

City of Mississauga
Corporate Report



<p>Date: May 16, 2025</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files: LA.07.PRO</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 28, 2025</p>

Subject

Bill 17 – Protect Ontario by Building Faster and Smarter Act, 2025 – Implications for Mississauga

Recommendation

That Council endorse positions and recommendations contained and appended to the report titled *Bill 17 – Protect Ontario by Building Faster and Smarter Act, 2025 – Implications for Mississauga*, and authorize staff to provide comments through the registries of Ontario, and prepare additional comments on any associated regulations as needed.

Executive Summary

- Bill 17 proposes several amendments to land use planning related legislation including the *Planning Act*, the *Development Charges Act*, the *Building Code Act*, *Building Transit Faster Act*, and *Transit-Oriented Communities Act*.
- While the intent of proposed changes through Bill 17 generally aligns with the City's current plans and policies as well as the Mayor's Housing Task Force actions, some changes could have adverse impacts on the City, including:
 - restricting the City's ability to enforce by-laws related to construction and demolition of buildings beyond what is prescribed by the Ontario Building Code;
 - potential loss of the City's Green Development Standards, which are intended to help the City address climate change and severe weather events such as flooding; and,
 - removing the City's ability to require sun/shadow, wind, urban design and lighting studies which assist in ensuring healthy communities.

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Originator's file: LA.07.PRO

- The Bill would change the timing of development charges collection from building permit issuance to occupancy for all residential units, which is consistent with the city's recently adopted practice. Long-term care facilities would become exempt from development charges altogether.

Background

Bill 17 - "Protect Ontario by Building Faster and Smarter Act" aims to streamline the planning approvals process and remove building barriers with the overall goal of fostering a stronger economy in Ontario. On May 13, 2025, the Honourable Rob Flack, Minister of Municipal Affairs and Housing notified the City by letter (see Appendix 1) of the release of [Bill 17](#). This bill introduces changes to 8 different Acts. The Province is requesting feedback on the bill through a series of public postings (see Appendix 2), with comment periods closing between June 11 and June 26, 2025.

The purpose of this report is to:

- highlight the major changes proposed in Bill 17 and the potential impacts to Mississauga;
- identify areas of support and areas that should be reconsidered by the Province; and,
- have Council endorse proposed feedback contained and appended to this report.

Comments

BILL 17 – PROTECT ONTARIO BY BUILDING FASTER AND SMARTER ACT

Bill 17 proposes changes to a broad spectrum of legislative acts that impact the development approvals process. Staff continue to support Provincial efforts to increase housing supply and are generally supportive of many of the proposed modifications. In some cases, staff recommend changes to address concerns and ensure the Province's proposed modifications achieve their intended effect of streamlining the planning approvals process without hindering the City's ability to produce safe and healthy communities.

Due to the way the bill is written, it is difficult to determine the full scope of impact on all municipal policies and regulations. However, a summary of key changes is provided below with associated staff considerations. A detailed list of proposed changes along with staff feedback is included in Appendix 3. This includes an analysis of areas of alignment between the proposed changes and the [Partners in Home Building - Mayor's Housing Task Force Report](#).

Building Code Act – Proposed Changes

The proposed changes to the Building Code Act mean that municipalities will not have the authority to create or enforce their own construction standards. The City currently has a number of municipal by-laws that appear to exceed the requirements of the Ontario Building Code (OBC) including the Rental Housing Protection By-law, Sign By-law, and Second Unit

Registration By-law. It is unclear whether the proposed changes could also affect City by-laws passed under the *Planning Act*, including the Site Plan Control By-law and Demolition Control By-law.

On March 1, 2025, Tier 1 of the [Green Development Standards \(GDS\)](#) became effective. Successive legislative changes have created uncertainty about the scope and extent of municipal authority to impose green development standards through Municipal Act by-laws and/or the land use planning process. Bill 17 creates further uncertainty with respect to the City's GDS, in addition to the by-laws noted above. The GDS standards include initiatives to help prevent flooding, reduce energy consumption and preserve natural resources. Staff suggest standardizing these regulations through the OBC to ensure they are managed consistently throughout the Province. This direction is already outlined in the Mayor's Housing Task Force Report under key priority #2 - action #19, which recommends an action the Province can undertake is to "standardize accessibility and green standards across Ontario". At the time of writing, we have not received much feedback from the Mayor's Housing Task Force members on Bill 17.

