

City of Belleville

Report No: APS-2025-44

Meeting Date: November 10, 2025



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Andrew Chan, Senior Principal Planner

Subject: Bill 60, Fighting Delays, Building Faster Act, 2025

Recommendation:

That Bill 60, Fighting Delays, Building Faster Act, 2025. Report No. APS-2025-44 be received, and comments in this report be approved in principle;

And that Staff be authorized to make submissions on behalf of the Corporation of the City of Belleville on Bill 60, Fighting Delays, Building Faster Act, 2025, and any associated regulations outlined in the Financial/Analysis section and Attachments #2, #3, & #4 of this report.

Strategic Plan Alignment:

Residential Development: Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years

Background:

Part 1: Purpose of the report

On October 23, 2025, the Province announced Bill 60, *Fighting Delays, Building Faster Act, 2025*, which proposed legislative changes to many of the Acts and opened a consultation period for future legislative changes. The Province's commenting period is 30 days and will end on November 23, 2025. At the time of this writing, this report provides a Staff overview and initial commentary for the subject matter related to Bill 60. The goal of this report is to provide this initial commentary for Council's information and prepare them so they can be submitted in advance of the quick commenting turnaround.

During the Council Meeting on October 27, 2025, this report was requested under new business as the following resolution: "Request a staff report for the next Council Meeting on

Monday, November 10 identifying any municipal concerns, including future financial impacts, that should be brought to Council's attention as it relates to submitting comments to the Ontario government pertaining to Bill 60, *Fighting Delays, Building Faster Act, 2025*."

Executive Summary of Bill 60

On October 23, 2025, the Province of Ontario introduced Bill 60, *Fighting Delays, Building Faster Act, 2025*. The proposed legislation aims to create the conditions for accelerated development of housing and transportation infrastructure and cut red tape by building homes and communities faster, fighting delays at the Landlord and Tenant Board, and keep people moving.

Bill 60 proposes changes under the following topic and statutes:

- Development Charges Act;
- Planning Act;
- Building Transit Faster Act;
- Public Transportation and Highway Improvement Act;
- Construction Act;
- Transit-Oriented Communities Act;
- Go Transit Station Funding Act;
- Highway Traffic Act;
- Local Roads Boards Act;
- Photo Card Act;
- Residential Tenancies Act;
- Ontario Water Resources Act;
- Environmental Protection Act;
- Municipal Act;
- Water and Wastewater Public Corporations Act; and
- Toronto Waterfront Revitalization Corporation Act.

Bill 60 builds on top of Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*, notably by expanding on the legislation regarding as-of-right minor variances.

Furthermore, through this announcement of Bill 60, the Province opened a consultation period regarding the following matters:

- Simplifying and standardizing official plans;
- Enhanced development standards at the lot level (outside of buildings);
- Minimum lot sizes; and
- Policy proposal to regulate additional sewage systems under the Building Code to support construction of on-farm worker housing.

Attachment #1 to this report is the original version of Bill 60, *Fighting Delays, Building Faster Act, 2025*. The following discussion is an overview of the proposed changes by Bill 60.

Part 2: Bill 60 Legislation by Theme

Theme 2.1 Development Charges Act

Within the Development Charges Act, Bill 60 proposes to add land acquisition as a class of costs, the establishment of local service policies, and enabling the Minister of Ministry of Municipal Affairs and Housing (MMAH) to require a copy of either or both of a background study or a by-law.

Theme 2.2 Planning Act

Bill 60 proposes legislative changes impacting the Planning Act, which includes the subject matter below.

As-of-Right Minor Variances

Bill 17 received royal assent (but related regulation not yet implemented) and defined that as-of-right permissions to variations to minimum yard setbacks would apply to urban serviced residential parcels that are not in a Greenbelt Area, within 300m of a rail line, nor within 120m of any conservation authority regulated lands.

The proposed regulation would build on Bill 17 regulations by enabling the Minister of MMAH to permit more as-of-right variations to other zoning standards.

Policy Statements and Minister's Decisions

The proposed regulation would make provincial policy statements not apply to decisions of the Minister of MMAH, including past decisions, that were made under the Planning Act and for locations outside the Greenbelt Area. The regulation also proposes a framework for transparency and accountable oversight.

Minister's Zoning Orders (MZOs)

The proposed regulation would make MZOs no longer be regulations under the Legislation Act. They will still have the same legal effect and the requirements for transparency would be posted on Government of Ontario websites.

Protected Major Transit Station Areas (PMTSA)

PMTSA are defined as higher order transit stations (subway, GO, LRT, BRT) with minimum established densities. The proposed regulation would exempt official plan amendments that permit residential uses within a PMTSA from ministerial approval.

Community Improvement Plan (CIP)

The proposed regulation would enable a framework for upper-tier municipalities to establish CIPs without needing to be prescribed by regulation and allow funding to lower-tier for their own CIPs.

Theme 2.3 Transit and Road Construction

Bill 60 proposes legislative changes impacting transit and road construction, which includes the subject matter below.

Building Transit Faster Act

For Metrolinx, the proposed regulation would apply the legislation during operation and maintenance of projects and assets in addition to planning, design and construction phase. Additionally, the proposed regulation would reduce notice period for land access and expand access to critical infrastructure and delegated authority.

Public Transportation and Highway Improvement Act

The proposed regulation would allow the Minister of Transportation to make regulations for standards and contracts regarding planning, design, construction, maintenance, management and operation of specified highways, bridges and associated structures and works.

Construction Act

The proposed regulation would refine and clarify annual release of holdback requirements.

Transit-Oriented Communities Act & Go Transit Station Funding Act

For Transit Oriented Communities, the proposed regulation would enhance and expedite site plan agreement execution, enable faster dispute resolution through a new advisory panel, and add flexibility for timing to collect Transit Station Charges.

Local Roads Boards Act

For Local Road Boards, the proposed regulation would allow these boards to match funds voluntarily donated by owners of tax-exempted properties and giving these boards access additional resources for road maintenance.

Highway Traffic Act

The proposed regulation would prohibit all municipalities from reducing the number of motor vehicle lanes when installing new bike lanes , and enable the Minister of Transportation as a regulation-making authority to prescribe additional activities and exemptions.

Additionally, the proposed regulation would allow the Minister of Transportation to require proof of a person's residency in Ontario, legal status in Canada, and ability to work for certain types of driving licences.

Photo Card Act

The proposed regulation would allow the Minister of Transportation to require proof of a person's residency in Ontario and legal status in Canada for certain types of driving licenses.

Theme 2.4 Residential Tenancies Act

Bill 60 proposes legislative changes impacting the Residential Tenancies Act. The proposed regulation would change the due process about evictions and how Landlord and Tenancy Board (LTB) operate. These regulations would include:

- Removing the ability to raise new issues at Rent Arrears Hearings;
- Limiting new issues being raised at the LTB unless 50% of Rent Arrears is paid;
- Limiting when the LTB can reopen a file and review a decision;
- Reducing the time that parties can reopen a file for a review;
- Clarifying on what qualifies as 'persistent' in late payment cases;

- Providing prescribed contents for notices of termination;
- Compensation requirements for Landlord's Own Use evictions;
- Shorten the Rent Arrears eviction notice period by seven (7) days; and
- Preparing policies to set out factors and limitations on postponing eviction orders and setting aside order.

Theme 2.5 Proposed regulation for other various Acts

Bill 60 proposes legislative changes impacting various Acts regarding public, private services and Toronto's waterfront, which includes the subject matter below.

Ontario Water Resources Act

The proposed regulation would allow more small-sized septic systems for on-farm housing and agricultural workers by increasing the allowable size from 10,000 to 50,000 liters per day for agricultural lots and increasing the self-register for the Environmental Activity and Sector Registry (EASR) to the same amount.

Environmental Protection Act

The Province is considering making the permit process faster for environmental compliance approvals for septic systems that service on-farm housing.

Municipal Act & Water and Wastewater Public Corporations Act

The proposed regulation would transfer jurisdiction over water and sewage public utilities from The Regional Municipality of Peel to the City of Mississauga, the City of Brampton and the Town of Caledon, within their geographic areas.

Toronto Waterfront Revitalization Corporation Act

The proposed regulation extends the mandated timeline from 2028 to 2035 with possible further extension up to 2040.

Part 3 - Provincial Consultation on Potential Future Changes

With Bill 60's announcement, the Province is requesting feedback and considerations on future legislative and regulatory changes lead by the Province. These included four items: official plans, enhanced development standards, minimum lot size, and private septic systems for farm workers.

Theme 3.1 Simplifying and standardizing Official Plans

The Province is considering setting clear parameters for municipal official plans to make them more consistent and reduce the burden of developing such documents. These parameters would include simplifying and standardizing content to be more strategic, flexible, and concise, which would include the following:

1. A mandatory chapter order and nomenclature for official plans as well as schedules, overlays and data;
2. Limiting the length of official plans through a page or word limit;

3. Consistent nomenclature of land use designations;
4. Transitioning to a new framework to expedite new Official Plans to comply with provincial standards;
5. Submission of official plans through an online Ministry portal

Theme 3.2 Enhanced development standards – lot level (outside of buildings)

The Province is considering setting enhanced development standards at the lot level in relation to 'green building standards.' This is not a defined term in the Provincial Planning Statement but is used in multiple municipalities. Examples of these kinds of features would include, but are not limited to, features, bioswales, permeable pavement and other vegetative elements, native tree planting and soil volume, and bicycle parking.

Theme 3.3 Minimum lot sizes

The Province is considering setting a minimum lot size for urban residential land and increasing housing opportunities.

Theme 3.4 Private septic systems for farm workers

The Province is considering additional criteria for larger septic systems that service on-farm housing.

Financial/Analysis:

Analysis

Part 1: Legislative Regulation and Changes

Staff have prepared an initial analysis and commentary below on legislative changes of Bill 60 that have a direct impact on the planning framework, which are organized into three topics:

- As-of-Right Minor Variances;
- Policy Statements, Minister's Decisions, and MZOs;
- Transit and Road Construction; and
- Residential Tenancy Act.

These analyses and commentary would be submitted individually to associated regulations.

Topic 1.1: As-of-Right Minor Variances

Regarding the Planning Act changes for as-of-right minor variances, Bill 60 would build on the regulation from Bill 17 and allow for the Minister of MMAH to pass further regulation to permit more as-of-right variations to other zoning standards. For example, the Minister could prescribe an allowance to exceed a maximum height of a building or reduce the minimum amount of landscaped area by a percentage. These changes could have a variable effect, which could be positive and negative depending on the matters that become prescribed by the

Minister. Staff note concerns that providing as-of-right minor variances to the zoning by-law in excess can lead to a cumulative effect on how impactful development can be.

Furthermore, the City is in the process of recommending a delegation of authority by-law to expedite the planning process including minor variances in accordance with the Housing Action Plan (HAP).

Topic 1.2: Policy Statements, Minister's Decisions, and MZOs

Regarding the Planning Act changes for the Policy Statements, Minister's Decisions, and MZOs, the proposed regulation would allow decisions of the Minister of MMAH to be inconsistent with the Provincial Planning Statement and make Minister's Zoning Orders (MZOs) no longer regulations under the Legislation Act. Staff note concerns that these changes could by-pass policies and procedures at both the provincial and municipal levels. The Provincial Planning Statement (PPS) dictates that infrastructure and public service facilities shall be provided in an efficient manner for the City's projected needs and shall be coordinated and integrated with local policies to be fiscally viable through asset management planning. As proposed by Bill 60, MZOs could potentially impact how the City can conduct due diligence for and manage its infrastructure assets; and reduce the cost-effectiveness and efficiency of existing and planned infrastructure.

Topic 1.3: Transit and Road Construction

Proposed legislative changes regarding transit and road construction would include preventing lanes of travel for motor vehicles from being closed for bike lanes. When considering capital projects for road reconstruction, these legislative changes should not have a large impact since the City of Belleville does not remove lanes of travel for bike lanes.

The City of Belleville's Transportation Master Plan does not propose to remove lanes of travel for the purposes of adding bike lanes.

Topic 1.4: Residential Tenancies Act

Proposed legislative changes for the Residential Tenancies Act include proposed changes due process about evictions and how the Landlord and Tenancy Board (LTB) operates. Staff note that limiting the scope and expediting reviews for eviction cases may lead to more restrictions at the LTB and more evictions.

Staff will be monitoring any potential impacts on social issues through the County of Hastings.

Part 2: Provincial Consultation on Potential Future Changes

The Province also opened a consultation period until November 22, 2025. Staff provide an overview of the feedback and concerns regarding potential changes to official plans, enhanced development standards, and minimum lot sizes.

Topic 2.1: Official plans

For considerations about official plans, Staff are currently undertaking multiple reviews and updates to the City of Belleville's Official Plan. Simplification and standardizing official plans may have overall benefits for the planning practice as a whole and make planning documents more accessible and readable, but Staff would expect that the City's Official Plan would need to be reviewed and updated in quick succession accordingly. Staff make a notable concern with the consideration of a length limit for official plans; there are key nuances in ensuring policies are thorough and accurate to the City's local interest. Having an arbitrary limitation such as a page limit or word limit could hinder the City's ability to provide appropriate, prescriptive policies to facilitate good planning within the local context.

Additionally, the Province is considering removing development standards such as building heights, lot sizes and density from official plans and only having these standards in the zoning by-law. Density is a key factor reviewing the proposed development both from a land use impact and servicing feasibility. In its absence, the City could run into potential issues in effective and sustainable development when enforcing minimum density requirements and, in other instances, analyzing development that is over capacity for a given site.

The Province has provided a list of questions to solicit feedback. Staff have prepared a response to the provided questions, which is included in Attachment #2.

Topic 2.2: Enhanced development standards

For considerations about enhanced development standards, the City of Belleville has developed Development Standards and Guidelines based on best practice review. If Bill 60 establishes legislative requirements or standards, Staff will update these documents accordingly.

