cc. Minister of Municipal Affairs and Housing,  
Leader of the Opposition,  
Leaders of the Liberal and Green Party,  
MPPs in the Province of Ontario,  
Large Urban Mayors' Caucus of Ontario,  
Small Urban GTHA Mayors,  
Regional Chairs of Ontario,  
Association of Municipalities of Ontario,  
All Ontario municipalities