



Staff Report

To: Development Services Committee

From: Brianna Belcourt, Policy & Special Projects Planner

Meeting Date: June 4, 2025

Report No.: DS2025-052

Subject: Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025
Proposed Building Code Act, Development Charges Act and
Planning Act Amendments

Type: Requires Action

Motion No.:

Recommendation

It is recommended:

1. That Report DS2025-052 be received and adopted; and,
2. That Development Services Committee authorize staff to make a submission to the Ministry of Municipal Affairs and Housing based on the comments as outlined in Report DS2025-052 through the Environmental Registry (025-0453, 025-061, 025-0462) and Regulatory Registry of Ontario (25-MMAH003 & 25-MMAH004), respectfully, as the Township's submission on Bill 17 including proposed amendments to the Building Code Act, Development Charges Act and Planning Act, in addition to any other comments received by Council.

Background

On May 12, 2025, the Province tabled in the Ontario Legislature Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025. The stated goal of Bill 17, if passed, is to:

"Remove unnecessary barriers to building, so Ontario can get shovels in the ground faster for vital projects and protect Ontario workers during this time of increasing U.S. tariffs."

Further, the proposed legislative changes are intended to:

“Fuel growth, create the conditions for investment, open up new markets and create good-paying jobs, and is the next step in the government’s plan to protect Ontario by building a stronger, more resilient economy.”

The Bill proposes several amendments to the Building Code Act, the Development Charges Act and the Planning Act, in addition to several other pieces of legislation.

A copy of the municipal notification letter from the Ministry of Municipal Affairs and Housing (MMAH) is included as Appendix ‘A’ of this report.

The purpose of this report is to provide the Committee with a summary of the proposed changes to the Building Code Act, Planning Act and Development Charges Act, how they may affect Oro-Medonte and share the opportunity for comments with Council for additional input.

Summary of Amendments

While there are some positive changes in Bill 17, there are changes to the legislation that will impact the Township of Oro-Medonte.

A summary of the proposed changes to the Building Code Act, Development Charges Act and Planning Act, along with their potential impact on Oro-Medonte, has been organized within a chart forming Appendix ‘B’ of this report.

Public Review & Consultation

Given that Bill 17 offers changes to a variety of legislation, there are multiple opportunities for municipalities to provide comment, including through the Regulatory Registry of Ontario (RR) and Environmental Registry of Ontario (ERO).

Regulatory Registry of Ontario (RR)

Postings on the Regulatory Registry of Ontario (RR) are available related to the proposed amendments to both the Building Code Act and Development Charge Act:

1. [RR No. 25-MMAH004: Eliminate Secondary Approvals for Innovative Construction Materials](#)
Public Review Period: 30-days
Comment due Date: June 11, 2025
2. [RR No. 25-MMAH003: Changes to the Development Charges Act, 1997 to Simplify and Standardize the Development Charge \(DC\) Framework](#)
Public Review Period: 30-days
Comment due Date: June 11, 2025

Environmental Registry of Ontario (ERO)

Three (3) posting are available on the Environmental Registry of Ontario (ERO) concerning the proposed changes to the Planning Act and associated regulations.

1. [ERO No. 025-0461: Proposed Planning Act and City of Toronto Act, 2006 Changes \(Schedules 3 and 7 of Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025\)](#)

Public Review Period: 30-days

Comment due Date: June 11, 2025

2. [ERO No. 025-0462: Proposed Regulations– Complete Application](#)

Public Review Period: 45-days

Comment due Date: June 26, 2025

This ERO posting specifically welcomes thoughts on:

- What topics or studies should be identified as being permitted to be required by municipalities as part of a complete application?
 - Which certified professionals (e.g., professional engineers) should be included in the list of professionals whose reports/studies would be required to be accepted as final submissions by a municipality as part of a complete planning application?
3. [ERO No. 025-0463: Proposed Regulation– As-of-right Variations from Setback Requirements](#)

Public Review Period: 45-days

Comment due Date: June 26, 2025

Both the RR and ERO feature additional posting related to amendments to some of the other pieces of legislation, such as the Building Transit Faster Act, which this report does not cover.

