

Attachment 8 – Region of Durham Submission on Bill 60 (ERO 025-0900 and 025-0899)

Summary and Comments in Support of the Fighting Delays, Building Faster Act, 2025 through Bill 60 (“An Act to amend various Acts and to enact the Water and Wastewater Public Corporations Act, 2025”)

ERO/RR Posting and Comment Period	Durham Region Staff Comments (Council endorsement to be sought November 26, 2025)
<p>ERO 025-0900 October 23, 2025 – November 22, 2025 (30 days)</p> <p>Proposal to amend the Ontario Water Resources Act to enable the regulation of additional sewage systems under the Building Code to support construction of on-farm worker housing Environmental Registry of Ontario</p>	<p>(1) Proposing amendments to the <i>Ontario Water Resources Act</i> to allow multiple Building Code sewage systems on a single agricultural property with on-farm housing for workers, up to a cumulative limit of 50,000 litres per day.</p> <p>Staff Comments:</p> <ul style="list-style-type: none"> No comments.
<p>ERO 025-0899 October 23, 2025 – December 7, 2025 (45 Days)</p> <p>Policy proposal to regulate additional sewage systems under the Building Code to support construction of on-farm worker housing Environmental Registry of Ontario</p>	<p>(2) Pre-Consultation: Possible criteria for additional sewage systems to be Building Code regulated</p> <p>Discussion Questions:</p> <p>1. Does the proposed 10 acre (4 hectare) circular clearance from sensitive features, including property lines, greenhouses, etc. strike a reasonable balance between enabling agricultural worker housing and protecting human health, the environment, and neighbouring property values?</p> <ul style="list-style-type: none"> No comments. <p>2. If warranted, for example to account for higher strength sewage or consistency with other land use planning processes, what would be a practical approach to further protecting human health, the environment, and neighbouring property values? Examples could include a hydrogeological assessment; expanding the size of the circular clearance areas from 10 acres to 40 acres for example; or reducing the size of additional individual sewage systems to 2,500 L/d each for example.</p> <ul style="list-style-type: none"> Staff Comment: A hydrogeological report would be a good approach but could be a timely and costly requirement and may impede the approvals which these changes are hoping to alleviate. A better approach would be to complete studies prior to updating the Ontario Building Code and establish a conservative measure (either land area or Daily Sewage Flow) that could be prescribed in the Code. This would also assist regulators to ensure there was a timely and consistent approach across the province. <p>3. What maintenance requirements should the proposal consider?</p>

- Staff Comment: The OBC contains maintenance requirements for all sewage systems and requirements for sampling and more stringent maintenance requirements for advanced treatment systems/units. Perhaps requiring advanced treatment for these types of uses/volumes would be helpful to ensure regular maintenance is a requirement.

4. What new or updated guidance could be beneficial towards implementation for applicants; principal authorities; and technical professionals?

Staff Comments:

1. Clear descriptions to ensure a consistent approach to approving these types of applications across the province.
 - What constitutes a migrant farmhouse? Who determines this classification?
 - Are there certain designations a property must have to be subject to this change (e.g. Designated agricultural, currently participating in agricultural activities etc)
2. Guidelines that outline when this new part of the OBC is applicable and when the existing limit of 10000 litres/day on one lot is applicable and if there are limitations on future uses on the lot if this new section of the Code was used for approvals.

Examples:

- If there is an existing use (e.g. dwelling, farm store) does that negate the use of this new change for any migrant farm housing and the existing OBC/OWRA limits apply?
- How do regulators approach an application if there are two migrant farmhouses existing totalling >10 000 litres/day approved under proposed OBC requirements, and the property owner is now proposing another use (e.g. farm store)?

5. What other measures could be taken to protect human health, the environment, and neighbouring property values?

- No comments.