

**Ministry of
Municipal Affairs
and Housing**

Housing Policy and Planning
Division

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**Ministère des
Affaires municipales
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Date: March 25, 2026

**To: Chief Administrative Officers/Clerks/Planning Officials/Building Officials
Municipalities Across Ontario**

Subject: Province-wide Survey on Planning and Building Permitting Systems

I am writing to inform you that the Ministry of Municipal Affairs and Housing (MMAH) has engaged Deloitte to support a province-wide municipal engagement initiative focused on opportunities to modernize and streamline Ontario's land use planning and building permitting systems.

In October 2025, alongside the introduction of the *Fighting Delays, Building Faster Act, 2025 (Bill 60)*, the government announced it would work with key partners to conduct a feasibility study on mechanisms that could support more efficient and transparent municipal land use planning and Building Code processes. Deloitte has now initiated the work to explore this concept, which will focus on:

- Leveraging platforms and municipal data-tracking IT solutions to improve efficiency and transparency in municipal land use planning and Building Code processes; and
- Using technologies, including Artificial Intelligence, to potentially enhance automation of review processes and further improve transparency.

In collaboration with municipal partners, the Ministry and Deloitte are seeking municipal input on potential solutions to standardize, modernize, and strengthen approval processes, including:

- The concept of a single, centralized province-wide platform for submitting site-specific municipal applications;
- Implementing province-wide tracking within the province-wide platform to monitor the progress of applications; and
- Identifying AI-enabled opportunities to automate or enhance steps in the municipal application review process.

As part of this work, Deloitte will be distributing a **province-wide survey** covering these key issues and will be looking for your strategic feedback. The survey will be launched around the last week of March and will run for approximately two weeks, using a combination of email invitations and telephone outreach. Deloitte will be hosting a live information session a few days following the survey launch for municipalities who wish to learn more. You will receive an email invitation from Deloitte shortly for this session.

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As part of this engagement, Perry Group Consulting, in collaboration with Deloitte, will also be meeting with a select number of municipalities of varying sizes and contexts over the coming weeks to gather insights on:

- Current municipal application platforms;
- Opportunities to simplify and streamline municipal processes;
- Opportunities to increase automation of land use planning and Building Code review processes;
- Approaches to enhance transparency and accessibility of information for applicants, stakeholders, and the public; and
- Opportunities to improve consistency, standardization, and data collection across municipalities to enable better system-wide insights.

At this time, your municipality has not been identified for this additional engagement. Deloitte's findings will be used to inform future policy development and digital modernization, with a focus on streamlining municipal application processes through innovative technologies, standardized approaches, and improved data capabilities.

Your participation in the survey is extraordinarily valuable to ensuring future modernization efforts reflect municipal realities and needs. As such, the Ministry kindly requests that best efforts are made to complete the survey.

Thank you in advance for your collaboration and for your ongoing leadership in delivering critical local services to communities across Ontario.

Sincerely,



David McLean
Assistant Deputy Minister, Housing Policy and Planning Division
Ministry of Municipal Affairs and Housing

- c. Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations
Division, MMAH
Planning Directors, MMAH