



The Corporation of the Township of Huron-Kinloss

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Subject: *Comments to Province - Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)*

The Township of Huron-Kinloss respectfully submits these comments for the Ministry's consideration. The Township is thankful to be apart of the consultation process, and we support continued efforts to streamline building and planning processes.

ERO 025-462 proposed regulations under the Planning Act and the City of Toronto Act, 2006 to regulate complete application requirements (study/report requirements) and submissions from certified professionals.

While the Township appreciates the Province's efforts to streamline the development process, limiting the ability for a municipality to make decisions in the best interest of its residents is not necessarily the best path forward. Instead, we would encourage the use of standardized terms of reference, guidelines, and standards to ensure consistency across the province and throughout the development processes. The Township is supportive of identifying the professionals who are qualified to complete the necessary studies or reports. However, it is recommended that the Province maintain the ability for a Municipality to review submitted reports, designs and studies. This ensures that developments are proceeding at appropriate standards and will meet the needs of the municipality. In addition, municipalities are at times expected to assume the infrastructure or other aspects of a development and therefore should maintain the right to review and require alterations to designs and applications to ensure its interests are protected.

ERO 025-0463 Minor Variances (As of Right Variation from Setback Requirements)

The proposed regulation would have little impact on the volume of planning applications received in the municipality since variances of less than 10% are uncommon. In addition, it

may result in a higher degree of administrative responsibility. If the province implements variances as-of-right, we suggest certain considerations be made:

- That the regulation may be broadly applied to all residential lots within settlement areas, not only those that are fully serviced.
- This regulation should not reduce setbacks to shorelines and hazard areas when in doing so could comprise environmental protections
- Where the municipality is limited with its firefighting capacity. Consideration will have to be given to maximum height and setback thresholds in respect to firefighting.
- We advise against permitting as of right lot coverage regulations, in consideration with stormwater drainage management.
- We are seeking additional clarification as to how current legal non-conforming uses will be regulated under the Act.
- Additional clarification is required for setbacks that would be included in the regulation; for example could it be interpreted to include:
 - Permitted encroachments into required yard setbacks (chimneys, eaves, decks, etc)
 - Lot line setbacks for Sight Triangles
 - Lot line setbacks to Arterial roads setbacks
 - Lot line setbacks adjacent to provincial highways
 - Setbacks from driveways or parking areas to lot lines
 - Primary vs accessory buildings
 - Buildings with one or more residential units or any buildings on lands that permit residential uses as a primary use
 - Setbacks from lot lines between urban residential land and industrial or other incompatible uses in accordance with provincial guidelines
- Safety factors to maintain separation distance for buildings under 15 square metres that are not regulated by the OBC
- The regulation should only apply to zoning by-laws that were passed prior to the enactment. Municipalities should be empowered to amend their by-law to reflect the new regulations.

To summarize, the Township urges to the Ministry to further consider this regulation. We recommend that the Ministry adopts a similar protocol to that of consents, wherein undisputed consents are streamlined through the process to allow for greater efficiency