Financial/Legal Implications/ Risk Management

There are no immediate financial implications to the Township of Oro-Medonte as a result of adopting this report; however, future financial impacts could arise if the proposed changes under Bill 17 receive Royal Assent.

These include a potential reduction in overall Development Charge (DC) revenues due to expanded deferrals for all residential developments until occupancy, which may delay revenue collection and affect the Township's cash flow and infrastructure planning.

Additionally, restrictions on interest charges for deferred DCs could limit Oro-Medonte's ability to offset financial delays, while new exemptions—such as for long-term care homes—may further reduce revenue.

Changes to how DCs are calculated and when they are payable could also result in lower collections and increased administrative complexity.

Policies/Legislation

[Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025](#) (Proposed)

Planning Act, R.S.O. 1990, c. P.13

Building Code Act, 1992, S.O. 1992, c. 23

Development Charges Act, 1997, S.O. 1997, c. 27

Corporate Strategic Priorities

Financial Sustainability

Well Planned Development

Consultations

The following internal divisions were consulted and contributed to the preparation of this report:

- Finance; and,
- Building Services.

Attachments

Appendix 'A' – Bill 17 Municipal Notification Letter (MMAH) dated May 13, 2025

Appendix 'B' – Bill 17 Anticipated Impact Summary

Additional Supporting Information

[Technical Briefing – Protect Ontario by Building Faster and Smarter Act, 2025 \(MMAH\) dated May 12, 2025](#)

Conclusion

The changes proposed by Bill 17 to the Building Code Act, Development Charges Act, and the Planning Act have the potential to impact the Township of Oro-Medonte. With that said we are currently unable to have a full understanding of the total impact due to the lack of details around implementation and the regulations that would be authorized through the amendments. At this stage, the anticipated effects primarily relate to municipal processes, enforcement responsibilities, and financial considerations—particularly the potential reduction in Development Charges (DCs), which could affect the Township's revenue, cash flow, and infrastructure planning.

On this basis, staff are recommending that Development Services Committee authorize staff to submit comments on behalf of the Township through the respective Regulatory

(RR) and Environmental (ERO) Registries and that these comments reflect those detailed in Appendix 'B', along with any additional comments as directed by Development Services Committee. Specifically, the comments should highlight the need for a better understanding of the proposed regulations, intended to follow these legislated amendments, to clarify impact on the municipality.

As the Bill progresses through the legislative process, Staff will continue to undertake analysis of the potential implications to the Township and keep Committee informed.

Respectfully submitted,

Brianna Belcourt, Policy & Special Projects Planner, May 26, 2025

Approvals:

Andy Karaiskakis, Manager, Planning Services
Brent Spagnol, Director, Development Services
Shannon Johnson, Director Finance/CFO

Date of Approval

May 28, 2025
May 30, 2025
May 30, 2025

Appendix B – Bill 17 Anticipated Impact Summary

	Legislation	Issue/Topic	Summary of Proposed Change	Anticipated Impact to Oro-Medonte	Local Policy or By-law	Proposed Comment for ERO Submission
1	Building Code Act (Schedule 1 of Bill 17)	Streamlining and providing clarification to the innovative material approval process.	Currently, all approvals for innovative products (material, system or building design) require approval through the Canadian Construction Materials Centre of the National Research Council of Canada (CCMC) and the Building Material Evaluation Commission. This change would allow innovative products to be used in Ontario without need for a secondary provincial approval, aligning with the requirements of many other provinces in Canada that already only require CCMC approval. This change would allow a manufacturer of an innovative product to be able to move through the approval process sooner (by approximately 90 days or more) and in a more cost-effective manner, while aligning with many other provinces in Canada.	Minimal impact to Oro-Medonte. Building Officials and staff remain vigilant to newly approved and innovative products. It is important that staff stay up to date on what materials, systems and/or building designs are acceptable under the Building Code to ensure a smooth building permit process. Staff will continue to participate in training on these types of products/systems/designs when needed.	Nil.	Nil.
2	Building Code Act (Schedule 1 of Bill 17)	Providing clarification to the jurisdiction that a municipality has over construction & demolition.	Currently, the Municipal Act allows a municipality to pass legislation regulating environmental protection and conservation by requiring buildings be constructed in accordance with certain provisions of the Building Code, including the power to require green roofs. This change will no longer authorize a municipality to pass such by-laws in regard to construction and demolition.	No anticipated impact to Oro-Medonte and its administration of the Ontario Building Code (OBC) or Building Code Act (BCA). The Township of Oro-Medonte has a Building By-law (2018-025) passed under Section 7 of the BCA. This section allows a municipality to prescribe the following: Classes of permits,	Nil.	Nil.