The Province has provided a list of questions to solicit feedback. Staff have prepared a response to the provided questions, which is included in Attachment #3.

Topic 2.3: Minimum lot sizes

For considerations about minimum lot size, Staff note that the minimum lot area for a one-unit detached dwelling is currently as low as 340 square metres, which is relatively small when compared to the range of sizes identified by the Ministry of Municipal Affairs and Housing (MMAH). Staff note concerns that the consideration of regulating minimum lot sizes could have compounding consequences with the as-of-right minor variances. The Province should consider how prescribed minimum lot sizes combined with as-of-right minor variances would circumvent the zoning by-law's purpose to reduce potential land use impacts, and would likely need a multitude of prescribed provisions along-side as well. Otherwise, this would create development opportunities which would have severely restrict building envelopes and/or further need zoning relief, which the legislative changes of Bill 17 and Bill 60 are actively trying to reduce.

Staff is implementing modeling for water and wastewater infrastructure to ensure that development does not exceed design capacity in subdevelopment areas. Regardless of lot size, a sewer shed can only support a specific number of population.

The Province has provided a list of questions to solicit feedback. Staff have prepared a response to the provided questions, which is included in Attachment #4.

Financial Impacts

Generally, there is a lack of clarity on the financial impact of this proposed legislation on municipal costs. Staff will be working with Watson's Economists through the ongoing DC Background Study to quantify financial impacts.

Below is a table analysis of the potential, direct financial impact of the proposed Bill 60 changes.

Table 1: Potential Financial Impact of Bill 60 The proposed legislative regulations

Bill 60 The proposed Legislative Regulation	Potential Financial Impact
<i>Development Charges Act</i>	
Land acquisition as a class of costs	<p>There is a potential increase in DC revenue as land acquisition is no longer subject to historical service level caps, however, estimates cannot include increases beyond 10 years, limiting long-term flexibility.</p> <p>There is a lack of clarity on the financial impact of this proposed legislation on municipal costs. Staff will be working with Watson's Economists through the ongoing DC Background Study to quantify financial impacts.</p>
Establishment of local service policies	<p>The City maintains a local service policy under the DC Background Study and provides greater clarity for potential to reduce disputes and appeals.</p> <p>There is a lack of clarity on the financial impact of this proposed legislation on municipal costs. Staff will be working with Watson's Economists through the ongoing DC Background Study to quantify financial impacts.</p>
Enabling the Minister of MMAH to require a copy of either or both of a background study or a by-law	N/A
<i>Planning Act</i>	
As-of-Right Minor Variances	Cost dependent on the scale of the minor variance request and additional prescribed percentages.

Bill 60 The proposed Legislative Regulation	Potential Financial Impact
Policy Statements, Minister's Decisions, & Minister's Zoning Orders (MZOs)	Potentially impacts how the City can manage its infrastructure assets and reduce the cost-effectiveness and efficiency of existing and planned infrastructure
Protected Major Transit Station Areas (PMTSA)	N/A as the City of Belleville does not have a PMTSA.
Community Improvement Plan (CIP)	N/A as this relates to upper- and lower-tier municipalities that overlap on planning functions.
<i>Transit and Road Construction</i>	
Changes to the Building Transit Faster Act	N/A as this applies to Metrolinx
Changes to the Public Transportation and Highway Improvement Act	Unknown due to lack of clarity. Staff will monitor.
Changes to the Construction Act	N/A
Changes to the Transit-Oriented Communities Act	N/A as the City of Belleville does not have a PMTSA.
Changes to the Go Transit Station Funding Act	N/A as the City of Belleville does not have a GO Transit.
Changes to the Highway Traffic Act	N/A as the City of Belleville does not have plans to reduce lanes of traffic for bike lanes.
Changes to the Local Roads Boards Act	Unknown due to lack of clarity. Staff will monitor.
Changes to the Photo Card Act	N/A
<i>Residential Tenancies Act</i>	
Changes to the Residential Tenancies Act	Staff will monitor the proposed legislative changes through the County of Hastings.
<i>Other Legislative Changes</i>	
Changes to the Ontario Water Resources Act	Unknown due to lack of clarity. Staff will monitor.
Changes to the Municipal Act	Unknown due to lack of clarity. Staff will monitor.
Changes to the Water and Wastewater Public Corporations Act	Unknown due to lack of clarity. Staff will monitor.
Changes to the Toronto Waterfront Revitalization Corporation Act	N/A

Conclusion:

The Province opened a consultation period for proposed legislative changes under Bill 60, *Fighting Delays, Building Faster Act*, 2025. The Province also opened a consultation period regarding future legislative changes.

Based on Staff's initial review, Staff identify several concerns with Bill 60 that could impact the City of Belleville, notably expanding the scope of as-of-right minor variances, and changing the legislative process for MZOs as outlined in the Financial/Analysis section of this report.

Further, the province has invited municipal consultation and comments on proposed and future legislative changes through a series of questions. Responses to these questions, particularly outlining standardization and simplification of official plans, and minimum lot sizes are outlined in Attachments #2, #3, & #4 of this report for Council's endorsement prior to submitting them to the Ministry of Municipal Affairs and Housing.

Staff will continue to monitor Bill 60 as it proceeds through the legislature and, with Council's endorsement, will provide comments on Bill 60 and the associated regulations to the Province.

Attachments:

[Attachment #1 - Bill 60, Fighting Delays, Building Faster Act, 2025. – Original](#)

[Attachment #2 - Provincial Consultation Response Memo – Official Plans](#)

[Attachment #3 - Provincial Consultation Response Memo – Enhanced Development Standards](#)

[Attachment #4 - Provincial Consultation Response Memo – Minimum Lot Size](#)

Reviewed by:

Greg Pinchin, Manager of Approvals
Stephen Ashton, Director, Engineering & Development Services
Brandon Ferguson, Director of Finance/Treasurer
Doug Irwin, City Clerk
Matt MacDonald, Chief Administrative Officer

Status:

Approved - 05 Nov 2025
Approved - 05 Nov 2025
Approved - 06 Nov 2025
Approved - 06 Nov 2025
Approved - 06 Nov 2025

Legislative
Assembly
of Ontario



Assemblée
législative
de l'Ontario

1ST SESSION, 44TH LEGISLATURE, ONTARIO
4 CHARLES III, 2025

Bill 60

An Act to amend various Acts and to enact the Water and Wastewater Public Corporations Act, 2025

The Hon. R. Flack

Minister of Municipal Affairs and Housing

Government Bill

1st Reading October 23, 2025

2nd Reading

3rd Reading

Royal Assent



EXPLANATORY NOTE

SCHEDULE 1 BUILDING TRANSIT FASTER ACT, 2020

This Schedule amends the *Building Transit Faster Act, 2020*. Some highlights include:

1. The definition of “immediate danger to construction” in section 2 of the Act is repealed and the concept is incorporated into section 26 of the Act.
2. References to construction in Part II (Corridor Control) and Part V (Municipal Service and Right of Way Access) are expanded to include operation and maintenance in sections 12, 26, 27, 34 and 52.
3. Sections 14, 17, 19 and 36 are amended to reduce the notice period from 30 days to 15 days.
4. Section 52 is repealed and replaced to broaden the basis on which Metrolinx may determine that municipal service and right of way access is required to include the alteration and relocation of, and access and connection to, municipal services, rights of way and infrastructure. It is also broadened to include municipal infrastructure that is related to bridges, tunnels and life safety systems and to give the Minister authority to prescribe, by regulation, additional municipal infrastructure to which an order may apply.
5. Subsection 59 (1) is amended to provide that the Minister may delegate their functions to the Deputy Minister or other persons employed in the Ministry.

SCHEDULE 2 CONSTRUCTION ACT

The Schedule makes various amendments to the *Construction Act*:

1. Section 30 is re-enacted in order to apply with respect to the abandonment or termination of a contract or subcontract, rather than just to a circumstance in which a contractor or subcontractor defaults in the performance of a contract or subcontract.
2. Not-yet-in-force amendments to section 31 that would have been made by section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* are repealed. Section 31 is amended to retain the provisions of those amendments that would have been subsections (8) to (10) — dealing with notice of termination and its effects — by adding them as replacements of subsections (6) and (7) of the current section. The not-yet-in-force re-enacted version of section 26 is consequently amended to require the annual release of holdback without the expiry of liens.
3. Section 87.4, dealing with transition connected to the commencement of amendments to the Act made by the *Building Ontario For You Act (Budget Measures), 2024*, is amended by adding a separate transition rule for project agreements referred to in subsection 1.1 (1) and to make adjustments to the transition rules respecting amendments made to section 31.
4. Transitional regulation-making authority in section 88 is made more generally applicable and is transferred from the Lieutenant Governor in Council to the Minister. A definition of “Minister” is added to subsection 1 (1) and other complementary amendments are made to the Act for the purpose.

The substantive amendments are to come into force at the same time as related amendments to the Act made by the *Building Ontario For You Act (Budget Measures), 2024*.

SCHEDULE 3 DEVELOPMENT CHARGES ACT, 1997

New section 5.3 of the *Development Charges Act, 1997* provides special rules respecting the determination of the estimate for the increase in the need for the class required by new subsection 7 (3.1).

New subsection 7 (3.1) of the Act requires a development charge by-law that imposes development charges in respect of capital costs described in paragraph 1 of subsection 5 (3) to provide for a class consisting only of those capital costs, subject to certain exceptions.

Section 10 of the Act currently requires councils to complete a development charge background study before passing a development charge by-law. New subsection 10 (5) requires the council to give a copy of the background study to the Minister upon request, by the deadline specified in the request.

New subsection 13 (5) of the Act requires the council of a municipality to give a copy of a development charge by-law passed by the municipality to the Minister on request, by the deadline specified in the request.

Section 35 of the Act currently provides that the money in a reserve fund established for a service may be spent on capital costs determined under paragraphs 2 to 7 of subsection 5 (1). New subsection 35 (1.1) provides that such money in a reserve fund may be spent on the capital costs of that service described in paragraph 1 of subsection 5 (3), provided the costs are ones

determined under paragraphs 2 to 7 of subsection 5 (1) that are not paid for with money in the reserve fund established for a class required by subsection 7 (3.1).

Subsection 43 (1) of the Act currently requires the treasurer of a municipality to give the council a financial statement each year on or before such date as the council of the municipality may direct. The subsection is amended to require the treasurer to give the statement on or before June 30 of the year. Subsection 43 (3) of the Act currently requires the treasurer to give a copy of the financial statement to the Minister on request. The subsection is amended to require the treasurer to give the copy no later than July 15 of the year in which the statement is provided to council.

New subsection 59 (2.2) of the Act requires municipalities to establish local service policies for each service referred to in subsection 2 (4) in respect of which a by-law imposes a development charge and in respect of which some part of the service will be provided as a local service in accordance with subsection 59 (2). New subsections 59 (2.3) and (2.4) set out the required and optional content, respectively, of a local service policy. New subsection 59 (2.5) provides that subsection 59 (2) applies in respect of a work for the provision of a local service only to the extent the work is identified as being intended to be a work for the provision of a local service in a local service policy. An exception is provided in new subsection 59 (2.6). New subsection 59 (2.7) sets out an application rule respecting subsection 59 (2.5). New subsection 59 (2.8) provides for the giving of copies of local service policies to the Minister, and new subsections 59 (2.9) to (2.11) set out requirements respecting the regular review of local service policies by municipalities.

SCHEDULE 4 GO TRANSIT STATION FUNDING ACT, 2023

The *GO Transit Station Funding Act, 2023* is amended to permit a transit station charge to be collected in respect of residential developments and to add related provisions.

SCHEDULE 5 HIGHWAY TRAFFIC ACT

The Schedule amends the *Highway Traffic Act*. A section is added providing that the Minister may require evidence from an applicant for a licence, permit or certificate respecting the person's residency in Ontario, legal status in Canada and ability to work with respect to certain classes of driver's licences or vehicles.

A new section sets out situations in which a municipality shall not reduce or permit a reduction in the number of lanes that are available for use by motor vehicles and makes changes to the related regulation-making powers. Amendments are also made respecting the reimbursement of municipalities that provide support or information respecting the removal or reconfiguration of bicycle lanes required under the Act.

SCHEDULE 6 LOCAL ROADS BOARDS ACT

The Schedule amends the *Local Roads Boards Act* to enable an owner of prescribed tax-exempt land in a local roads area to voluntarily pay an amount approved by the Minister to the board of the local roads area to be spent for the purposes of carrying out work. Other related amendments are made regarding record-keeping and the submission of such payments.

SCHEDULE 7 MUNICIPAL ACT, 2001

The Schedule amends the *Municipal Act, 2001* by providing for the transfer of jurisdiction over water and sewage public utilities from The Regional Municipality of Peel to the City of Mississauga, the City of Brampton and the Town of Caledon, within their geographic areas.

SCHEDULE 8 ONTARIO WATER RESOURCES ACT

The Schedule repeals and replaces subsection 53 (6.1) of the *Ontario Water Resources Act* to add a scenario in which section 53 applies; namely, in the case where more than one sewage works is located on a lot or parcel of land that is part of an agricultural operation and any of the following circumstances exist:

1. Any of the sewage works has a design capacity in excess of 10,000 litres per day.
2. The sewage works have, in total, a design capacity in excess of 50,000 litres per day.
3. The sewage works serving facilities or buildings that are not used as dwellings by employees of the agricultural operation have, in total, a design capacity in excess of 10,000 litres per day.

SCHEDULE 9 PHOTO CARD ACT, 2008

The *Photo Card Act, 2008* is amended to provide that the Minister may require evidence from an applicant for a photo card respecting the person's residency in Ontario and legal status in Canada.

SCHEDULE 10 PLANNING ACT

The Schedule amends the *Planning Act*.

