Planning Appeals 101

When certain planning decisions are appealed, the matter may proceed to the Ontario Land Tribunal (OLT) for review. The County's role is to compile the appeal record, establish its planning position, participate in Tribunal proceedings, and implement the resulting decision. While some appeals are resolved through negotiation or settlement discussions, others proceed to a formal OLT hearing.

Appeals are not reconsiderations by Council

Once a planning application has been appealed, the matter enters a formal Tribunal process governed by provincial legislation and OLT procedures. Staff, legal counsel, and technical experts represent the County's position throughout the appeal process. Council's earlier decision becomes part of the appeal record, but the final determination rests with the Ontario Land Tribunal.

Who Does What?

Council	Makes the original planning decision
Planning Staff	Prepares the appeal record, planning evidence, and recommendations
Legal Counsel	Represents the municipality during proceedings
Appellant	Brings forward the appeal and supporting evidence
Ontario Land Tribunal (OLT)	Reviews evidence and issues a decision

Appeal Process

Appeal Received — Appeal received and file opened

Validity Reviewed — Confirm appeal meets legal requirements

Appeal Record — Prepare and submit municipal record

Team Coordination — Coordinate internal and external partners

Municipal Position — Review issues and establish position

Case Management — Set process, participants, and timelines

Settlement Review — Explore negotiation or mediation options

Hearing Preparation — Assemble evidence and expert support

OLT Hearing — Present evidence before the Tribunal

Decision Implementation — Carry out Tribunal decision

Who can appeal? Under current legislation, appeal rights are limited to the applicant and certain prescribed parties, which are primarily government organizations. Members of the public can no longer appeal most planning decisions.