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				required plans and documents, requiring payment and or penalties, refunds, forms, transfer of permits other associated documents. To our knowledge, there are no by-laws in the Township intended to supersede the Ontario Building Code (OBC) or BCA.		
3	Development Charges Act (Schedule 4 of Bill 17)	Exemption for long-term care homes.	Bill 17 presents that the payment of Development Charges (DCs) is to be exempt for the development of any part of a building or structure intended for use as a long-term care home. It is further understood that the proposed exemption would not apply to any DC payable prior to Bill 17 coming into effect, but is to be extended to any future DC payment/instalments on long-term care home developments, payable in accordance to Section 26.1 of the DC Act.	Minimal impact is anticipated on the Township of Oro-Medonte. As this exemption is focused only on long term care homes it is not anticipated to have a significant impact on the DC revenues collected annually in Oro-Medonte.	Development Charges By-law	Nil.
4	Development Charges Act (Schedule 4 of Bill 17)	Definition of Capital Costs, subject to regulation	The Development Charges Act (DC Act) lists capital costs that are eligible to be recovered from development charges. This proposed amendment to Section 5(3) of the DC Act would create regulation-making authority to limit capital costs that are eligible to be recovered from DCs, including the costs of acquiring or improving land.	The impact to Oro-Medonte cannot be fully understood until additional information tied to specific regulations is presented. Changes to the definition of capital costs through regulation may require municipalities to adjust funding for capital projects swiftly in accordance with Asset	Development Charges By-law	The Township respectfully requests that the Ministry provide an opportunity to provide feedback specific to any proposed regulation to list the eligible capital costs to be recovered from Development Charges.

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				Management Ontario Regulation 588/17		
5	Development Charges Act (Schedule 4 of Bill 17)	Simplified Development Charges By-law amendment process to reduce charges	Currently any amendment to a DC By-law requires the passing of an amending by-law with the same rigorous process needed as a new DC By-law. This process is outlined in Sections 9 – 18 of the DC Act and includes the requirement of a background study, public notice and meeting, appeal opportunity, etc. With the only exception to the process being for if the only effect of the amendment is to extend the expiry date of the DC By-law, which was newly introduced in 2024. Bill 17 proposes to amend Subsection 19(1.1) to specify that Sections 9-18 also do not apply to an amendment to a DC By-law that: • Repeals a provision providing for the indexing of a DC or amends such a provision to provide for a DC not to be indexed; or • Decreases the amount of a DC that is payable for one or more types of development in the circumstances specified in the amendment. The simplified process includes passing of an amending by-law and providing notice of passing of the amending by-	Minimal impact is anticipated to the Township of Oro-Medonte. Although these new rules will make it easier for municipalities to amend DC by-laws, they only apply to the instances where the effect of the amendment is to reverse planned DC increases or amendments which decrease DCs for certain development.	Development Charges By-law	It is suggested that similar permissions be extended to allow standard housekeeping and administrative amendments that don't result in a change to the development charge rates.