New subsection 3 (5.1) of the Act provides that a decision of the Minister, other than a part of a decision that applies to land in the Greenbelt Area, is not required to be consistent with policy statements issued under that section.

New subsection 16 (18.1) of the Act provides that orders under subsection 17 (9) of the Act apply in certain circumstances, despite paragraph 4 of subsection 16 (18).

Currently, subsection 28 (2) of the Act permits the council of a local municipality or of a prescribed upper-tier municipality to pass a by-law designating a community improvement project area, if there is an official plan in effect in the municipality that contains provisions relating to community improvement. An amendment provides that the subsection no longer applies to prescribed upper-tier municipalities. The regulation-making power under paragraph 22 of subsection 70.1 (1) of the Act to prescribe upper-tier municipalities for the purposes of subsection 28 (2) is repealed and Ontario Regulation 221/07 is revoked as a result.

A new subsection 28 (2.1) provides that the council of an upper-tier municipality may, by by-law, designate any area within the municipality as a community improvement project area.

Subsection 28 (7.2) currently permits the councils of upper-tier municipalities and of lower-tier municipalities to make grants or loans to one another for the purpose of carrying out a community improvement plan. The subsection is amended to remove the requirement that the municipality making the grant or loan must have an official plan that contains provisions relating to the making of such grants or loans.

A new subsection 28 (14) provides that by-laws passed by an upper-tier municipality without planning responsibility that designated a community improvement project area and adopted a community improvement plan and that were in effect on the day before the municipality became an upper-tier municipality without planning responsibility, are deemed to be in effect on the day the new subsection comes into force.

New subsections 34 (1.3.1) to (1.3.3) of the Act provide for rules with respect to reducing minimum standards and increasing maximum standards that are found in by-laws passed under section 34. New subsection 34 (1.5.1) sets out related transition rules.

New subsections 47 (1.0.0.1) and (1.0.0.2) of the Act provide that orders made under that section are not subject to Part III (Regulations) of the *Legislation Act, 2006* after the day the subsection takes effect unless the order is to amend or revoke an order that was made before that date. Similar amendments are likewise made to the *Ontario Planning and Development Act, 1994*. Subsection 80.1 (2) of the *Legislation Act, 2006* is updated to reflect this change.

The Schedule amends section 47 of the Act in relation to agreements that the Minister may require between an owner of specified land and a municipality. New provisions permit a municipality's authority to enter into such agreements to be delegated to certain officers, employees or agents of the municipality, and provide that the Minister may give direction specifying timelines related to the agreement and make certain orders if the agreement is not satisfied.

SCHEDULE 11 PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT

The Schedule adds a section to the *Public Transportation and Highway Improvement Act* stating that various things under the Act do not constitute, and have never constituted, an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

The Schedule repeals and replaces section 117 of the Act. The new section authorizes the Minister to make regulations respecting the non-application of standards related to the planning, design, construction, maintenance, management and operation of specified highways, bridges and associated structures and works. Regulations may be made to govern the process by which such non-application is approved and administered.

In addition, the new section 117 of the Act authorizes the making of regulations governing contracts in respect of the planning, design, construction, maintenance, management and operation of highways and bridges and related structures and works. It also allows for regulations requiring the publication or submission of reports to the Ministry concerning such activities and governing the publication of information in respect of such reports.

SCHEDULE 12 RESIDENTIAL TENANCIES ACT, 2006

The Schedule amends the *Residential Tenancies Act, 2006*. The following are some of the highlights:

1. Subsection 43 (1) of the Act is amended to provide that a notice under the Act shall be given in a form approved by the Board unless a form is prescribed, in which case the prescribed form shall be used.
2. New subsection 48.1 (2) of the Act provides that the requirements under section 48.1 of the Act do not apply in certain circumstances.

3. New subsection 58 (1.1) of the Act provides that persistent failure to pay rent on the date it becomes due and payable is to be determined in accordance with the regulations, if any. Similar changes are made to section 94.2 of the Act with respect to persistent failure to pay regular monthly housing charges on the date they become due and payable.
4. Clause 77 (8) (b) of the Act is amended to provide that the Board may make an order setting aside an order if the prescribed circumstances, conditions or tests have been satisfied. Similar changes are made to clause 94.10 (8) (b) of the Act.
5. Subsection 82 (1) of the Act is re-enacted to remove the content of clause (b). New paragraphs 4 and 5 of subsection 82 (2) of the Act provide additional requirements that must be met by a tenant for the purposes of subsection 82 (1) of the Act. These requirements include the requirement to pay half of any arrears that were claimed in the application. Related transition rules are set out in subsections 82 (4) and (5) of the Act.
6. Section 83 of the Act is amended to provide that the power of the Board under clause 83 (1) (b) of the Act is subject to any prescribed limitations and conditions. Similar changes are made to clause 94.12 (1) (b) of the Act.
7. Subsection 209 (2) of the Act is amended to provide that the Board's power to review decisions or orders is subject to any prescribed limitations or conditions. New subsection 209 (3) of the Act provides that a request to review a decision or order must be submitted within 15 days of the issuance of the decision or order, unless the Board considers it just and appropriate to extend that time in the circumstances.
8. New section 241.5 of the Act provides the Lieutenant Governor in Council with regulation-making authority necessary or advisable to deal with issues arising out of amendments to the Act made by the Schedule.

SCHEDULE 13 TORONTO WATERFRONT REVITALIZATION CORPORATION ACT, 2002

Currently, the *Toronto Waterfront Revitalization Corporation Act, 2002* provides for the winding up of the Corporation and sets out related timelines. The Schedule amends the timelines and certain other procedures related to winding up.

A requirement that has expired for the board to prepare a report about the Act is also repealed.

SCHEDULE 14 TOWING AND STORAGE SAFETY AND ENFORCEMENT ACT, 2021

The *Towing and Storage Safety and Enforcement Act, 2021* is amended to provide that tow operators and vehicle storage operators are not required to submit to the Director the amount to be charged for each towing service and vehicle storage service that the operator provides if a regulation prescribes a maximum amount that may be charged for the service.

SCHEDULE 15 TRANSIT-ORIENTED COMMUNITIES ACT, 2020

The Schedule amends the *Transit-Oriented Communities Act, 2020*.

A section is added providing that the Minister may establish an advisory panel. Provisions are included respecting its functions and composition.

A section is added providing that the Minister may require an owner of certain land designated as transit-oriented community land to enter into agreements with a municipality addressing such matters as the Minister considers necessary for the appropriate development of the land. A section is added requiring municipalities to designate a person to give to the Minister certain information respecting land that has been designated as transit-oriented community land and other related matters.

SCHEDULE 16 WATER AND WASTEWATER PUBLIC CORPORATIONS ACT, 2025

The Schedule enacts the *Water and Wastewater Public Corporations Act, 2025*.

The Act confers on the Minister of Municipal Affairs and Housing the power to designate, by regulation, a corporation that is incorporated under the *Business Corporations Act* as a water and wastewater public corporation to provide water and sewage services on behalf of particular lower-tier municipalities.

The Act provides for the duties and powers of a water and wastewater public corporation, including the power to collect and impose fees or charges.

The Minister is authorized to make regulations on various subject matters respecting a water and wastewater public corporation, including the composition of the board of directors of a corporation, the issuance of shares of a corporation or the fees or charges that a corporation may or must impose and collect.

If the regulations so provide, a waste and wastewater public corporation must submit to the Minister a rate plan that establishes the rates to be applied in determining the fees or charges to be imposed and collected. The Minister has the power to require the corporation to amend and resubmit a rate plan, to approve a rate plan that has been submitted or resubmitted by the corporation or to refuse to approve a rate plan.

The Lieutenant Governor in Council is authorized to make regulations governing various aspects of the rate plan or other plans specified by the regulations, including regulations governing the rates to be established in a rate plan that the Minister has refused to approve.

Certain causes of action are extinguished.

**An Act to amend various Acts and to enact the
Water and Wastewater Public Corporations Act, 2025**

CONTENTS

Preamble	
1.	Contents of this Act
2.	Commencement
3.	Short title
Schedule 1	Building Transit Faster Act, 2020
Schedule 2	Construction Act
Schedule 3	Development Charges Act, 1997
Schedule 4	Go Transit Station Funding Act, 2023
Schedule 5	Highway Traffic Act
Schedule 6	Local Roads Boards Act
Schedule 7	Municipal Act, 2001
Schedule 8	Ontario Water Resources Act
Schedule 9	Photo Card Act, 2008
Schedule 10	Planning Act
Schedule 11	Public Transportation and Highway Improvement Act
Schedule 12	Residential Tenancies Act, 2006
Schedule 13	Toronto Waterfront Revitalization Corporation Act, 2002
Schedule 14	Towing and Storage Safety and Enforcement Act, 2021
Schedule 15	Transit-oriented Communities Act, 2020
Schedule 16	Water and Wastewater Public Corporations Act, 2025

Preamble

The Government of Ontario is committed to:

Speeding up construction of new homes and infrastructure.

Moving people and goods faster by reducing gridlock and accelerating transit delivery.

Strengthening oversight of Ontario's driver's licensing system, supporting harmonization of road standards and streamlining processes for the towing industry.

Reducing delays at the Landlord and Tenant Board to help tenants and landlords reach resolutions faster.

Therefore, His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

Contents of this Act

1 This Act consists of this section, sections 2 and 3, and the Schedules to this Act.

Commencement

2 (1) Except as otherwise provided in this section, this Act comes into force on the day it receives Royal Assent.

(2) The Schedules to this Act come into force as provided in each Schedule.

(3) If a Schedule to this Act provides that any of its provisions are to come into force on a day to be named by order of the Lieutenant Governor in Council, an order may apply to one or more of those provisions, and orders may be issued at different times with respect to any of those provisions.

Short title

3 The short title of this Act is the *Fighting Delays, Building Faster Act, 2025*.

**SCHEDULE 1
BUILDING TRANSIT FASTER ACT, 2020**

1 (1) The definition of “immediate danger to construction” in section 2 of the *Building Transit FASTER Act, 2020* is repealed.

(2) Section 2 of the Act is amended by adding the following definition:

“Ministry” means the ministry of the Minister; (“ministère”)

2 (1) Section 12 of the Act is amended by striking out “construction” and substituting “construction, operation or maintenance”.

(2) The French version of section 12 of the Act is amended by striking out “modification” and substituting “transformation”.

3 The French version of section 13 of the Act is amended by striking out “modification” and substituting “transformation”.

4 Paragraph 4 of section 14 of the Act is amended by striking out “30 days” and substituting “15 days”.

5 Section 17 of the Act is amended by striking out “30 days” and substituting “15 days”.

6 The French version of subclause 18 (b) (i) of the Act is amended by striking out “modifiées” and substituting “transformées”.

7 Subsection 19 (1) of the Act is amended by striking out “30 days” and substituting “15 days”.

8 Section 26 of the Act is repealed and the following substituted:

Inspection, immediate danger

26 (1) If the Minister is of the opinion that any of the following things pose an immediate danger to the health and safety of persons working on the construction, operation or maintenance of a provincial transit project, the Minister may enter a property to inspect the thing:

1. A structure that is on or under transit corridor land or on or under land within 30 metres of such land.
2. A tree, shrub or hedge that is on or under transit corridor land or on or under land within 30 metres of such land.
3. Any other prescribed thing.

(2) A structure mentioned in paragraph 1 of subsection (1) does not include a building, road or utility infrastructure, but does include part of a building.

(3) Subsection (1) applies in the circumstance where work is not occurring on a provincial transit project, but a thing described in subsection (1) would pose an immediate danger to the health and safety of persons working on the construction, operation or maintenance of the provincial transit project if work were to occur and the Minister is ready to have that work occur.

9 Subsection 27 (1) of the Act is repealed and the following substituted:

Elimination of immediate danger

(1) If, upon inspection, there is a thing described in subsection 26 (1) that, in the opinion of the Minister, poses an immediate danger to the health and safety of persons working on the construction, operation or maintenance of a provincial transit project or would pose such a danger if the circumstances in subsection 26 (3) exist, the Minister may enter the property and remove or otherwise eliminate the thing.

10 Subsection 34 (1) of the Act is amended by striking out “planning and constructing” in the portion before clause (a) and substituting “planning, constructing, operating and maintaining”.

11 Subsection 36 (1) of the Act is amended by striking out “30 days” and substituting “15 days”.

12 Section 52 of the Act is repealed and the following substituted:

Need for municipal service and right of way access

52 Metrolinx may determine that,

- (a) the construction, operation or maintenance of a provincial transit project requires municipal service and right of way access in the form of the use, alteration, relocation, occupation, modification or temporary closure of, or access or connection to, a municipal highway or municipal right of way; or
- (b) the construction, operation or maintenance of a provincial transit project requires municipal service and right of way access in the form of the use, alteration, relocation or modification of, or access or connection to,
 - (i) any building or infrastructure that is under municipal ownership or control and is related to sewage works, bridges, tunnels, life safety systems in buildings, water works, fire hydrants or any other prescribed infrastructure, and

(ii) municipal services related to that building or infrastructure.

13 Subsection 57 (1) of the Act is amended by striking out “requiring the municipal service and right of way access” and substituting “requiring the municipal service and right of way access described in the notice given under section 53”.

14 (1) Subsection 59 (1) of the Act is amended by adding the following paragraph:

3. The Deputy Minister of the Ministry or any other person employed in the Ministry.

(2) Paragraph 3 of subsection 59 (2) of the Act is repealed.

15 The French version of subsection 77 (7) of the Act is amended by striking out “rendue une ordonnance” and substituting “pris un arrêté”.

16 (1) The English version of subclause 84 (1) (b) (xii) of the Act is amended by striking out “person prescribed” wherever it appears and substituting in each case “individual prescribed”.

(2) The French version of subsubclauses 84 (1) (b) (xii) (B) and (C) of the Act are amended by striking out “la personne prescrite” wherever it appears and substituting in each case “le particulier prescrit”.