The changes proposed by the Province appear to remove a municipality's ability to set its own green building standards while also not addressing uniform sustainability measures in the OBC.

- ***Staff suggest that the Province reconsider this change and integrate comprehensive green standards into the Ontario Building Code.***

Development Charges Act – Proposed Changes

The proposed changes to the Development Charges Act are relatively modest and mostly align to actions the city has been undertaking. Key changes include:

- deferring administration of development charges (DC), which aligns with what was approved by Council as part of Mayor's Housing Task Force recommendations;
- preventing interest from being charged by municipalities on DC deferral amounts. This aligns with an existing Council-approved Corporate Policy;
- exempting long-term care homes from paying DCs. This partially aligns with a Corporate Policy that provides a 100% grant-in-lieu of DCs to non-profit long-term care homes; and,
- allowing for the reduction of DC by-law rates without the need for a background study and public process.

Of greater significance, the Province is planning on undertaking consultation to look at DC-eligible capital costs (i.e. could remove land as permitted expenditure) and provide provincial direction on how "benefit to existing" project shares are to be calculated.

- ***Staff suggest that the Province amend Section 28 of the DC Act to include permits issued under 8(3) of the Building Code Act (i.e. to include conditional permits).***
- ***Staff suggest amending the regulations of the Building Code Act to include the payment of DCs as a requirement to issue the occupancy permit.***

Planning Act – Proposed Changes

Multiple changes to the *Planning Act* are being proposed to help streamline and standardize municipal development processes. Outlined below are the main proposed changes.

Complete Application Changes

The proposed regulation and amendment to the *Planning Act* seek to dictate which studies can be required by a municipality for a complete development application. Studies and required materials must be listed in a municipality's official plan and can only be changed with written Ministerial approval. The requirements for sun/shadow, wind, urban design and lighting studies are proposed to be prohibited from being required as part of a complete application.

While staff generally support the streamlining of the development process, required studies should be at the discretion of the municipality to address local issues and impacts. For example, there are areas in the City that are known for heavy wind conditions. The submission of such studies, specifically sun/shadow and wind studies, allow staff to adequately assess the impacts of a proposed development on public health and safety. This change may also impact achieving green development standards, depending on the finalized list of studies the Province permits.

It should be noted that staff are currently reviewing the City's Urban Design Program (including urban design guidelines) with the goal of making changes that will better align with the provincial goal to provide "more housing faster". As a result of the Mayor's Housing Task Force, development process improvements have also been made regarding how studies and other submission materials are reviewed and outstanding issues are resolved (e.g. "three strikes and you're in" staff/applicant meetings).

Staff have also been looking to expedite development through pre-zoning of Major Transit Station Areas (MTSAs) which will allow development to proceed without the need for studies, in most cases.

- ***Staff suggest that the choice of required studies be left to municipalities.***
- ***A common provincial terms of reference for key studies (i.e. sun/shadow, wind) could be an alternative.***

As-of-right Variations from Setback Requirements

Changes are proposed to the “as-of-right” permissions in zoning by-laws to reduce the number and extent of certain minor variance applications. A 10% as-of-right variation of the setback from a property line is proposed. Staff do not object to this proposed change as it aligns with the Mayor’s Housing Task Force actions to simplify zoning and regulatory requirements. However, the exact percentage that will be prescribed and other proposed regulations need to be confirmed.

- ***Staff suggest that the variations do not exceed 10% and that the permissions do not extend to other zoning requirements.***

Transit-Oriented Communities Act – Proposed Changes

The proposed changes to various Acts (including the Transit-Oriented Communities Act) include:

- amendments to the governing authority being the Ministry of Infrastructure;
- adding the Ontario Infrastructure and Lands Corporation as a delegate for certain powers and requiring the sharing of information with this entity; and,
- broader changes to the Metrolinx Act.

Staff are generally supportive of these changes.