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			law, without a background study, public consultation, and appeal mechanism.			
6	Development Charges Act (Schedule 4 of Bill 17)	Development charge instalment payments and interest	Section 26.1 of the DCA requires DCs for institutional and rental housing developments to be paid in six equal instalments, with municipalities empowered to charge interest on the instalments. Under Bill 17, DCs for institutional and rental housing development will continue to be paid in six annual instalments but may be pre-paid at any time without requiring an early payment agreement. Bill 17 proposes to further amend the rules for interest payments on DC instalments by potentially prohibiting a municipality from charging interest on instalments that come due after a yet-to-be-determined date.	Minimal impact is anticipated on the Township of Oro-Medonte.	Development Charges By-law	Nil.
7	Development Charges Act (Schedule 4 of Bill 17)	Deferral of DC payments for non-rental residential development to occupancy	Currently the DC Act only allows for payment of DCs to be deferred from building permit issuance to occupancy permit, for rental housing and institutional development. The proposed changes to Section 26.1 of the DC Act with Bill 17 includes that payments may also be deferred to occupancy for all residential development. Opportunity still exists for the DCs to be	There are anticipated impacts to the Township of Oro-Medonte with this proposed change, however the full impact cannot be understood until additional information is presented, namely on what assurance do municipalities have that the DC payment will be received? DCs are collected to help pay for the cost of infrastructure required to provide municipal services to new development, such as roads,	Development Charges By-law	This is a significant change that could present many challenges for municipalities. Defining recourse for failure to pay for development charges at occupancy is an important element to this legislation change that is currently not well explained. For instance, although the DC Act currently provides municipalities with the ability to add unpaid development

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			pre-paid at any time without requiring an early payment agreement.	water and sanitary infrastructure, and community centres. Having payment collection at time of building permit issuance for residential development secures that the appropriate share/contribution for each development is received prior to construction occurring. Staff anticipate that deferring collection of DCs to occupancy could present challenges for the municipality to obtain the development charges and recourse may be limited if full occupancy is delayed. Through the construction process there are many variables that can affect a developers/property owners cash flow and financial resources. For instance, it is not uncommon for projects to go over budget or markets and interest rates to shift during the process. These factors will ultimately affect the collection of DCs if pushed to occupancy stage. Staff is also concerned that applicants/property owners may be more inclined to occupy homes without or prior to an occupancy		charges to a tax bill, does a municipality have the ability to implement penalties or fines for failure of payment upon occupancy?

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				inspection being completed in effort to avoid or delay DC payments, which raises significant safety concerns. Additionally, in order to implement this change, Building Division for the Township would need to alter their existing workflow. Municipal Law and Finance would be required to implement and enforcement processes to ensure collection/recourse based on the date of occupancy.		
8	Development Charges Act (Schedule 4 of Bill 17)	Mandate lowest DC rate for rate freeze (lock-in) developments	Section 26.1 of the DC Act sets ("freezes") DCs when a builder submits a site plan application or zoning application to the municipality. The DCs remain frozen for eighteen (18) months after the relevant application is approved. With that said, this proposed amendment to the DC Act would provide that frozen DC rates are not applicable if the current DC rates in effect would result in a lower payment.	Minimal impact is anticipated on the Township of Oro-Medonte.	Development Charges By-law	Nil.
9	Development Charges Act (Schedule 4 of Bill 17)	Development Charge credits - Grouping of services	Ordinarily under Section 41 of the DCA, a credit that relates to a service may be used only with respect to that part of a DC that relates to the service (for example, DC credits for road-related infrastructure can only be applied to road DCs), unless the municipality	Minimal impact is anticipated on the Township of Oro-Medonte.	Development Charges By-law	Nil.

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			provides an exception through an agreement. This siloing of charges and credits can be limiting when a developer undertakes a larger infrastructure project. Bill 17 proposes to amend this Section of the DC Act to create new regulation-making authority to merge service categories for the purpose of DC credits.			
10	Development Charges Act (Schedule 4 of Bill 17)	Defining of Local Service, subject to regulation	Generally, 'Local Services' are infrastructure that a municipality can require a developer to build as part of a condition of subdivision or consent approval. Examples could include sidewalks or street lighting. At present the DC Act prohibits municipalities from levying DCs in respect of these 'Local Services.' However, the Act does not define a 'Local Service' and thus the terms use has not been applied consistently across municipalities. Bill 17 proposes to add new regulation-making authority to empower the province to create regulations prescribing what constitutes a 'Local Service'.	The impact to Oro-Medonte cannot be fully understood until additional information is presented. Currently the Township's DC By-law defines a 'Local Service' as: <i>those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended or any successor thereto.</i>	Development Charges By-law	Nil.
11	Planning Act (Schedule 7 of Bill 17)	Zoning for schools.	In effort to streamline planning approvals for schools, Section 16 of the Act is proposed to be amended and	Minimal impact to Oro-Medonte is anticipated, as the Township is currently undertaking a Zoning	Zoning By-law	Nil.