(3) The French version of subsubclause 84 (1) (b) (xii) (D) of the Act is amended by striking out “la personne prescrite en vertu du sous-alinéa (ii) lorsqu’elle” and substituting “le particulier prescrit en vertu du sous-alinéa (ii) lorsqu’il”.

Commencement

17 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 2 CONSTRUCTION ACT

1 Subsection 1 (1) of the *Construction Act* is amended by adding the following definition:

“Minister” means the Attorney General or such other member of the Executive Council to whom responsibility for the administration of this Act may be assigned or transferred under the *Executive Council Act*; (“ministre”)

2 Subsection 13.2 (1) of the Act is amended by striking out “responsible for the administration of this Act”.

3 Subsections 13.4 (1) and (2) of the Act are amended by striking out “responsible for the administration of this Act” wherever it appears.

4 (1) Subsection 26 (4) of the Act is amended by striking out “Not later than 14 days after the expiry of the lien period under subsection 31 (2)” at the beginning and substituting “At least 60 days but not later than 74 days after the date on which the notice of annual release of holdback is published”.

(2) Subsection 26 (5) of the Act is amended by striking out “payment of a holdback under subsection (4)” and substituting “payment of the holdback as required under subsection (4)”.

5 Section 30 of the Act is repealed and the following substituted:

How holdback not to be applied

30 If a contract or subcontract is abandoned or terminated, a holdback shall not be applied by any payer toward obtaining services or materials in substitution for those that were to have been supplied under the contract or subcontract, nor in payment or satisfaction of any claim against the contractor or subcontractor, until all liens that may be claimed against that holdback have expired or been satisfied, discharged or otherwise provided for under this Act.

6 Subsections 31 (6) and (7) of the Act are repealed and the following substituted:

Notice of termination

(6) No later than seven days after a contract is terminated, either the owner or the contractor or other person whose lien is subject to expiry shall publish a notice of the termination in the prescribed form and manner.

Effect of notice

(7) If a notice of termination is published in accordance with subsection (6) in respect of a contract, the date on which the contract was terminated is, for the purposes of this section, the date on which the notice was published or, if more than one notice is published in accordance with that subsection, the date on which the first of the notices was published.

Validity of termination

(8) Subsection (7) does not prevent a person from contesting the validity of a termination.

7 (1) Subsection 87.4 (5) of the Act, as enacted by section 31 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024*, is repealed and the following substituted:

Same

(5) Despite subsections (4) and 1.1 (2), if a project agreement referred to in subsection 1.1 (1) that was entered into before the day section 26 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* came into force is prescribed for the purposes of this subsection, section 26 of this Act, as it read before that day, continues to apply with respect to the project agreement and the applicable agreement between the special purpose entity and the contractor.

(2) Subsection 87.4 (6) of the Act, as enacted by section 31 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024*, is amended by striking out “section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024*” and substituting “section 6 of Schedule 2 to the *Fighting Delays, Building Faster Act, 2025*”.

8 (1) Clause 88 (1) (a) of the Act is amended by adding “other than the matters with respect to which the Minister may make regulations under subsection (2)” at the end.

(2) Subsection 88 (2) of the Act is repealed and the following substituted:

Minister’s regulations

(2) The Minister may make regulations,

- (a) prescribing project agreements for the purposes of subsection 87.4 (5);
- (b) providing for such transitional matters as the Minister considers necessary or advisable in connection with the implementation of amendments to this Act.

Building Ontario For You Act (Budget Measures), 2024

9 (1) Section 27 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* is repealed.

(2) Subsection 32 (6) of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* is repealed.

Commencement

10 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

(2) Sections 4 to 7 come into force on the later of the day section 26 of Schedule 4 to the *Building Ontario For You Act (Budget Measures), 2024* comes into force and the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

**SCHEDULE 3
DEVELOPMENT CHARGES ACT, 1997**

1 The *Development Charges Act, 1997* is amended by adding the following section:

Land acquisition class

Definition

5.3 (1) In this section,

“land acquisition class” means the class required by subsection 7 (3.1).

Provision does not apply

(2) Paragraph 4 of subsection 5 (1) does not apply in determining the estimate for the increase in the need for the land acquisition class.

Applicable restriction

(3) For the purposes of section 5, the estimate for the increase in the need for the land acquisition class shall not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the estimate is in relation to a service set out in paragraph 1, 2, 3, 4, 5, 7, 9 or 10 of subsection 2 (4).

2 (1) Subsection 7 (1) of the Act is amended by striking out “A development charge” at the beginning and substituting “Subject to subsection (3.1), a development charge”.

(2) Section 7 of the Act is amended by adding the following subsection:

Land acquisition

(3.1) A development charge by-law that imposes development charges in respect of capital costs described in paragraph 1 of subsection 5 (3) shall provide for a class consisting only of those capital costs, but that class is not required to include capital costs in respect of services described in paragraphs 6 and 6.1 of subsection 2 (4).

3 Section 10 of the Act is amended by adding the following subsection:

Copy to Minister

(5) The council shall give a copy of the background study to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request.

4 Section 13 of the Act is amended by adding the following subsection:

Copy to Minister

(5) The council shall give a copy of the by-law to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request.

5 Section 35 of the Act is amended by adding the following subsection:

Exception

(1.1) In addition to the uses permitted by subsection (1), the money in a reserve fund established for a service may be spent on the capital costs of that service described in paragraph 1 of subsection 5 (3) provided the costs are ones determined under paragraphs 2 to 7 of subsection 5 (1) that are not paid for with money in the reserve fund established for a class required by subsection 7 (3.1).

6 (1) Subsection 43 (1) of the Act is amended by striking out “such date as the council of the municipality may direct” and substituting “June 30 of the year”.

(2) Subsection 43 (3) of the Act is amended by striking out “on request” at the end and substituting “no later than July 15 of the year in which the statement was provided to the council”.

7 (1) Subsection 59 (1) of the Act is amended by striking out “to construct a service related to development” and substituting “to construct a work for the provision of a service related to development”.

(2) Subsection 59 (2) of the Act is amended,

(a) by striking out “A condition” at the beginning and substituting “Subject to subsection (2.5), a condition”; and

(b) by striking out “local services” wherever it appears and substituting in each case “works for the provision of local services”.

(3) Section 59 of the Act is amended by adding the following subsections:

Local service policy

(2.2) A municipality shall establish a local service policy for each service referred to in subsection 2 (4) in respect of which a by-law imposes a development charge and in respect of which some part of the service will be provided as a local service in accordance with subsection (2).

Same, required content

(2.3) The local service policy shall identify works or classes of works related to development that are intended to be works for the provision of local services.

Same, optional content

(2.4) The local service policy may identify,

- (a) works or classes of works related to development that are not intended to be works for the provision of local services; and
- (b) works or classes of works related to development of which only one or more parts of the works are intended to be works for the provision of local services.

Same, application of subs. (2)

(2.5) Subject to subsection (2.8), subsection (2) applies in respect of a work for the provision of a local service only to the extent the work is identified as being intended to be a work for the provision of a local service in the local service policy of the applicable municipality.

Same, exception

(2.6) Subsection (2.5) does not apply in respect of a work for the provision of a local service if the service is one in respect of which no development charge by-law in force in the municipality imposes a development charge.

Same, application

(2.7) Subsection (2.5) applies in respect of a municipality on the earlier of,

- (a) the day that is 18 months after the day subsection 7 (3) of Schedule 3 to the *Fighting Delays, Building Faster Act, 2025* comes into force; and
- (b) the day the municipality establishes the local service policy required by subsection (2.2).

Copy to Minister

(2.8) The municipality shall give a copy of the local service policy to the Minister of Municipal Affairs and Housing on request, by the deadline specified in the request.

Regular review of policy

(2.9) If a local service policy has been established in a municipality, the municipality shall ensure that a review of the policy is undertaken to determine the need for a revision of the policy.

Resolution re need for revision

(2.10) After conducting a review under subsection (2.9), the council shall pass a resolution declaring whether a revision to the local service policy is needed.

Timing of review

(2.11) A resolution under subsection (2.10) shall be passed at the time any development charge by-law is passed after the municipality has established a local service policy required by subsection (2.2).

Commencement

8 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 4
GO TRANSIT STATION FUNDING ACT, 2023

1 The *GO Transit Station Funding Act, 2023* is amended by adding the following sections:

Residential development, when charge may be payable

7.1 (1) Despite section 7, a transit station charge by-law may provide that a transit station charge in respect of any part of a development that consists of residential development shall be paid in full on the earlier of,

- (a) the day a permit is issued under the *Building Code Act, 1992* authorizing occupation of the building; and
- (b) the day the building is first occupied.

Financial security

(2) If a transit station charge by-law provides that a transit station charge shall be paid in accordance with subsection (1), the municipality that imposes the transit station charge may require the person required to pay the charge to provide an instrument to be used to secure the payment of the transit station charge, subject to any prescribed limitations.

Notice of occupation

(3) A person required to pay a transit station charge referred to in subsection (1) shall, unless the occupation of the building in respect of which the transit station charge is required is authorized by a permit under the *Building Code Act, 1992*, notify the municipality within five business days of the building first being occupied.

Determination of transit station charge at occupancy

7.2 The transit station charge referred to in section 7.1 is the transit station charge that would be determined under a transit station charge by-law on,

- (a) the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* or subsection 114 (5) of the *City of Toronto Act, 2006* was made in respect of the development that is the subject of the transit station charge;
- (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the transit station charge; or
- (c) if neither clause (a) nor clause (b) applies, the day the transit station charge would be payable in accordance with section 7 if section 7.1 did not apply.

Commencement

2 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 5 HIGHWAY TRAFFIC ACT

1 Subsection 1 (9) of the *Highway Traffic Act* is repealed.

2 Part I of the Act is amended by adding the following section:

Requirements for applicant

5.5 (1) The Minister may require, as a condition for considering an application for the issuance or renewal of, or any change to, a licence, permit or certificate under this Act, that the applicant, in addition to fulfilling any other requirement imposed under this or any other Act, provide evidence satisfactory to the Minister that,

- (a) the person is a resident of Ontario;
- (b) the person's presence in Canada is in accordance with the laws governing a person's legal presence in Canada; and
- (c) where the application is in relation to a prescribed class of driver's licence or prescribed class of motor vehicle, the person is legally able to work in Canada as a holder of that class of driver's licence and as a driver of that class of motor vehicle.

Regulations

(2) The Lieutenant Governor in Council may make regulations prescribing classes of drivers' licences and motor vehicles for the purposes of clause (1) (c).

3 The heading to Part XII.1 of the Act is repealed and the following substituted:

PART XII.1 ROADWAY CAPACITY

4 The definition of "adjacent infrastructure" in section 195.2 of the Act is amended by striking out "features" and substituting "measures".

5 Section 195.3 of the Act is repealed and the following substituted:

Prohibition re reduction of lanes

195.3 (1) Except as permitted by the regulations, a municipality shall not, by by-law or otherwise, reduce or permit a reduction in the number of marked lanes available for travel by motor vehicles on a highway or a portion of a highway under the municipality's jurisdiction and control for any of the following purposes:

- 1. A bicycle lane.
- 2. Any other prescribed purpose.

Transition

(2) Subsection (1) does not apply in respect of a purpose set out in that subsection if, on the day before the purpose is prohibited under subsection (1), a contract has already been awarded or entered into for the construction or installation of any thing, or the marking of a highway, in respect of a purpose described in subsection (1), or, if the construction, installation or marking is to be done by the municipality and not by any party under contract, such work has already commenced.

6 Section 195.9 of the Act is repealed and the following substituted:

Reimbursement

195.9 (1) If the Minister requested support or information from a municipality under subsection 195.8 (1) and the municipality provided such support or information, the Minister may reimburse the municipality for the reasonable costs it incurred in doing so.

No reimbursement or compensation

(2) For greater certainty, the Minister is not required to reimburse or compensate the municipality for any costs other than those described in subsection (1), including costs the municipality incurred to install the bicycle lanes.

Particulars

(3) To support its claim for reimbursement under subsection (1), the municipality may be required to provide the Ministry with the particulars of the costs it reasonably incurred to carry out the request made under subsection 195.8 (1).

7 Clause 195.10 (1) (b) of the Act is repealed.

8 Clauses 195.18 (1) (a), (b) and (c) of the Act are repealed and the following substituted:

- (a) governing when the prohibition set out in subsection 195.3 (1) does not apply, including,
 - (i) prescribing highways, parts of highways and areas to which the prohibition does not apply,

- (ii) providing that the prohibition does not apply in respect of a purpose set out in subsection 195.3 (1),
- (iii) prescribing any other circumstances in which the prohibition does not apply, and
- (iv) prescribing conditions, criteria or requirements that must be satisfied in relation to subclause (i), (ii) or (iii);
- (b) prescribing other purposes for the purposes of paragraph 2 of subsection 195.3 (1);
- (c) prescribing municipalities for the purposes of subsection 195.4 (1);
- (d) governing the information that may be required by the Minister under subsection 195.4 (1).

Commencement

9 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

**SCHEDULE 6
LOCAL ROADS BOARDS ACT**

1 Section 1 of the *Local Roads Boards Act* is amended by adding the following definition:

“Ministry” means the ministry of the Minister; (“ministère”)

2 The Act is amended by adding the following section:

Voluntary payments re tax-exempt lands

19.1 (1) If an owner of prescribed land in a local roads area wishes to make a payment to the relevant board to be spent for the purposes of carrying out work described in section 33, the owner may request approval from the Minister in respect of the amount.

Tax-exempt land

(2) Land shall not be prescribed for the purposes of subsection (1) unless it is land that is exempt from taxation in accordance with section 19.

Payment

(3) If an owner mentioned in subsection (1) receives the Minister’s approval, the owner may make the payment to the board.

