

Attachment 12 – Region of Durham Submission on Bill 60 (ERO 025-1101)

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>025-1101 October 23, 2025 – November 22, 2025 (30 days)</p> <p>Consultation on Enhanced Development Standards – Lot Level (outside of buildings) Environmental Registry of Ontario</p>	<p>(1) Use of enhanced development standards at the lot level (outside of buildings)</p> <p>What is your interest in and/or experience with the implementation of enhanced development standards at the lot level (outside of buildings)? For example, are you a municipal staff member, homebuilder, planner, Indigenous representative, or member of the public?</p> <ul style="list-style-type: none"> • Staff Comment: Durham Region staff work with local area municipalities who have green development standards (i.e. Whitby, Ajax, Pickering) that include lot level measures. As an upper-tier government, Durham does not have authority in this area. <p>In your experience, are enhanced development standards applied consistently across municipalities? Please provide examples where possible.</p> <ul style="list-style-type: none"> • Staff Comment: Enhanced development standards do vary in their criteria and approaches across the province. • Staff Comment: Many enhanced development standards are modeled off best practices (i.e., Toronto Green Standard). <p>What types of standards, should municipalities be allowed to apply outside of buildings and how do these requirements maintain the health and safety of the site if at all?</p> <p>Staff Comments:</p> <ul style="list-style-type: none"> • Green development standards are utilized by municipalities to reduce GHG emissions; manage demand on energy and water resources; improve water management; increase greenspace; and improve air quality. They also increase climate resilience; can lower utility costs for residents; create economic opportunities in the green building sector; reduce strain on infrastructure; and improve public health. Municipalities should have the autonomy to apply green development standards that support the implementation of policies and priorities set out within their OPs. • Municipalities should be able to apply outdoor green development standards that reduce key climate risks in their jurisdiction (i.e. flood risk, heat stress, severe wind in Durham Region). Example standards include grading, landscaping/trees, downspout disconnection, waterproofing, permeable pavement. These standards improve housing durability and affordability, by reducing

costly future repairs that will be incurred by the homeowner and reduce overall burden on the municipal water infrastructure systems.

- Bicycle parking, transit stops, and publicly-accessible spaces and pathways are important for strategic growth areas to support intensification of existing urban areas into complete communities where there may not be sufficient road width or publicly-owned land available to provide these amenities. It should be up to municipal planning staff to work with their communities and stakeholders to identify local needs and develop locally-appropriate strategies to fulfill those needs.

Do you / your organization have information about the short- and long-term costs of enhanced development standards at the lot level?

- **Staff Comment:** The following tool helps provide more context on the costs of enhanced development standards, specifically around low impact development - Low Impact Development Life Cycle Costing Tool, Sustainable Technologies Evaluation Program (STEP) - <https://sustainabletechnologies.ca/lid-lcct/>

Do you have any additional comments or suggestions relating to site plan control or other related subjects?

- **Staff Comment:** The province could adopt or endorse a consistent set of low impact development standards based on best practice (e.g. the STEP manuals) that could be consistently used for tailored application across the province.

Other Staff Comments:

- There are several well-known technical guides that provide consistent design, installation, and inspection guidance for outdoor low impact development that are well-used by municipalities and developers across the province. For example, Sustainable Technology Evaluation Program (STEP) has developed guides and training - <https://sustainabletechnologies.ca/resource-library/water/>
- The selection of outdoor measures used needs to be tailored to the local municipal and site context - they are not a one size fits all solution. Different standards will need to be applied in dense urban, suburban and rural settings, where there are different issues to manage (e.g. water quality, urban flooding, urban heat, lack of permeable surfaces, high ground water, etc.)
- Green standards can support the implementation of energy efficiency measures that can help to reduce energy demand across the province.

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| | <ul style="list-style-type: none">• Some green development standards include low-cost, passive design measures that could be easily integrated into regular practices while improving stormwater management, energy efficiency, and mitigating heat island effect (i.e. swales, cool roofs, trees for shading, etc.) |
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