



<b>ACTION REQUEST – Planning &amp; Economic Development Services</b>	
<b>To:</b>	<b>Warden and Members of Council</b>
<b>Date of Meeting:</b>	<b>November 17, 2025</b>
<b>Subject:</b>	<b>SDG Counties comments on Bill 60</b>

**RECOMMENDATION(S):**

THAT the Council of the United Counties of Stormont, Dundas and Glengarry receive the “Bill 60 and Planning Changes” report and direct staff to submit comments to the Province reflecting the report

**EXECUTIVE SUMMARY:**

The provincial government has released several new planning legislation updates and consultations on other proposed changes. This report summarizes the changes and provides comments that would be submitted to the province through the Environmental Registry on behalf of SDG.

**BACKGROUND:**

**Bill 56 - Building a More Competitive Economy Act, 2025**

<https://ero.ontario.ca/notice/025-1060>

Bill 56 received Royal Assent on November 3, 2025. This legislation streamlines source protection legislation and removes the ability for municipalities to have automated speed enforcement. The source protection changes appear to be positive and have been well-received by municipalities, while many have pushed back on the removal of ASE.

**Bill 60 - Fighting Delays, Building Faster Act 202**

<https://ero.ontario.ca/notice/025-1097>

There are several major changes affecting municipalities in Bill 60, including Development Charge changes, changes to upper-tier municipal plans, water/wastewater governance and removing of vehicle lanes.

*Development Charges*

<https://www.regulatoryregistry.gov.on.ca/proposal/52308>

The province would allow merging water supply services and wastewater services for the purpose of DC credits, make the benefit to existing allocations more transparent in DC background studies, require municipalities include details on land acquisition for each service and make information and financial



statements more transparent. These reforms as supported by AMO as they will provide greater clarity for the development community.

#### *Upper-Tier Community Improvement Plans*

Currently, the Planning Act limits upper-tiers municipalities from having community improvement plans (such as the Regional Incentives Plan) unless they are prescribed by regulation. There are very few municipalities that qualify under this provision, and most like SDG and Elgin County adopt the identical plan at each local municipality, creating red-tape for funding the projects and making the documents difficult to change.

Staff are pleased to see this move forward, as County Council has advocated for this restriction to be changed for several years including delegations to the Minister, Council resolutions and meetings with MMAH staff.

Bill 60 would allow all upper-tier municipalities to have community improvement plans and directly provide funding to applicants. Upper-tier CIPs are limited to prescribed matters such as affordable housing and development along County Roads. It is recommended that Council request these topics be expanded to include other economic development topics, so that the Regional Incentives Plan can be streamlined as part of its upcoming review.

#### *Water/wastewater governance*

<https://ero.ontario.ca/notice/025-1098>

Part of Bill 60 includes transferring water and wastewater services from the regional government to Mississauga, Brampton, and Caledon. The legislation establishes a pilot public corporation to manage infrastructure funding. This new structure, which keeps assets publicly owned as advocated by AMO, is designed to let the municipalities borrow capital for water projects directly from the corporation. AMO sees this as potentially beneficial for smaller and medium sized-municipalities if they wish to consolidate utilities in a separate organization.

#### *Vehicle lanes*

<https://www.regulatoryregistry.gov.on.ca/proposal/52295>

Bill 60 proposes to prohibit municipalities from reducing motor vehicle lanes for new bike lanes or other purposes to be defined by regulation. This legislation is not supported by AMO and could impact projects where the County improves traffic safety and community amenities on roads where a 3-4 lane configuration may not be necessary (e.g. past and future South Stormont waterfront improvement)

## Official Plan Proposed Changes

<https://ero.ontario.ca/notice/025-1099>

The Province has proposed several changes to how Official Plans are implemented in Ontario, including standardizing and simplifying contents, increasing flexibility, limiting development standards in Official Plans, and potentially removing the ability to have secondary or site-specific plans. SDG is one of several rural counties that has an Official Plan at the upper-tier level with no or very few local Official plans and has been using this model successfully for 20 years. Having a single official plan reduces costs and staff time compared to each municipality needing its own plan in addition to the County plan.