Regulations

(4) The Minister may make regulations,

- (a) prescribing land for the purposes of subsection (1);
- (b) governing an approvals process for the purposes of subsection (1), which may include specifying criteria for the Minister to consider when determining whether to approve an amount.

3 Subsection 25 (1) of the Act is repealed and the following substituted:

Local Roads Tax Register

(1) The secretary-treasurer shall keep a register, to be known as the Local Roads Tax Register, in which the secretary-treasurer shall set down,

- (a) the name and address in full of every person in the local roads area assessed and taxed under this Act, a brief description of the land in respect of which such person is taxed, the amount of its assessment and taxation in each year, the amount of taxes paid from time to time and the balance of unpaid taxes, if any; and
- (b) the name and address in full of every person who has paid any amount under subsection 19.1 (3), a brief description of the land in respect of which such payment was made, the amount paid and the date on which payment was made.

4 Section 30 of the Act is repealed and the following substituted:

Remission to Minister

30 The secretary-treasurer shall remit to the Minister an amount equal to the total of,

- (a) the amount of the tax money received by the secretary-treasurer from the owners of land within the local roads area less the amount required to defray the incidental expenses and administrative costs of the secretary-treasurer and of the board; and
- (b) the amount of the money received by the secretary-treasurer under subsection 19.1 (3).

5 Section 38 of the Act is repealed.

Commencement

6 This Schedule comes into force the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

**SCHEDULE 7
MUNICIPAL ACT, 2001**

1 (1) Items 4b and 4d of the Table to section 11 of the *Municipal Act, 2001* are amended by striking out “Peel” under the heading “Upper-tier Municipality(ies) to which Part of Sphere Assigned”.

(2) Item 4f of the Table to section 11 of the Act is amended by adding “and Peel” after “except counties” under the heading “Upper-tier Municipality(ies) to which Part of Sphere Assigned”.

(3) Item 4h of the Table to section 11 of the Act is amended by striking out “Peel” under the heading “Upper-tier Municipality(ies) to which Part of Sphere Assigned”.

2 The Act is amended by adding the following section immediately after the heading “Public Utilities”:

Transfer of jurisdiction re The Regional Municipality of Peel

77 (1) The jurisdiction of The Regional Municipality of Peel over water and sewage public utilities is transferred to the City of Mississauga, the City of Brampton and the Town of Caledon within their geographic areas,

- (a) on the date prescribed by the Minister; or
- (b) if no date is prescribed before January 1, 2029, on that day.

No transfer to lower-tier municipality

(2) Despite section 189, The Regional Municipality of Peel shall not pass a by-law to transfer jurisdiction over water and sewage public utilities from the City of Mississauga, the City of Brampton or the Town of Caledon to The Regional Municipality of Peel.

Regulations

(3) The Minister may make regulations prescribing a date for the purposes of clause (1) (a).

Commencement

3 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

(2) Section 1 comes into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 8
ONTARIO WATER RESOURCES ACT

1 Subsection 53 (6.1) of the *Ontario Water Resources Act* is repealed and the following substituted:

Application of exception in subs. (6) (a)

- (6.1) Despite clause (6) (a), this section applies to sewage works described in that clause if,
- (a) the sewage works are not located wholly within the boundaries of the lot or parcel of land on which is located the facility, building or buildings served by the works;
 - (b) in the case of a single sewage works located on a lot or parcel of land, the sewage works has a design capacity in excess of 10,000 litres per day;
 - (c) in the case of more than one sewage works located on a lot or parcel of land that is not part of an agricultural operation,
 - (i) any of the sewage works has a design capacity in excess of 10,000 litres per day, or
 - (ii) the sewage works have, in total, a design capacity in excess of 10,000 litres per day; or
 - (d) in the case of more than one sewage works located on a lot or parcel of land that is part of an agricultural operation,
 - (i) any of the sewage works has a design capacity in excess of 10,000 litres per day,
 - (ii) the sewage works have, in total, a design capacity in excess of 50,000 litres per day, or
 - (iii) the sewage works serving facilities or buildings that are not used as dwellings by employees of the agricultural operation have, in total, a design capacity in excess of 10,000 litres per day.

Commencement

2 This Schedule comes into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 9
PHOTO CARD ACT, 2008

1 The *Photo Card Act, 2008* is amended by adding the following section:

Requirements for applicant

4 The Minister may require, as a condition for considering an application for the issuance or renewal of, or any change to, a photo card, that the applicant, in addition to fulfilling any other requirement imposed under this or any other Act, provide evidence satisfactory to the Minister that,

- (a) the person is a resident of Ontario; and
- (b) the person's presence in Canada is in accordance with the laws governing a person's legal presence in Canada.

2 Clause 23 (c) of the Act is repealed.

Commencement

3 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 10 PLANNING ACT

1 Section 3 of the *Planning Act* is amended by adding the following subsections:

Same, exception

(5.1) Despite clause (5) (a), a decision of the Minister, other than a part of a decision that applies to land in the Greenbelt Area, is not required to be consistent with the policy statements issued under subsection (1).

Same, retroactive effect

(5.2) For greater certainty, subsection (5.1) applies to decisions that were made before the day section 1 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* came into force and, for that purpose, references in subsection (5.1) to clause (5) (a) include references to the predecessors of that clause.

2 (1) Paragraph 4 of subsection 16 (18) of the Act is amended by striking out “Amends or revokes” at the beginning and substituting “Except as provided for in subsection (18.1), amends or revokes”.

(2) Section 16 of the Act is amended by adding the following subsection:

Same, exception

(18.1) Despite paragraph 4 of subsection (18), an order under subsection 17 (9) does apply to an amendment to an official plan if,

- (a) the only policies described in subsection (15) or (16) that are amended or revoked by the amendment are policies that identify the authorized uses of land, buildings or structures in the protected major transit station area; and
- (b) residential use would be authorized on all of the land subject to the amendment that is within the protected major transit station area if the amendment came into effect as adopted.

3 (1) Subsection 28 (2) of the Act is amended by striking out “or in a prescribed upper-tier municipality”.

(2) Section 28 of the Act is amended by adding the following subsection:

Same, upper-tier municipality

(2.1) The council of an upper-tier municipality may, by by-law, designate the whole or part of any area within the upper-tier municipality as a community improvement project area.

(3) Subsection 28 (3) of the Act is amended by adding “or (2.1)” after “subsection (2)”.

(4) Subsection 28 (4) of the Act is amended by adding “or (2.1)” after “subsection (2)”.

(5) Subsection 28 (7.2) of the Act is amended by striking out “but only if the official plan of the municipality making the grant or loan contains provisions relating to the making of such grants or loans” at the end.

(6) Section 28 of the Act is amended by adding the following subsection:

Revival of community improvement project area and community improvement plan

(14) If an upper-tier municipality without planning responsibility had passed by-laws that designated a community improvement project area under subsection (2) and adopted a community improvement plan under subsection (4) and both of those by-laws were in effect as of the day before the municipality became an upper-tier municipality without planning responsibility, those by-laws are deemed to be in effect on the day subsection 3 (6) of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* comes into force and may be amended or repealed in accordance with this section.

4 (1) Section 34 of the Act is amended by adding the following subsections:

Provision re minimum standards

(1.3.1) A minimum standard that is found in a zoning by-law passed under this section may be reduced by the prescribed percentage of the minimum standard, if the type of minimum standard is prescribed.

Same

(1.3.2) Subsection (1.3.1) does not apply to a minimum setback distance.

Provision re maximum standards

(1.3.3) A maximum standard that is found in a zoning by-law passed under this section may be increased by the prescribed percentage of the maximum standard, if the type of maximum standard is prescribed.

(2) Subsection 34 (1.5) of the Act is amended by striking out “Subsection (1.4) does not apply” at the beginning and substituting “Subsections (1.3.1), (1.3.3) and (1.4) do not apply”.

(3) Section 34 of the Act is amended by adding the following subsection:

Same, transition

(1.5.1) Despite any subsequent changes to a minimum or maximum standard as a result of any changes to a percentage prescribed for the purposes of subsection (1.3.1) or (1.3.3), the minimum or maximum standard, as the case may be, in respect of a building, structure or parcel of land shall be determined in accordance with the following:

1. In the case of a building or structure, or parcel of land on which a building or structure is located, for which a permit was required under subsection 8 (1) of the *Building Code Act, 1992*, the minimum or maximum standard in respect of the building, structure or parcel of land is the minimum or maximum standard on the day a permit was issued under subsection 8 (2) of that Act where the permit was not revoked under subsection 8 (10) of that Act.
2. In all other cases, the minimum or maximum standard in respect of a building, structure or parcel of land is the minimum or maximum standard on the day the lawful use of the building, structure or parcel of land was established.

5 (1) Section 47 of the Act is amended by adding the following subsections:**Non-application of Legislation Act, 2006, Part III**

(1.0.0.1) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order made under subsection (1) on or after the day subsection 5 (1) of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* comes into effect.

Same, exception

(1.0.0.2) Subsection (1.0.0.1) does not apply to an order to amend or revoke an order that was made under subsection (1) before the day subsection 5 (1) of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* came into effect.

Publication

(1.0.0.3) An order made under subsection (1) on or after the day subsection 5 (1) of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* comes into effect shall be published on a website of the government of Ontario.

(2) Subsections 47 (1.1) to (1.3) of the Act are repealed.**(3) Section 47 of the Act is amended by adding the following subsection:****Delegate of municipality**

(4.3.1) A municipality's authority to enter into agreements referred to in clause (4.3) (b) may be delegated to an officer, employee or agent of the municipality who has been appointed for the purposes of subsection 41 (4) of this Act or subsection 114 (5) of the *City of Toronto Act, 2006*.

(4) Subsection 47 (4.6) of the Act is amended by striking out "or" at end of clause (a), by adding "or" at the end of clause (b) and by adding the following clause:

- (c) specify timelines for entering into an agreement required under clause (4.3) (b) and for the resolution of matters required by such an agreement.

(5) Section 47 of the Act is amended by adding the following subsections:**Agreement not satisfied**

(4.9.1) If the Minister is of the opinion that any part of an agreement entered into under clause (4.3) (b) has not been satisfied, the Minister may make an order,

- (a) deeming one or more terms or conditions of the agreement to be satisfied, or to be of no force and effect, as the case may be; or
- (b) requiring either the owner of land or a municipality to make a motion for directions to have the Tribunal determine a dispute about any part of the agreement.

Final determination

(4.9.2) The Tribunal's determination under clause (4.9.1) (b) is not subject to appeal or review.

(6) Subsection 47 (4.10) of the Act is amended by adding "or an order made by the Minister under subsection (4.9.1)" at the end.**6 Paragraph 22 of subsection 70.1 (1) of the Act is repealed.****Legislation Act, 2006****7 Subsection 80.1 (2) of the Legislation Act, 2006 is repealed and the following substituted:****Exception**

(2) Subsection (1) does not apply in respect of an order to amend or revoke an order that was made under section 17 of the *Ontario Planning and Development Act, 1994*, section 47 of the *Planning Act* or a predecessor of either of those sections, before the day section 7 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* came into effect.

Ontario Planning and Development Act, 1994

8 Section 17 of the *Ontario Planning and Development Act, 1994* is amended by adding the following subsections:

Non-application of *Legislation Act, 2006*, Part III

(1.1) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order made under subsection (1) on or after the day section 8 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* comes into effect.

Same, exception

(1.2) Subsection (1.1) does not apply to an order to amend or revoke an order that was made under subsection (1) before the day section 8 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* came into effect.

Publication

(1.3) An order made under subsection (1) on or after the day section 8 of Schedule 10 to the *Fighting Delays, Building Faster Act, 2025* comes into effect shall be published on a website of the Government of Ontario.

Revocation

9 Ontario Regulation 221/07 (Community Improvement Plans – Prescribed Upper-Tier Municipalities) made under the Act is revoked.

Commencement

10 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 11
PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT

1 The *Public Transportation and Highway Improvement Act* is amended by adding the following section:

No expropriation or injurious affection

96 (1) Nothing referred to in subsection (2) constitutes, and is deemed never to have constituted, an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Same

(2) Subsection (1) applies in respect of,

- (a) the exercise of the power conferred by section 6;
- (b) the making of a designation under subsection 7 (1), 36 (1) or 40 (1);
- (c) the authorization of a person under subsection 30 (8) and any subsequent authorized action of the person;
- (d) a prohibition or restriction of the activities described in subsection 34 (2), the making of a direction under subsection 34 (3), (6) or (8) and the authorization of a person under subsection 34 (9) or (11) and any subsequent authorized action of the person, in relation to the King's Highway;
- (e) a prohibition or restriction of the activities described in subsection 38 (2), the making of a direction under subsection 38 (5) or (7) and the authorization of a person under subsection 38 (8) and any subsequent authorized action of the person, in relation to a controlled access highway; and
- (f) the refusal to issue a permit, the cancellation of a permit or the imposition of a term or condition on a permit under subsection 34 (16) or 38 (11).

2 Subsection 112 (1) of the Act is amended by striking out “for a warrant in the Form under this Act” and substituting “for a warrant in a form approved by the Minister”.

3 Section 117 of the Act is repealed and the following substituted:

Standards

Regulations

117 (1) The Minister may make regulations,

- (a) establishing standards for,
 - (i) the planning, design, construction, maintenance, management and operation of highways and bridges and related structures and works,
 - (ii) the construction, maintenance and operation of rapid transit and public transportation systems,
 - (iii) the safety and mobility of people and goods,
 - (iv) the measurement and assessment of technical standards in connection with a matter described in subclause (i), (ii) or (iii);
- (b) providing for and governing the non-application of a standard established under subclause (a) (i) in respect of specified highways, bridges, structures or works, including,
 - (i) establishing a process for requesting that a standard not apply, and
 - (ii) governing the approval of such requests, including authorizing the Minister to,
 - (A) determine whether an approval should be issued, and
 - (B) impose conditions and restrictions on approvals,
 - (iii) governing the determination of whether to issue an approval, which may include establishing criteria that must be met,
 - (iv) requiring notice of an approval to be given;
- (c) governing contracts in respect of the planning, design, construction, maintenance, management and operation of highways and bridges and related structures and works, including,
 - (i) deeming certain terms or conditions to be included in the contracts,
 - (ii) requiring the contracts or the parties to each contract to include certain terms or conditions specified in the regulations,

- (iii) prohibiting the contracts or the parties to each contract from including certain terms or conditions specified in the regulations, and
- (iv) specifying remedies for the parties resulting from non-compliance;
- (d) requiring reports to be published or submitted to the Ministry in respect of activities described in clause (a) and specifying the content, format and frequency of such reports;
- (e) authorizing the Minister to publish information in respect of reports required under clause (d).