- ***Staff suggest that the Ministry continue to work collaboratively with the City on transit initiatives.***

Non-Legislated Proposals

A number of proposals in the [Technical Briefing](#) on the Protect Ontario by Building Faster and Smarter Act, 2025, were not included in Bill 17 and were not subsequently introduced through the provincial registries for official consultation. However, the ministries intend to consult and/or undertake these initiatives in the future. These proposals include:

- Prescribe a methodology to calculate the benefit to existing development of new infrastructure. Also known as BTE, the amount that existing development benefits from new infrastructure reduces the amount that can be charged to new development in a DC by-law. *(This could shift costs previously funded through DCs to the tax base, the city is requesting it be part of any future consultations);*

- Municipalities must spend or allocate 60% at the beginning of each year to all services covered by the Development Charges Act. *(The city can meet this as long as the City may allocate funds to future years for large projects such as community centres or libraries);*
- Consult on establishing simplified, standardized and inclusive land uses in official plans. *(This could require a major update to the City's Official Plan);*
- Consult on making provincial policy tests inapplicable to the minister's decision under the *Planning Act;*
- Through regulation MMAH would amend the Building Code to eliminate the application fees for Canadian Manufacturers in order to prioritize Canadian manufacturers;
- Targeted outreach to growing municipalities with outdated official plans to help update their policies and growth forecasts;
- Consult with municipalities and stakeholders on a framework to standardize road building;
- MMAH to explore standardized data tracking;
- MMAH to consult on whether updates to the OBC and fire code related to fourplexes could improve their economic viability;
- Consultation on potential approaches to streamline consents for communal water/sewage systems and modular "off-grid" water treatment facilities;
- Review MTO's corridor permitting process; and,
- Explore the use of a public utility model for water and wastewater to enable infrastructure expansion.

MAYOR'S HOUSING TASK FORCE

The Mayor's Housing Task Force was established to develop solutions to the housing crisis that can work for everyone. While the intent of the proposed changes by the Province generally aligns with the task force recommendations (as outlined in Appendix 3), there are areas of discrepancies that have been highlighted.

Financial Impact

There are no significant financial implications related to the proposed Bill. Some changes may lower DC revenue in the short-term but mid- to long-term impacts will be minor. The potential future changes that relate to eligible DC capital costs and benefit to existing shares could have far bigger financial impacts. More details on Bill 17 and associated regulations are needed to provide a more accurate financial impact estimate.

Conclusion

Staff's comments on Bill 17 continue to support increasing housing supply while aiming to limit any unintended consequences that may arise out of the Province's legislative and regulatory changes. Many of the proposals align with process improvements and financial relief already undertaken by the City. Incorporating the suggested modifications to this Bill will improve outcomes for Mississauga and municipalities across the province.

Attachments

- Appendix 1: Letter from Province dated May 13, 2025
- Appendix 2: List of all Environmental Registry of Ontario and Related Postings
- Appendix 3: Comments to the Province



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234-2025-2204

May 13, 2025

Dear Head of Council,

On May 12, 2025 I introduced the *Protect Ontario by Building Faster and Smarter Act, 2025* ([Bill 17](#)). Through this legislation, and other changes, we are responding to recommendations and requests from municipal leaders to make it easier and faster to build new homes and infrastructure Ontario needs like transit, roads, water, and wastewater systems.

The bill contains bold actions to protect Ontario from the Ministry of Municipal Affairs and Housing, the Ministry of Infrastructure and the Ministry of Transportation. Details about the range of measures can be found in the [news release](#).

Building Code Act – Ministry of Municipal Affairs and Housing

Schedule 1 of the Bill proposes changes to the *Building Code Act* which include:

- Adding a provision to clarify that municipalities do not have the authority to create or enforce their own construction standards.
- Eliminating the requirement for a secondary provincial approval of innovative construction products for products that have already undergone a “Canadian Code Compliance Evaluation” by the federal Canadian Construction Materials Centre ([25-MMAH0042](#)). Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025.