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			new section 35.1.1 is added. These amendments are to provide explicit permissions on urban residential lands allowing an elementary school, a secondary school or a use ancillary to such schools, as of right.	By-law Review and will ensure that public schools are added as a permitted use to any of the zone classifications used for urban residential lands (i.e. R1) and that the appropriate zone provisions are integrated to ensure compatibility between land uses.		
12	Planning Act (Schedule 7 of Bill 17)	Portables exempt from site plan control.	In further effort to streamline the planning approval process for schools, Bill 17 proposes that Section 41 of the Act be amended to remove the timing restrictions (i.e. schools built prior to January 1, 2007) with respect to a portable classroom on a school site for the purposes of the definition of development in subsection 41 (1) of the Act. This results in the placement of portables being exempt from site plan control for all school sites.	Minimal impact to Oro-Medonte is anticipated, as it is already the municipalities standard practice to not require site plan control for portables. For the installation of a portable, a zoning certificate and building permit are required.	Site Plan Control By-law	Nil.
13	Planning Act (Schedule 7 of Bill 17)	Required information and materials for a complete application – Official Plan Policies	Bill 17 introduces a series of proposed amendments that aim to limit the extent of the municipality's powers in deeming an application complete. New subsections 17 (21.1) and (21.2) of the Act require the council of a municipality to obtain the Minister's approval before making amendments to an Official Plan related to the requirement of additional information and material beyond what is prescribed in the Act for applications including: Official Plan Amendments, Zoning By-	Minimal impact to Oro-Medonte is anticipated, as the Township's Official Plan was recently updated and Section 5.3 clearly outlines complete application requirements. Subsection 5.3.4 further provides a comprehensive list of studies, reports or plans that may be required as part of a complete application. However, if an amendment is needed to enhance the policies of Section 5.3 in the future, the	Official Plan	Nil.

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			law Amendments, Site Plan Control, Draft Plan of Subdivision and Consents. A planning application is only considered “complete” when it contains all the information required by the relevant sections of the Planning Act, relevant Minister’s regulation(s), as well as the additional materials or requirements set out in the municipalities Official Plan. This amendment to the Planning Act is introduced as part of the provincial effort to create more consistent and predictable requirements across municipalities related to the information and studies needed to support planning applications.	Minister (MMAH) would now be the approval authority, rather than the County of Simcoe.		
14	Planning Act (Schedule 7 of Bill 17)	Required information and materials for a complete application – By a professional	A new subsection is proposed to be added to Section 22 related to the acceptance of professional materials/information completed by a professional, stating: <i>(6.0.1) The provision of information or material to a council or planning board in respect of a requirement under subsection (4) or (5) is deemed to meet the applicable requirement if the information or material is prepared by a person authorized to practise a prescribed profession.</i> This change is intended to provide regulation making authority to specify	The impact to Oro-Medonte cannot be fully understood until additional information is presented. This proposed change comes with municipal concerns surrounding accountability and quality of submissions. The Township has standards that are to be upheld in order to ensure seamless integration with existing infrastructure, protect the environment and surrounding lands/properties, and reduce the opportunity for significant future	Official Plan	Clarification on the proposed changes related to the acceptance of professional information and if said changes are intended to impact the ability for the Township to peer review the information submitted by an authorized person is needed. Without this confirmation, the proposed change comes with municipal concerns surrounding accountability and quality of submissions. The Township has standards