Minister may require technical advice

(2) Before or after a standard is established under clause (1) (a), the Minister may require persons with technical expertise or industry experience with an activity described in clause (1) (a), municipalities, local boards and other stakeholders to provide information and advice regarding the standard or proposed standard.

4 The Form at the end of the Act is repealed.

Commencement

5 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

**SCHEDULE 12
RESIDENTIAL TENANCIES ACT, 2006**

1 Subsection 43 (1) of the *Residential Tenancies Act, 2006* is amended by striking out the portion before clause (a) and substituting the following:

Notice of termination

(1) Where this Act permits a landlord or tenant to give a notice of termination, the notice shall be in a form approved by the Board, unless the form of the notice is prescribed in which case the notice shall be in the prescribed form, and shall,

.

2 (1) Section 48.1 of the Act is amended by adding “Subject to subsection (2)” at the beginning.

(2) Section 48.1 of the Act is amended by adding the following subsection:

Same

(2) The requirement to compensate a tenant or to offer the tenant another rental unit under subsection (1) does not apply if a landlord gives notice to a tenant under section 48 that meets the following criteria:

1. The notice is given on or after the day subsection 2 (2) of Schedule 12 to the *Fighting Delays, Building Faster Act, 2025* comes into force.
2. The date for termination specified in the notice is at least 120 days after the notice is given.
3. The date for termination specified in the notice is the day a period of the tenancy ends or, where the tenancy is for a fixed term, the end of the term.

3 Section 58 of the Act is amended by adding the following subsection:

Persistent late payment

(1.1) For the purposes of paragraph 1 of subsection (1), what constitutes a persistent failure to pay rent on the date it becomes due and payable shall be determined in accordance with the regulations, if any.

4 Subsection 59 (1) of the Act is repealed and the following substituted:

Non-payment of rent

(1) If a tenant fails to pay rent lawfully owing under a tenancy agreement, the landlord may give the tenant notice of termination of the tenancy effective not earlier than the 7th day after the notice is given.

5 Clause 77 (8) (b) of the Act is repealed and the following substituted:

- (b) make an order setting aside the order under subsection (4), if the prescribed circumstances, conditions or tests have been satisfied; or

6 (1) Subsection 82 (1) of the Act is repealed and the following substituted:

Tenant issues

(1) At a hearing of an application by a landlord under section 69 for an order terminating a tenancy and evicting a tenant based on a notice of termination under section 59, the Board shall permit the tenant to raise any issue that could be the subject of an application made by the tenant under this Act if the tenant complies with the requirements set out in subsection (2).

(2) Subsection 82 (2) of the Act is amended by adding the following paragraphs:

4. Unless the regulations provide otherwise, the tenant shall pay the following amounts to the landlord or, if the regulations so provide, into the Board:
 - i. Half of any rent arrears that were claimed in the application when it was filed.
 - ii. Such other amounts as may be prescribed.
5. The amounts specified in paragraph 4 shall be paid before the hearing and in accordance with any prescribed timelines.

(3) Subsection 82 (4) of the Act is repealed and the following substituted:

Transition

(4) Subsection (1), as it read immediately before the day subsection 6 (1) of Schedule 12 to the *Fighting Delays, Building Faster Act, 2025* came into force, continues to apply to any application described in subsection (1) that was made before that day and has not been finally determined before that day, even if the hearing of the application is on or after that day.

(4) Section 82 of the Act is amended by adding the following subsection:

Same

(5) Subsection (2), as it read the day before day subsection 6 (2) of Schedule 12 to the *Fighting Delays, Building Faster Act, 2025* came into force, continues to apply to any application described in subsection (1) that was made before that day and has not been finally determined before that day, even if the hearing of the application is on or after that day.

7 Clause 83 (1) (b) of the Act is amended by adding “subject to any prescribed limitations or conditions” at the beginning.

8 Section 94.2 of the Act is amended by adding the following subsection:

Persistent late payment

(2.1) For the purposes of paragraph 1 of subsection (1), what constitutes a persistent failure to pay the regular monthly housing charges on the date they became due and payable shall be determined in accordance with the regulations, if any.

9 Clause 94.10 (8) (b) of the Act is repealed and the following substituted:

- (b) make an order setting aside the order under subsection (4), if the prescribed circumstances, conditions or tests have been satisfied; or

10 Clause 94.12 (1) (b) of the Act is amended by adding “subject to any prescribed limitations or conditions” at the beginning.

11 Subsection 209 (2) of the Act is repealed and the following substituted:

Power to review

(2) The power of the Board to review all or part of its decision or order under section 21.2 of the *Statutory Powers Procedure Act* is subject to any prescribed limitations or conditions.

Timing of review

(3) A request to review all or part of a decision or order of the Board shall be submitted within 15 days of the issuance of the decision or order, unless the Board considers it just and appropriate in the circumstances to extend the time to request the review.

Transition

(4) Subsection (3) applies only to a decision or order that is made on or after the day section 11 of Schedule 12 to the *Fighting Delays, Building Faster Act, 2025* comes into force.

12 (1) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.0.2 prescribing rules and guidelines for determining what constitutes a persistent failure to pay rent on the date it becomes due and payable for the purposes of paragraph 1 of subsection 58 (1.1);

(2) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.0.3 prescribing circumstances, conditions or tests for the purposes of clause 77 (8) (b);

(3) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.0.4 for the purposes of subsection 82 (2),

- i. prescribing the circumstances in which paragraph 4 does not apply,
- ii. prescribing the circumstances in which the tenant is permitted or required to provide payments described in paragraph 4 into the Board, including providing that the Board may make an order permitting or requiring the tenant to make such payments into the Board,
- iii. prescribing additional amounts for the purposes of subparagraph 4 ii, and
- iv. prescribing timelines for the purposes of paragraph 5.

(4) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.0.5 prescribing limitations or conditions for the purposes of clause 83 (1) (b), including setting out factors that the Board must consider in determining whether to exercise its power under that clause;

(5) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.2 prescribing rules and guidelines for determining what constitutes a persistent failure to pay the regular monthly housing charges on the date they became due and payable for the purposes of paragraph 1 of subsection 94.2 (1);

(6) Subsection 241 (1) of the Act is amended by adding the following paragraph:

13.3 prescribing limitations or conditions for the purposes of clause 94.12 (1) (b), including setting out factors that the Board must consider in determining whether to exercise its power under that clause;

13 Subsection 241.1 (1) of the Act is amended by adding the following paragraphs:

3.0.1 prescribing forms of notices for the purposes of subsection 43 (1);

.

3.3 prescribing limitations or conditions for the purposes of subsection 209 (2), including setting out factors that the Board must consider before it decides whether to conduct a review;

14 The Act is amended by adding the following section:

Transition regulations, *Fighting Delays, Building Faster Act, 2025*

241.5 (1) The Lieutenant Governor in Council may make regulations governing transitional matters that, in the opinion of the Lieutenant Governor in Council, are necessary or advisable to deal with issues arising out of the amendments to this Act made by Schedule 12 to the *Fighting Delays, Building Faster Act, 2025*.

Same

(2) A regulation made under subsection (1) may,

- (a) provide that, despite the coming into force of a provision of this Act as enacted by Schedule 12 to the *Fighting Delays, Building Faster Act, 2025*, the provision does not take effect in all or part of the province until the date specified in the regulation;
- (b) provide that a provision of this Act, as it reads immediately before the commencement date of its amendment, repeal or re-enactment by Schedule 12 to the *Fighting Delays, Building Faster Act, 2025*, continues to apply, for a specified period of time and with necessary modifications, to specified things or in specified circumstances;
- (c) govern the application of provisions of this Act to proceedings before a court or the Board in which a claim is made relating to amendments to this Act made by Schedule 12 to the *Fighting Delays, Building Faster Act, 2025* and which were commenced before the commencement date of the amendment.

Commencement

15 This Schedule comes into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 13
TORONTO WATERFRONT REVITALIZATION CORPORATION ACT, 2002

1 Subsection 5 (8) of the *Toronto Waterfront Revitalization Corporation Act, 2002* is repealed.

2 (1) Subsection 13 (1) of the Act is amended by striking out “on or after the 20th anniversary of the date on which section 2 comes into force” and substituting “on or promptly after May 15, 2035”.

(2) Clause 13 (2) (a) of the Act is amended by striking out “if the Lieutenant Governor in Council” at the beginning and substituting “if, no later than January 31, 2031, the provincial government”.

(3) Clause 13 (2) (b) of the Act is amended by striking out “at least three months before the 20th anniversary of the date on which section 2 came into force” and substituting “on or before July 15, 2032”.

(4) Clause 13 (2) (c) of the Act is amended by,

(a) striking out “the person undertaking”; and

(b) striking out “the 25th anniversary of the date on which section 2 came into force” at the end and substituting “May 15, 2040”.

(5) Subsection 13 (3) of the Act is amended by striking out “promptly after the 25th anniversary of the date on which section 2 comes into force” at the end and substituting “on or promptly after May 15, 2040”.

(6) Section 13 of the Act is amended by adding the following subsections:

Timing

(3.1) If an order under subsection (1) is issued on a day that is after May 15, 2033, the board of directors shall wind up the affairs of the Corporation no later than the day that is two years after the day the order is issued.

Consultation

(3.2) The provincial government shall consult with the federal government and city council before the Lieutenant Governor in Council issues an order under subsection (1) or (3).

.

Dissolve Corporation

(7) When the winding up of the Corporation is complete, the Lieutenant Governor in Council may, by order, dissolve the Corporation as of the date specified in the order.

3 Section 16 of the Act is repealed.

Commencement

4 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 14
TOWING AND STORAGE SAFETY AND ENFORCEMENT ACT, 2021

1 Section 28 of the *Towing and Storage Safety and Enforcement Act, 2021* is amended by adding the following subsection:

Exception

(3.1) Subsection (3) does not apply in respect of a service if a regulation prescribes the maximum amount that may be charged for the service.

Commencement

2 This Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

SCHEDULE 15
TRANSIT-ORIENTED COMMUNITIES ACT, 2020

1 (1) The *Transit-Oriented Communities Act, 2020* is amended by adding the following section:

Advisory Panel

2.1 (1) The Minister may establish an advisory panel to be known as the “Transit-Oriented Communities Advisory Panel” in English and “Comité consultatif pour l’aménagement axé sur les transports en commun” in French.

Appointment of members

(2) The Minister may appoint up to four members to the Advisory Panel and may appoint a chair from among them.

Duties of Advisory Panel

(3) The Advisory Panel shall,

- (a) advise and make recommendations to the Minister in respect of such matters as the Minister directs related to infrastructure, transit-oriented community projects, land designated under subsection 2 (1) as transit-oriented community land and other related matters; and
- (b) perform any other function that the Minister specifies.

Remuneration and expenses

(4) The Lieutenant Governor in Council may determine the remuneration and expenses of any person appointed to the Advisory Panel.

(2) Section 2.1 of the Act is repealed.

2 The Act is amended by adding the following sections:

Order, transit-oriented community land

4.2 (1) The Minister may, by order, require an owner of land designated under subsection 2 (1) as transit-oriented community land to enter into an agreement with a municipality addressing any matters that the Minister considers necessary for the appropriate development of the transit-oriented community land.

Notice to municipality and owner

(2) If, under subsection (1), the Minister requires an owner of land to enter into an agreement with a municipality, the Minister shall inform the municipality and the owner in writing of the matters that the agreement must address and of specific terms that must be included in the agreement.

Effect of non-compliance

(3) A provision of an agreement between a municipality and an owner of land designated under subsection 2 (1) as transit-oriented community land is of no effect to the extent that it does not comply with an order made by the Minister under subsection (1).

Non-application of *Legislation Act, 2006*, Part III

(4) Part III (Regulations) of the *Legislation Act, 2006* does not apply to an order made by the Minister under subsection (1).

Report to Minister

4.3 (1) If any land within a municipality has been designated under subsection 2 (1) as transit-oriented community land, the municipality shall designate a municipal officer or employee to give to the Minister such information as the Minister requests with respect to the implementation of transit-oriented community projects that are located on the transit-oriented community land or the status of any other matters respecting the transit-oriented community land.

Same

(2) The information shall be given to the Minister at the times and in the form requested by the Minister.

Confidential or sensitive information

(3) The Minister may require the information to be delivered in such a manner as to preserve the confidentiality and security of the information.

Commencement

3 (1) Except as otherwise provided in this section, this Schedule comes into force on the day the *Fighting Delays, Building Faster Act, 2025* receives Royal Assent.

(2) Subsection 1 (2) comes into force on a day to be named by order of the Lieutenant Governor in Council.

SCHEDULE 16
WATER AND WASTEWATER PUBLIC CORPORATIONS ACT, 2025

Definitions

1 In this Act,

“Minister” means the Minister of Municipal Affairs and Housing or any other member of the Executive Council to whom responsibility for the administration of this Act is assigned or transferred under the *Executive Council Act*; (“ministre”)

“water and sewage services” means, subject to the regulations,

(a) a system that is used to provide any of the following services or things for the public:

(i) water, and

(ii) sewage, as defined in subsection 1 (1) of the *Municipal Act, 2001*, and

(b) the service or thing that is provided; (“services d’eau et d’égout”)

“water and wastewater public corporation” means a corporation designated under subsection 2 (1). (“société publique de gestion de l’eau et des eaux usées”)

Designation of water and wastewater public corporations

2 (1) The Minister may, by regulation, designate a corporation as a water and wastewater public corporation to provide water and sewage services on behalf of the lower-tier municipalities that are prescribed by the regulations.