Development Charges Act – Ministry of Municipal Affairs and Housing

Schedule 4 of the Bill proposes changes to the *Development Charges Act, 1997*, to standardize the development charge (DC) methodology and framework and improve predictability of costs, include:

- Creating a regulation-making authority to merge service categories for DC credits.
- Creating a regulation-making authority to specify what constitutes a “local service.”
- Expanding the DC deferral to non-rental residential developments. Related changes include:

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- Providing municipalities authority, in circumstances set out in regulation, to require financial security for payment of deferred DCs for non-rental residential developments; and
- Removing authority for municipalities to charge interest on any legislated DC deferral amounts.
- Enabling municipalities to make any changes to their DC by-laws for the sole purpose of reducing DCs or removing indexing without undertaking certain procedural requirements.
- Creating a regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs.
- Providing that the frozen DC rates on a development would not be applicable if the current DC rates in effect would result in a lower payment.
- Exempting long-term care homes within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021* from municipal DCs.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Regulatory Registry of Ontario (RR) from May 12, 2025, to June 11, 2025:

- [RR 25-MMAH003](#): Changes to the *Development Charges Act, 1997*, to Simplify and Standardize the Development Charge (DC) Framework.

Planning Act – Ministry of Municipal Affairs and Housing

Schedules 3 and 7 of the Bill propose changes to the *Planning Act* and the *City of Toronto Act, 2006* that would help streamline and standardize municipal development processes. If passed, the proposed changes would:

- Provide authority for regulations to limit municipal complete application studies and provide greater recognition of planning reports prepared by prescribed certified professionals,
- Remove the need for certain minor variances,
- Give the Minister of Municipal Affairs and Housing the authority to impose conditions on a use permitted by a Minister's zoning order, and
- Streamline planning approvals for publicly funded kindergarten to grade 12 schools.

We are interested in receiving your comments on these proposed measures. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0461](#): Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025).

We are also interested in receiving any comments you may have on associated regulatory changes. The government is undertaking 45-day consultations on the following proposals from May 12, 2025, to June 26, 2025:

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- [ERO 025-0462](#): Proposed Regulations – Complete Application (seeking feedback on proposed regulations to address complete application requirements (study/report requirements) and submissions from certified professionals)
- [ERO 025-0463](#): Proposed Regulation – As-of-right Variations from Setback Requirements (seeking feedback on a proposed regulation that would allow variations to be permitted “as-of-right” if a proposal is within 10% of requirements for setbacks from property lines applicable to specified lands)

The Environmental Registry postings provide additional details regarding the proposed changes.

Ministry of Infrastructure Act – Ministry of Infrastructure

Schedule 6 of the Bill proposes changes to the *Ministry of Infrastructure Act, 2011* (MOIA), to provide the Minister of Infrastructure with the authority to request information and data from municipalities and municipal agencies, where needed to support provincially funded infrastructure projects. This would help speed up the delivery of critical infrastructure that our growing communities need, while also supporting jobs and economic growth. Comments can be made through the Regulatory Registry of Ontario ([RR-25MOI003](#)) from May 12, 2025, to June 11, 2025.

Transit-Oriented Communities Act – Ministry of Infrastructure

Proposed changes to the *Transit-Oriented Communities (TOC) Act, 2020*, would reduce barriers to implementing the Transit Oriented Communities (TOC) by:

- Amending the definition of a “Transit Oriented Communities project” to include projects along the GO and LRT network more efficiently,
- Removing OIC approval requirements for any agreements between the Minister (or an entity with delegated powers) and a municipality, and
- Enabling the Minister to delegate certain responsibilities to Infrastructure Ontario for the purpose of developing TOCs.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario from May 12, 2025, to June 11, 2025:

- [ERO 025-0504](#): Proposed *Transit-Oriented Communities Act, 2020*, changes to reduce barriers to implementing municipal agreements.

Ministry of Transportation

Schedule 2 of the bill proposes a change to the *Building Transit Faster Act, 2020* (BTFA) that, if passed, would extend the use of the BTFA measures to all provincial transit projects. This change would remove barriers to building transit faster and get shovels in the ground quicker to build major provincial transit projects that connect communities.

