

The Overhaul Of The OMB

May 16, 2017

On May 16, 2017, the Ministry of Municipal Affairs and the Ministry of Attorney General announced legislation that is intended to introduce sweeping changes to the land use planning system in Ontario. In particular, the legislation will seek to replace the Ontario Municipal Board with a "Local Planning Appeal Tribunal". Additional changes include the following:

- **the elimination of de novo hearings for the majority of planning appeals and changing the standard of review on appeal.** The tribunal will only be able to overturn a municipal decision if it does not follow provincial policies or municipal plans. In those cases, the matter would first be returned to the municipalities for consideration, although the tribunal would retain the authority to make a final decision;
- limiting evidence to written materials in the majority of cases thereby removing direct examination and cross-examinations;
- allowing municipalities to prohibit appeals to developments approved within 500 metres of a major transit station (GO Transit, subways, light rail transit);
- the implementation of mandatory case management including the option for mediation;
- exempting major land use planning decisions from appeal (i.e. disallowing appeals from Provincial approvals of official plans and official plan updates, including approvals of conformity exercises to provincial plans) and sheltering secondary plans from appeals for a period of two years, subject to the **municipality's discretion**;
- the creation of a "Local Planning Appeal Support Centre" to provide free legal and planning advice and potential representation at the tribunal for people who wish to participate in the appeal process; and
- the creation of a new website where tribunal decisions will be posted for public viewing along with plain language summaries for each decision.

We will continue to monitor this major development to Ontario's land use planning system and provide further updates once the proposed legislation is released by the Province later this month.

Additional Information

- [Ministry of Municipal Affairs News Release: Giving Communities a Stronger Voice in Development](#)
- [Ministry of Municipal Affairs Backgrounder: Ontario's Proposed Changes to the Land Use Planning Appeal System](#)
- [Proposed Hearing Process for Appeal of Municipal Decision on Official Plan/Zoning](#)

By

[Piper Morley](#), [Isaac Tang](#), [Christel Higgs](#)

Expertise

[Expropriation](#), [Municipal & Land Use Planning](#), [Land Use Planning](#), [Government & Public Sector](#)

BLG | Canada's Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

blg.com

BLG Offices

Calgary

Centennial Place, East Tower
520 3rd Avenue S.W.
Calgary, AB, Canada
T2P 0R3

T 403.232.9500
F 403.266.1395

Ottawa

World Exchange Plaza
100 Queen Street
Ottawa, ON, Canada
K1P 1J9

T 613.237.5160
F 613.230.8842

Vancouver

1200 Waterfront Centre
200 Burrard Street
Vancouver, BC, Canada
V7X 1T2

T 604.687.5744
F 604.687.1415

Montréal

1000 De La Gauchetière Street West
Suite 900
Montréal, QC, Canada
H3B 5H4

T 514.954.2555
F 514.879.9015

Toronto

Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto, ON, Canada
M5H 4E3

T 416.367.6000
F 416.367.6749

The information contained herein is of a general nature and is not intended to constitute legal advice, a complete statement of the law, or an opinion on any subject. No one should act upon it or refrain from acting without a thorough examination of the law after the facts of a specific situation are considered. You are urged to consult your legal adviser in cases of specific questions or concerns. BLG does not warrant or guarantee the accuracy, currency or completeness of this publication. No part of this publication may be reproduced without prior written permission of Borden Ladner Gervais LLP. If this publication was sent to you by BLG and you do not wish to receive further publications from BLG, you may ask to remove your contact information from our mailing lists by emailing unsubscribe@blg.com or manage your subscription preferences at blg.com/MyPreferences. If you feel you have received this message in error please contact communications@blg.com. BLG's privacy policy for publications may be found at blg.com/en/privacy.

© 2026 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.