Same

(2) A corporation may be designated for the purposes of subsection (1) only if the corporation is incorporated under the *Business Corporations Act*.

Water and sewage services

3 Once a water and wastewater public corporation has been designated for particular lower-tier municipalities, the municipalities shall provide water and sewage services only through that water and wastewater public corporation as of the date prescribed by the regulations.

Duties

4 (1) The duties of a water and wastewater public corporation are,

- (a) to ensure the safe, reliable and sustainable provision of water and sewage services in accordance with applicable legislation;
- (b) to plan, manage, maintain and invest in water and sewage infrastructure to serve the needs of existing and future users, in a manner that prudently accelerates growth and protects public health and the environment;
- (c) to provide safe, reliable and sustainable water and sewage services;
- (d) to establish rates for the provision of water and sewage services;
- (e) to comply with any requirements prescribed by the regulations; and
- (f) such other duties as may be prescribed by the regulations.

Reports

(2) A water and wastewater public corporation shall submit to the Minister an annual report, including audited financial statements and such other reports and information as may be prescribed by the regulations and shall, if required by the Minister to do so, examine, report and advise on any question respecting water and sewage services.

Powers of a water and wastewater public corporation

5 Without limiting the capacity, rights, powers and privileges of a corporation under the *Business Corporations Act*, a water and wastewater public corporation shall have the following powers:

- 1. Subject to the regulations, if any, imposing and collecting fees or charges.
- 2. Such other powers as may be prescribed by the regulations.

Debt

6 (1) Fees or charges imposed on a person by a water and wastewater public corporation constitute a debt of the person to the corporation.

Amount owing added to the tax roll

(2) The treasurer of a lower-tier municipality shall, on the request of a water and wastewater public corporation, add fees or charges imposed by the water and wastewater public corporation that remain unpaid after they become payable, including any interest payable, to the tax roll of the property to which water and sewage services were provided and collect them in the same manner as taxes.

Request by corporation

(3) The regulations may specify requirements in relation to requests made by a water and wastewater public corporation under this section.

Rate plan, etc.

7 (1) If the regulations so provide, a waste and wastewater public corporation shall submit to the Minister a rate plan for fees or charges specified in the regulations and any other plans prescribed by the regulations.

Same

(2) The rate plan shall establish the rates to be applied in determining the fees or charges to be imposed and collected.

Submission of plans

(3) Subject to the regulations, the Minister may consider any of the plans submitted by the water and wastewater public corporation under subsection (1) and may,

- (a) require the corporation to amend and resubmit the plan;
- (b) approve the plan that has been submitted or resubmitted by the corporation; or
- (c) refuse to approve the plan.

Refusal to approve the rate plan

(4) If the Minister refuses to approve the plan,

- (a) in the case of a rate plan, the rates of the plan shall be established in accordance with the regulations; or
- (b) in the case of any other plan, the plan shall be prepared in accordance with the regulations.

Plan deemed approved

(5) If the Minister has not taken any of the steps described in clauses (3) (a) to (c) within the time period prescribed by the regulations, the plan is deemed to be approved.

Board of directors of a water and wastewater public corporation

8 (1) The nomination, appointment, election, resignation or removal of the members of the board of directors, including the chair of the board, and the composition of the board of directors of a water and wastewater public corporation are subject to the regulations, if any.

Directors, officers and shareholders to comply with regulations

(2) The directors, officers and shareholders of a water and wastewater public corporation shall comply with the regulations and enter into such agreements as required by the regulations.

Issuance of shares

9 The shares and dividends, if any, of a water and wastewater public corporation shall be issued in accordance with the regulations.

Transfer by-laws

10 (1) The council of a municipality prescribed by the regulations shall, by the date specified in the regulations, make by-laws transferring employees, assets, liabilities, rights and obligations of the municipality, or other body through which the municipality provides water and sewage services, to a water and wastewater public corporation for the purpose of providing water and sewage services.

Same, regulations

(2) The regulations may specify requirements for a transfer by-law made under subsection (1).

Binding on all persons

(3) Despite any general or special Act or any rule of law, including an Act or rule of law that requires notice or registration of transfers, a transfer by-law is binding on the transferee, the transferor and all other persons.

No consent required

(4) A transfer by-law does not require the consent of the transferor, the transferee or any other person.

Co-operation by municipalities, access to information

11 A member of a council of a municipality, an employee or agent of a municipality or a member, employee or agent of a local board of a municipality shall,

- (a) co-operate with the Minister, any person appointed by the Minister or any entity determined by the Minister; and
- (b) on request, provide to the Minister, a person appointed by the Minister or an entity determined by the Minister an existing record or a new record created by the municipality, even if the record includes privileged or confidential information.

Not a Crown agent

12 A water and wastewater public corporation is not an agent of the Crown and is not an administrative unit of the Government of Ontario.

Assistance to water and wastewater public corporation

13 Despite section 106 of the *Municipal Act, 2001*, a municipality may provide the types of assistance described in that section to a water and wastewater public corporation.

Water and wastewater public corporation as local board

14 A water and wastewater public corporation is not a local board except for the purposes prescribed by the regulations.

Conflict with other Acts

15 In the event of a conflict between this Act or a regulation made under it and the *Business Corporations Act* or a regulation made under that Act, or a provision in any other Act or in a regulation made under any other Act respecting corporations, the transfer of assets, liabilities, rights or obligations or water and sewage services, this Act or the regulation made under it prevails to the extent of the conflict.

Immunity from liability

16 (1) No cause of action arises against a person set out in subsection (2) as a direct or indirect result of,

- (a) the enactment, amendment or repeal of any provision of this Act;
- (b) the making, amendment or revocation of any provision of a regulation made under this Act;
- (c) the passage, amendment or repeal of any provision of a by-law made under section 10; or
- (d) anything done or not done in accordance with any provisions referred to in clause (a), any regulations referred to in clause (b) or any by-laws referred to in clause (c).

Persons referred to

(2) The persons referred to in subsection (1) are,

- (a) the Crown or any current or former member of the Executive Council or employee, officer or agent of or advisor to the Crown; or
- (b) any municipality that is prescribed for the purposes of section 2 or 10, or any current or former member of the council of such municipality, or employee, officer or agent of or advisor to such municipality.

No remedy

(3) Except as otherwise provided under this Act, no costs, compensation or damages, including for loss of revenue or profit or any other alleged loss, whether direct or indirect, are owing or payable to any person by a person referred to in subsection (1), and no remedy, including a remedy in contract, restitution, tort, a remedy for misfeasance, bad faith, or a breach of trust or fiduciary obligation, any equitable remedy or any remedy under any statute, including the *Business Corporations Act*, is available to any person against any person referred to in subsection (1) in connection with anything referred to in that subsection.

Proceedings barred

(4) No proceeding that is directly or indirectly based on or related to anything referred to in subsection (1) may be brought or maintained against any person referred to in that subsection.

Application

(5) Subsections (3) and (4) do not apply with respect to an application for judicial review or a claim for constitutional remedy, but do apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief or the enforcement of a judgment, order or award made outside Ontario.

No costs awarded

(6) No costs shall be awarded against any person in respect of a proceeding that cannot be brought or maintained under subsection (4).

No expropriation or injurious affection

(7) Nothing referred to in subsection (1) constitutes an expropriation or injurious affection for the purposes of the *Expropriations Act* or otherwise at law.

Proceedings by Crown not prevented

(8) This section does not apply with respect to proceedings brought by the Crown.

Crown liability**No personal liability**

17 (1) No cause of action arises against any current or former member of the Executive Council or any officer, employee or agent of the Crown for any act done in good faith in the exercise or performance, or intended exercise or performance, of the person's powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of those powers, duties or functions.

Crown remains vicariously liable

(2) Despite subsection 8 (3) of the *Crown Liability and Proceedings Act, 2019*, subsection (1) of this section does not relieve the Crown of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in subsection (1).

No liability for acts or omissions of others

(3) No cause of action arises against the Crown or any person specified in subsection (1) for an act or omission of a person other than the Crown or a person specified in that subsection, if the act or omission is related, directly or indirectly, to the exercise or performance, or intended exercise or performance, of a power, duty or function under this Act.

Proceedings by Crown not prevented

(4) This section does not apply with respect to proceedings brought by the Crown.

Water and wastewater public corporation liability**No personal liability**

18 (1) No cause of action arises against any current or former director, officer or employee of any water and wastewater public corporation for any act done in good faith in the exercise or performance, or intended exercise or performance, of the person's powers, duties or functions under this Act or for any alleged neglect, default or other omission in the exercise or performance in good faith of those powers, duties or functions.

Water and wastewater public corporation vicariously liable

(2) Subsection (1) does not relieve a water and wastewater public corporation of liability to which it would otherwise be subject as a result of the acts or omissions of a person specified in subsection (1).

Proceedings by Crown not prevented

(3) This section does not apply with respect to proceedings brought by the Crown.

Proceedings barred

19 (1) No proceeding shall be commenced,

- (a) against any person specified in subsection 17 (1) in respect of a matter referred to in that subsection;
- (b) against the Crown or any person specified in subsection 17 (1) in respect of a matter referred to in subsection 17 (3); or
- (c) against any person specified in subsection 18 (1) in respect of a matter referred to in that subsection.

Same

(2) Subsection (1) does not apply with respect to an application for judicial review or a claim for constitutional remedy, but does apply with respect to any other court, administrative or arbitral proceeding claiming any remedy or relief, including specific performance, an injunction, declaratory relief, a remedy in contract, restitution, unjust enrichment or tort, a remedy for breach of trust or fiduciary obligation or any equitable remedy, enforcement of a judgment, order or award made outside Ontario or any form of compensation or damages including loss of revenue or profit.

Proceedings by Crown not prevented

(3) This section does not apply with respect to proceedings brought by the Crown.

Regulations: transfer of ownership and operation

20 (1) The Minister may make regulations which, in the opinion of the Minister, are necessary or desirable to provide for, govern or facilitate the transfer of the ownership and operation of water and sewage services to a water and wastewater public

corporation, including the transfer of employees, assets, liabilities, rights and obligations from a municipality, or other body through which the municipality provides water and sewage services, to a water and wastewater public corporation.

Regulations: general

- (2) Without limiting the generality of subsection (1), the Minister may make regulations,
- (a) providing that part of a system or specified services or things are excluded from the definition of “water and sewage services” for the purposes of this Act;
 - (b) prescribing lower-tier municipalities for the purposes of subsection 2 (1);
 - (c) prescribing a date for the purposes of section 3;
 - (d) prescribing requirements for the purposes of clause 4 (1) (e);
 - (e) prescribing other duties for the purposes of clause 4 (1) (f);
 - (f) prescribing reports and information for the purposes of subsection 4 (2), including the content of the reports, whether the reports must be made available to the public and the time and manner in which they must be provided;
 - (g) prescribing other powers for the purposes of section 5;
 - (h) specifying requirements for the purposes of section 6 (3);
 - (i) prescribing municipalities and specifying a date for the purposes of subsection 10 (1);
 - (j) specifying requirements for the purposes of subsection 10 (2);
 - (k) prescribing purposes for the purposes of section 14;
 - (l) governing water and wastewater public corporations, including,
 - (i) imposing requirements, conditions, restrictions and limitations on the corporations and their shareholders, directors and officers,
 - (ii) governing the election, nomination, appointment, resignation or removal of the members of the board of directors, including the chair of the board, of a water and wastewater public corporation, including requirements respecting conflicts of interest, the independence and competencies of directors, the composition of the board of directors and the board’s quorum,
 - (iii) governing the proceedings of the meetings of shareholders and directors, including the quorum of shareholders, and
 - (iv) requiring a water and wastewater public corporation and its shareholders to enter into agreements, prescribing the content of the agreements and requiring the corporation to modify, terminate or suspend the agreements;
 - (m) governing the transfer, issuance, redemption or purchase of shares and dividends of a water and wastewater public corporation, including,
 - (i) determining the number, classes and series of shares of a water and wastewater public corporation and their rights, privileges, conditions and restrictions, and prescribing their initial issuance and subsequent issuances,
 - (ii) determining the consideration received in an exchange for shares in a water and wastewater public corporation, and
 - (iii) prescribing a formula for the redistribution, redemption or purchase of the shares of a water and wastewater public corporation and specifying a frequency of such redistribution, redemption or purchase and the manner in which it is to be conducted;
 - (n) governing the amalgamation, continuance, winding up and dissolution of a water and wastewater public corporation or other changes affecting the organization, reorganization, structure, assets or undertakings of the corporation, including any acts or transactions that require the approval of shareholders;
 - (o) imposing conditions and limitations on the power of a water and wastewater public corporation to invest money or to incur debt, whether by borrowing money or in any other way;
 - (p) prescribing provisions of Acts and regulations that do not apply to the Minister, a municipality, a transfer by-law made under section 10, a water or wastewater public corporation or the corporation’s shareholders, directors, officers or employees or that apply to such persons with necessary modifications.

Rolling incorporation by reference

- (3) A regulation made under clause (2) (l) that incorporates another document by reference may provide that the reference to the document includes amendments made to the document from time to time.

Application to existing agreements

(4) A regulation made under subclause (2) (l) (iv) may, if it so provides, specify that it applies to an agreement that was entered into before the day the regulation comes into force, including an agreement that was entered into before the day the *Fighting Delays, Building Faster Act, 2025* received Royal Assent.