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			certified professionals from whom municipalities would be required to accept studies. It is being introduced to the Planning Act as part of the provincial effort to create more consistent and predictable requirements across municipalities related to the information and studies needed to support planning applications.	burden (financial, liability, etc.) to the municipality. Many of these standards are extremely technical in nature. These concerns are reduced if the intent of the amendment is that a municipality is obligated to accept the item by a prescribed profession only for the purposes of identifying the completeness of an application and any issues with the study's contents would continue to be able to be peer reviewed or delt with through the processing of an application. To the contrary, should having a document/study submitted by a prescribed profession limit the municipalities opportunity to peer review the materials once accepted there is potential for the municipality to be significantly implicated if local standards are not adhered to. Additionally, a “person authorized to practise a prescribed profession” should remain limited to preparing only those reports/studies/plans directly related to their area of expertise (i.e. an engineer should not		that are to be upheld in order to ensure seamless integration with existing infrastructure, protect the environment and surrounding lands/properties, and reduce the opportunity for significant future burden (financial, liability, etc.) to the municipality.

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				present a planning report or archaeological report, and vice versa) to ensure adequate submission quality.		
15	Planning Act (Schedule 7 of Bill 17)	Required information and materials for a complete application – Proposed regulation	Bill 17, as proposed, also includes regulation-making authority to enable the Minister to further regulate reports or studies that can be required as part of a planning approval application submission, for official plan amendment, zoning by-law amendment, site plan approval, draft plan of subdivision and consent. The regulation is anticipated to: • List topics that could not be required for a complete application, • List the only studies that could be required as part of a complete application, and, • Specify certified professionals from whom municipalities would be required to accept studies. Currently, sun/shadow, wind, urban design and lighting studies are being contemplated for studies that could not be required. The related ERO posting specifically welcomes thoughts on: • What topics or studies should be identified as being permitted to be	The impact to Oro-Medonte cannot be fully understood until additional information is presented. How broad or limiting the lists are will determine the scope of impact on the municipality. As noted above, the Township’s Official Plan has recently been updated and does provide for a list of materials/plans that planning can currently require. Given Oro-Medonte’s land use makeup it will be especially important to advocate for the list to include studies that ensure protection of locally specific resources such as agriculture, environment/natural, etc.	Official Plan	In addition to the comments noted above related to required information and materials for a complete application, the following is noted: • Municipalities across Ontario are vastly diverse (i.e. urban vs. rural, etc.) and identifying a single standard and prescribed list for the studies that can or cannot be required may not accurately represent geographic diversity. • Environmental, and natural resource protection should remain a priority, and any prescribed list in the regulation should not limit items of this nature. • In likeness to environmental studies, agricultural related studies should continue to be a required to

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			required by municipalities as part of a complete application? Which certified professionals (e.g., professional engineers) should be included in the list of professionals whose reports/studies would be required to be accepted as final submissions by a municipality as part of a complete planning application?			ensure the protection of the land use. - Archaeological and cultural heritage reports should continue to be included on the list of studies that a municipality may require to ensure preservation of cultural heritage resources and mitigate the impacts of development on these resources. - Engineering studies and plans are crucial to ensuring compatibility with Township standards and existing infrastructure and need to be included on the list of items that can be required (especially for applications under s. 41).
16	Planning Act (Schedule 7 of Bill 17)	Minor Variances – As of right variations to setbacks	The Bill plans to add new subsections 34 (1.4) to (1.7) to the Planning Act which will set out rules with respect to minimum distances that buildings on certain lands must be setback from parcel boundaries.	Significant impact to Oro-Medonte is not anticipated with the proposed change as presented in this first reading, due to the limitation that it is to apply only to parcels of urban residential land ¹	Zoning By-law and Official Plan	Although in many situations a 10% decrease to a setback is not going to generally cause adverse impact, there are instances where they may. The existing Minor

¹ “parcel of urban residential land” means a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by,
(a) sewage works within the meaning of the [Ontario Water Resources Act](#) that are owned by,