The proposed standardized structure would also increase the number of urban designations and schedules compared to the existing SDG Official Plan and reduce the amount of rural designations. If the designations move forward as proposed, it would have the effect of adding more red-tape to planning applications with housing and less process for larger applications such as salvage yards and pit/quarry applications which have a major impact on surrounding land uses.

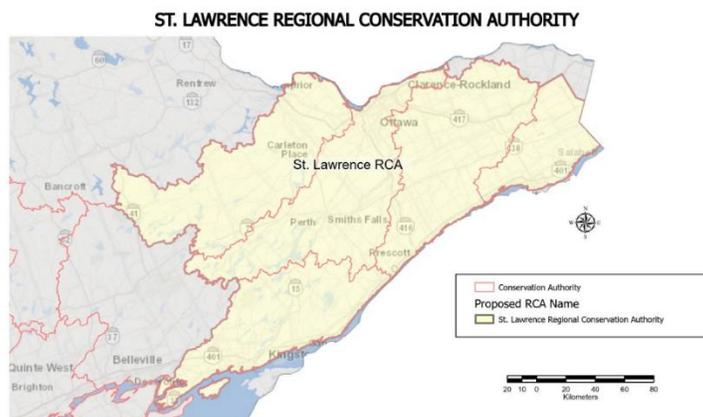
## Bill 68 - Conservation Authorities Act changes and Proposed boundaries for the regional consolidation of Ontario's conservation authorities

<https://ero.ontario.ca/notice/025-1257>

The province is proposing that the existing 36 conservation authorities be consolidated into 7 regional conservation authorities and a new provincial oversight agency be established. SDG would be part of the St. Lawrence Regional Conservation Authority, comprised of five existing

conservation authorities (Catawaqui Region, Rideau Valley, Mississippi Valley, South Nation River, and Raisin Region) with territory including 46 municipalities from Deseronto to Ottawa and the Quebec border.

Map of Proposed St. Lawrence Regional Conservation Authority





Staff have concerns that these regional conservation authorities will be quite large and the partnerships that conservation authorities have with local municipalities to enhance local service delivery in SDG will be lost with a larger organization. Staff recommend that the province allow conservation authorities to consolidate on their own initiatives, like recent voluntary health unit consolidation. CAs can consider smaller boundaries with better service delivery connections and existing partnerships, such as harmonizing source protection boundaries, rather than large regional conservation authorities, especially as municipalities tend to provide a majority or plurality of funding for CAs.

**OPTIONS AND DISCUSSION:**

1. THAT the Council of the United Counties of Stormont, Dundas and Glengarry receive the “Bill 60 and Planning Changes” report and direct staff to submit comments to the Province reflecting the report. This is the recommended option.
2. That Council provide other direction or additional comments to submit to the province.

**FINANCIAL ANALYSIS:**

Staff resources will be required to implement the changes into the Official Plan and some consultant resources may be required for technical studies.

**LOCAL MUNICIPAL IMPACT:**

If the province limits area-specific policies it may create challenges for implementing the Official Plan in the same manner. If SDG can implement the Regional Incentives Plan at the upper-tier level it will save staff time at SDG and the local level. The consolidation of conservation authorities could potentially have a negative impact on local service delivery if the regional boundaries are too large and local partnerships are no longer a priority.

**RELEVANCE TO STRATEGIC PRIORITIES:**

A streamlined community improvement plan process supports Partnerships and Collaboration by freeing up staff time at the local level and delivering funding to local businesses more quickly.

**OTHERS CONSULTED:**

Staff will review draft comments with the SDG Planning Group at its November 19<sup>th</sup> meeting prior to forwarding to the appropriate ministries.

**ATTACHMENTS:**

N/A



**RECOMMENDED BY:**

Peter Young  
Director of Planning & Economic Development

**APPROVED BY:**

Maureen Adams  
CAO