Regulations: fees or charges

(5) For the purposes of paragraph 1 of section 5, the Minister may make regulations,

- (a) governing the power of a water and wastewater public corporation to impose and collect fees or charges, including specifying services, activities and costs for which fees or charges may or must be imposed and collected;
- (b) providing that fees or charges in a specified class of fees or charges which are added to the tax roll under subsection 6 (2) have priority lien status;
- (c) providing for conditions or limitations that a water and wastewater public corporation must comply with in respect of the imposition fees or charges and the collection of any amounts owing to the corporation.

Lieutenant Governor in Council regulations

21 (1) The Lieutenant Governor in Council may make regulations defining or clarifying the meaning of any words or expressions used in this Act that are not defined in this Act.

Same

(2) For the purposes of section 7, the Lieutenant Governor in Council may make regulations,

- (a) for the purposes of subsection 7 (1),
 - (i) prescribing the content of a rate plan and specifying the fees or charges that must be included in the plan, and prescribing procedures and requirements that the water and wastewater public corporation must follow when preparing a rate plan,
 - (ii) prescribing other plans and the content of those plans;
- (b) imposing limitations and conditions on the powers of the Minister under subsection 7 (3);
- (c) governing rates to be established in the rate plan of a water and wastewater public corporation for the purposes of clause 7 (4) (a);
- (d) specifying the time and manner for preparing the plans for the purposes of clause 7 (4) (b);
- (e) prescribing a time period for the purposes of subsection 7 (5).

Commencement

22 The Act set out in this Schedule comes into force on a day to be named by order of the Lieutenant Governor in Council.

Short title

23 The short title of the Act set out in this Schedule is the *Water and Wastewater Public Corporations Act, 2025*.



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-967-3224

Fax: 613-967-3262

ATT: Ministry of Municipal Affairs and Housing

FROM: The Corporation of the City of Belleville c/o
Andrew Chan, Senior Principal Planner, Approvals Section

DATE: November 6, 2025

RE: **Consultation on simplifying and standardizing official plans**

The following is a table containing questions from the Ministry of Municipal Affairs and Housing (MMAH) about simplifying and standardizing official plans, which will be submitted as feedback on behalf the City of Belleville (the City) through <https://ero.ontario.ca/notice/025-1099>.

A. Official Plan Structure and Contents

Question	Response
What is your perspective on the changes being considered to simplify and standardize the structure and contents of official plans?	The City recommends compiling a list based on a multiple implemented Official Plans that are desirable by MMAH with the goal of ease of transition and to be achievable and complete in practice. How does this structure accommodate Community Improvement Plans, Hazardous/Contaminated Uses, Sensitive Land Use (CN Rail), non-conforming uses, and so on.
What distinctions should be made between the content of upper and lower-tier official plans?	The City is a single-tier municipality and offers no comments at this time.
What considerations should apply in municipalities where the upper-tier official plan acts as the lower-tier official plan?	The City is a single-tier municipality and offers no comments at this time.
What is your perspective on limiting development standards in official plans? To what extent should development standards be set out in official plans vs in zoning by-laws?	The City's current zoning by-law was recently consolidated and resulted with a greater flexibility in development potential. Furthermore, the City permitted four units as-of-right in accordance with the City's Housing Action Plan. A flexible zoning by-law is best complimented with stronger development standards polices in official plans, where land use decisions that exceed what is permitted account for land use impacts. In their absence policies for development standards,

	<p>there is a higher potential for planning decisions to have an adverse impact. Densities within official plans are a key way to set expectations about the expected level of service and scale of infrastructure needed. If densities were removed from official plans, preparing, planning, and financing for growth would be much more abstracted and undetermined. If new sanitary infrastructure was designed for a new greenfield area, how would you design for a specific capacity if the official plan cannot identify density targets? Furthermore, the PPS 2024 encourages municipalities to establish density targets and, in other cases, requires municipalities to do so. How would the effects of urban sprawl and/or proposing development that is over capacity be addressed in absence of density?</p>
What is your perspective on the changes being considered regarding secondary plans and site-specific policies? Are there other ways to address these policies?	<p>Secondary plans and site-specific policies are primary ways to provide a vision and/or policy guidance on unique circumstances that require them or are a City priority. These documents are usually more focused, clear, and specific for ease of use. Consolidating secondary plans into the official plan document could promote clarity, but combining such a requirement with the potential to also limit the overall length of the document would be counterproductive</p>
What is your perspective on the number and types of standardized schedules, overlays and data proposed to be required? Should any be removed, or are there any other schedules that could help improve official plans?	<p>GTA-centric standardization is not necessarily appropriate for municipalities outside the GTA. How will schedules that are not relevant to the City be handled? Will the numbers be skipped? A missing schedule that should be considered is special policy areas.</p>

B. Limiting the Length of Official Plans

Question	Response
What is your perspective on the changes being considered to limit the length of official plans?	<p>A length limit seems arbitrary and an unnecessary burden on municipalities. Such a limitation could hinder the City's ability to provide appropriate, prescriptive policies and facilitate good planning within the local context. Limiting the length could, for example, lead to vague and/or unclear</p>

	<p>policies which could cause delays in the planning process.</p> <p>The length of official plans may differ based on multiple reasons such as larger urban centres, land area of municipalities, presence of rural areas, and so on.</p> <p>If not considered carefully, the Introduction & How to Use this Plan, Implementation & Interpretation and other administration sections alone could easily occupy the majority any given length limit</p>
Should there be different limits placed on different types of municipalities (e.g., based on population size)?	Smaller municipalities do not necessary need less planning guidance that other larger municipalities, and vice versa.
Are there other approaches that could be used to limit the length of official plans?	All official plans could directly reference the PPS instead of having to repeat PPS policies. Additionally, a greater focus on having official plans more navigable is preferred over setting a limit (ex. hypertext, definition links, etc.)

C. Creating Permissive Land Use Designations

Question	Response
What is your perspective on the changes being considered to standardize the number and type of land use designations?	There may be some benefit to have consistency across municipalities, but the City recommends compiling a list based on multiple implemented Official Plans that are desirable by MMAH with the goal of easing transition to be achievable and complete in practice.
Would standardized land use designations between upper-tier and lower-tier official plan improve clarity? Where are the opportunities to reduce duplication between the upper and lower-tier official plans in land use designations?	The City is a single-tier municipality and offers no comments at this time.
Are there additional designations that would be required? Are there opportunities to streamline or further combine some of the proposed designations (e.g. Residential I and II, and Mixed Use I and II)?	<p>Missing land uses include Hamlet, Commercial, Rural, and Community Facility</p> <p>Splitting residential and mixed use into multiple categories may lead to more amendments to the official plan, notably with the boundaries between them. Perhaps a framework within them to stipulate the appropriateness of density is a better structure for them.</p> <p>Mixed use also functions better as a development standard and/or policy to be</p>

	permitted as part of a residential or commercial development. A similar rationale as having split density would apply to splitting mixed use into its own land use category.
Are there implications to making land use designations more streamlined and permissive?	For the City, having a nomenclature that is consistent with the proposed list should not have any adverse implications.
Are there land use designation terminology or descriptions that would be easier to understand?	The extra term “Areas” in the title does not seem as necessary to convey the meaning of the land use and its use is not consistent. Furthermore, employment areas are separately defined term under the PPS 2024, which could lead to confusion in applicable policies since there may be locations with employment uses that are not areas of employment and would not inherit the applicable policies under Section 2.8.2 of the PPS 2024.

D. Transitioning to a New Framework

Question	Response
What is your perspective on the changes being considered to transition to a standardized official plan framework?	There may be benefit from having a standardized template, but being overly prescriptive may create an unnecessary burden for municipalities
What is a realistic implementation timeline for your municipality to update its official plan to comply with a standardized framework (e.g., structure, land use designations, page/word limits), and why? Please consider staffing, council cycles, data/mapping updates, public engagement, and statutory review requirements in your response.	The City’s Official Plan is currently undergoing an update. The project is only a text update with a focus on residential policies and consistency with PPS. That project has an 11-month timeline. An update to the structure of the OP would require more time. 3-years.
How can the province best support municipalities in transitioning to a simplified and harmonized official plan framework?	Providing a funding to align the plan to the harmonized framework that the Province is proposing. Review multiple implemented Official Plans that are desirable and compiling a sample model of what the Ministry is looking for.

E. Submission of Official Plans through Online Portal

Question	Response
Do you support the move toward allowing submission of official plan information and documents through an online portal? Why or	The City has no issues with digital submissions. A portal would help with file security and size limitations through email.

why not?	
What benefits and/or risks do you foresee from transitioning to submission through an online portal?	One limitation is who would be the one to access the portal. Would that be any member of Staff or the Clerks office? There would be some logistics to sort out.

Respectfully submitted,



Andrew Chan,
Senior Principal Planner, Approvals Planning
Engineering and Development Services Department



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-967-3224

Fax: 613-967-3262

ATT: Ministry of Municipal Affairs and Housing

FROM: The Corporation of the City of Belleville c/o
Andrew Chan, Senior Principal Planner, Approvals Section

DATE: November 6, 2025

RE: **Consultation on Enhanced Development Standards – Lot Level (outside of buildings)**

The following is a table containing questions from the Ministry of Municipal Affairs and Housing (MMAH) about enhanced development standards, which will be submitted as feedback on behalf the City of Belleville (the City) through <https://ero.ontario.ca/notice/025-1101>.

A. Official Plan Structure and Contents

Question	Response
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?	This memo has been submitted on behalf of the City of Belleville.
In your experience, are enhanced development standards applied consistently across municipalities? Please provide examples where possible.	The City of Belleville has developed Development Standards and Guidelines based on best practice review, with encouragement to do some enhanced development standards. Any legislative direction or requirements would increase the consistency of implementing and requiring such standards.
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?	These standards can potentially reduce impacts on the surrounding environment notably through drainage and can encourage public health and physical activity by promoting active transportation. The Province can consider the following for a standard to control outside of the building: site grading and drainage, stormwater management, lighting standards, landscaping, snow storage, parking layout/location, accessible parking, and fire

	routes.
Do you / your organization have information about the short- and long-term costs of enhanced development standards at the lot level?	The City of Belleville has developed Development Standards and Guidelines based on best practice review. If Bill 60 establishes legislative requirements or standards, the City will update these documents accordingly.
Do you have any additional comments or suggestions relating to site plan control or other related subjects?	No comments at this time.

Respectfully submitted,



Andrew Chan,
Senior Principal Planner, Approvals Planning
Engineering and Development Services Department



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-967-3224

Fax: 613-967-3262

ATT: Ministry of Municipal Affairs and Housing

FROM: The Corporation of the City of Belleville c/o
Andrew Chan, Senior Principal Planner, Approvals Section

DATE: November 6, 2025

RE: **Consultation on Minimum Lot Sizes**

The following is a table containing questions from the Ministry of Municipal Affairs and Housing (MMAH) about minimum lot size, which will be submitted as feedback on behalf the City of Belleville (the City) through <https://ero.ontario.ca/notice/025-1101>.

A. Official Plan Structure and Contents

Question	Response
What are your thoughts on the benefits and/or risks associated with reducing or removing minimum lot size requirements in low-density urban residential areas to encourage gentle density, increase housing supply, broaden housing options and encourage home ownership?	<p>Zoning standards are usually designed in conjunction with the provisions being required by in the zoning by-law. The risk of having a reduced or no minimum lot size would mean that other zoning issues may arise as a result of smaller lots. For example, a proposed development on a narrow lot may need more side yard relief to accommodate the building width.</p> <p>Furthermore, this could affect the consent process, since the lots could be created by meeting the legislative size requirements, but have limited or no development potential due to the provisions zoning by-law.</p> <p>Moreover, removing minimum lot sizes would make it more challenging to plan for servicing infrastructure and ensuring sufficient lot frontage that is functional for the proposed development.</p>
What are best practices observed in other jurisdictions that have introduced minimum lot size reforms?	<p>Practices that are GTA centric do not always work well outside the GTA. Minimum lot areas and density are important when determining implications for servicing.</p> <p>Removing lot frontage requirements may be more practical when compared to specifically minimum lot areas.</p>
Are there any circumstances where having	The City will reiterate that density is key in

established minimum lot sizes in municipal zoning by-laws for low-density urban residential parcels are absolutely necessary with respect to the provision of transportation, infrastructure, or upholding public health and safety?	determining the capacity of municipal infrastructure. Based on minimum lot size, a maximum expected capacity can be determined, which helps in planning for existing and new infrastructure. Without a minimum lot area, the City has concern about how a maximum capacity can be determined.
Given the Ontario context and the government's permissions for additional residential units, what do you suggest should be the smallest size urban residential lot in terms of lot area, frontage or depth (i.e. six metre frontage, 200 square metres area, etc.) What would be the opportunities and limitations? How would these standards work together?	The City of Belleville's Zoning By-law has a minimum lot frontage of 11 metres and minimum lot frontage of 340 square metres. Through the consolidation process, this size has been repeatedly reduced and has been effective in facilitating more development opportunities. Further reductions do not seem necessary. A single standard across the province will be challenging, similar to the challenges faced with the implementation of three units as-of-right. GTA centric policies are not appropriate in small municipalities outside of the GTA.
What other zoning requirements or performance standards could be needed to support any reduction or removal of minimum lot size requirements on low-density urban residential parcels (i.e., additional residential units, multiplexes, parking requirements, lot coverage, height and density etc.)?	All zoning requirements, whether standard and unique, could be affected by a reduction or removal of minimum lot size requirements. As stated, other zoning issues may arise as a result of smaller lots. Parking may need to be reviewed as it does take up a lot of space on properties. Removing density related provisions would significantly impact how the municipality plans for infrastructure capacity. Smaller lot size could need yard setbacks which could lead to exceeding lot coverage, failing to meet landscaped area and failing to accommodate parking.

Respectfully submitted,



Andrew Chan,
Senior Principal Planner, Approvals Planning
Engineering and Development Services Department