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			Typically, setback distance requirements are identified in local level zoning by-laws, not in provincial policy. If passed, this provision would deem a setback that deviates from the distance required by the applicable Zoning By-law up to a prescribed percentage to be permitted as-of-right without the need to formally vary the setback. This would mean that appearing before a municipal committee (i.e. Development Services Committee) would not be necessary for proposals that otherwise comply with Zoning By-laws but need variations from setback requirements no greater than the prescribed percentage. Based on the respective ERO posting (No. 025-0463) the prescribed presented that is currently proposed is 10%. For example, a 5 metre front yard setback is required by the local municipality's Zoning By-law, this would effectively reduce the setback to 4.5	and a significant reduction of Minor Variance and/or Zoning By-law Amendment applications is not anticipated (as many that we process are not standalone variances for setbacks and/or within a 10% variance). However, there are still anticipated impacts to the municipality with this change that should be noted: a. It opens up further opportunity for the Province to consider additional as-of-right variation rules for other provisions (i.e. building height, lot coverage, etc.); b. Setbacks are in place for a number of reasons but primarily to ensure development of the site does not implicate neighbouring lands/uses (i.e. sight lines, noise reduction, etc.) and does not overcrowd the parcel. Even small variations to these setbacks, especially		Variance process allows municipalities, stakeholders and the public to review the proposal and confirm that the variance is appropriate for the site. Secondly, understanding that Bill 17 as presented does include transition information, if passed, the regulation should also confirm the following to allow for consistent interpretation and implementation by municipalities: • Could the as-of-right variance be applied to a site-specific zone provision which already allows for reduced setbacks than the parent zone? • Could the as-of-right variance be applied to a legal non-conforming setback?

i. a municipality,
ii. a municipal service board established under the Municipal Act, 2001,
iii. a city board established under the City of Toronto Act, 2006,
iv. a corporation established under sections 9, 10 and 11 of the Municipal Act, 2001 in accordance with section 203 of that Act, or
v. a corporation established under sections 7 and 8 of the City of Toronto Act, 2006 in accordance with sections 148 and 154 of that Act, and
(b) a municipal drinking water system within the meaning of the [Safe Drinking Water Act, 2002](#);

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			metres without a Minor Variance or Zoning By-law Amendment. Further, its applicability is proposed to be limited to urban residential lands, and excluding areas such as hazardous lands and lands near shorelines or railways.	in more dense urban areas, can have negative impacts on neighbouring lands uses or infrastructure. A formal variance process allows site specific review to ensure that a reduction is appropriate for the specific lands; and, If approved, review of workflows and changes to the applicable planning processes (i.e. Zoning Certificates) will be required to adjust to these new as-of-right variance allowances.		
17	Planning Act (Schedule 7 of Bill 17)	Ministers Zoning Order (MZO) – Conditions	Section 47 of the Act is amended to provide that the Minister may, in certain orders made under this section, impose conditions (i.e. on municipalities or proponents) on the use of land or the erection, location or use of buildings or structures, that are reasonable in the opinion of the Minister. These conditions must be met before a use permitted by a Minister’s zoning order comes into effect. Where conditions have been imposed, an agreement may be entered into and registered on title and upon fulfillment of the conditions the Minister will notify the local municipality. The intent is to provide enhanced oversight to ensure projects meet requirements, and increase	The impact to Oro-Medonte cannot be fully understood until additional information is presented. The ability for the Minister to implement conditions on an MZO has potential advantages for the municipality. For instances conditions may require the developer to ensure that there are specific technical matters taken care of prior to an MZO coming into effort. However, to the contrary should a condition be imposed on the municipality to complete, it could come with financial impact.	Nil.	It is agreed that conditions on MZO’s by the Minister could provide enhanced oversight and accountability to the process. With that said, outside of the conditions being reasonable in the Minister’s opinion, is there any guidance on what conditions could be imposed? Examples may assist municipalities in further understanding the goal of this amendment. The ERO Posting (No. 25-0461) notes that conditions could also be imposed on municipalities. Clarification on what these conditions

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			transparency and accountability in the MZO process.			could entail would allow local municipalities to understand the potential implications (i.e. financial) that this amendment could present.