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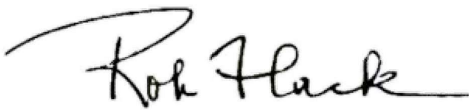
A proposed amendment to the *Metrolinx Act, 2006*, permits the Minister of Transportation to request certain information and data from municipalities or municipal agencies necessary to support the development of provincial transit projects or Transit-Oriented Communities projects.

You may provide your comments on the proposed change to the BTFA through the Environmental Registry of Ontario (ERO) notice [ERO 025-0450](#) and the Ontario Regulatory Registry notice ([RR 25-MTO005](#)) and the Metrolinx Act ([RR 25-MTO006](#)) from May 12, 2025 to June 11, 2025.

The government invites you to review the [Environmental Registry of Ontario](#) and [Regulatory Registry of Ontario](#) posting links provided above and share any feedback you may have. If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at Tanner.Zelenko@ontario.ca.

In the face of economic uncertainty, we must protect Ontario by speeding up construction so we can lower housing costs and keep workers on the job. I look forward to continued collaboration with you, our municipal partners, to create the homes that Ontario need today, tomorrow, and in the decades to come.

Sincerely,



Hon. Robert J. Flack
Minister of Municipal Affairs and Housing

- c. The Honourable Kinga Surma, Minister of Infrastructure
The Honourable Prabmeet Sarkaria, Minister of Transportation
The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff, Minister's Office
Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing
Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing
Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing
Martha Greenberg, Deputy Minister, Municipal Affairs and Housing
David McLean, Assistant Deputy Minister, Municipal Affairs and Housing
Caspar Hall, Assistant Deputy Minister, Municipal Affairs and Housing
Municipal Chief Administrative Officers

List of Posting on Bill 17:

Posting	ERO or Reg Number	Comments Due
Legislative Assembly of Ontario		
<u>Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025</u>		
Environmental Registry of Ontario		
<u>Proposed Planning Act and City of Toronto Act, 2006 Changes (Schedules 3 and 7 of Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025)</u>	025-0461	June 11, 2025
<u>Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025 – Amendment to the Building Transit Faster Act, 2020</u>	025-0450	June 11, 2025
<u>Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025 - Accelerating Delivery of Transit-Oriented Communities</u>	025-0504	June 12, 2025
<u>Proposed Regulation– As-of-right Variations from Setback Requirements</u>	025-0463	June 26, 2025
<u>Proposed Regulations– Complete Application</u>	025-0462	June 26, 2025
<u>Amendment to O. Reg 232/18: Inclusionary Zoning (Decision)</u>	019-6173	N/A
Regulatory Registry of Ontario		
<u>Amending the Building Transit Faster Act, 2020 to expand the definition of Priority Transit Projects to all Provincial Transit Projects</u>	25-MTO005	June 11, 2025
<u>Amending the Metrolinx Act, 2006</u>	25-MTO006	June 11, 2025
<u>Eliminate Secondary Approvals for Innovative Construction Materials</u>	25-MMAH004	June 11, 2025
<u>Changes to the Development Charges Act, 1997 to Simplify and Standardize the Development Charge (DC) Framework.</u>	25-MMAH003	June 11, 2025
<u>Protect Ontario by Building Faster and Smarter Act, 2025 amendments to the Ministry of Infrastructure Act, 2011</u>	25-MOI003	June 11, 2025

[Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025](#), an Act to amend various Acts with respect to regulation.

Description of Changes and Comments to the Province

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
<p>Building Code Act <u>25-MMAH004</u></p>	<p>The act is amended to prevent municipalities from creating and enforcing their own standards regarding the construction or demolition of building.</p>	<p>Not Aligned with:</p> <p><u>Update building and design standards to help boost supply and make building more affordable</u></p> <p>Action 19: The city asked the provincial government to update the Building Code to ensure consistency and eliminate patchwork regulations through the standardization of Green Standards.</p>
<p>Development Charges (DCs) <u>25-MMAH003</u></p>	<p>Propose to amend <u>the Ontario Building Code Act</u> to remove the requirement for a secondary approval (i.e., Minister's Ruling) for innovative construction products that have already been evaluated by the CCMC before they can be used in Ontario – If passed, will come into effect July 1, 2025.</p> <p>Propose changes to <u>the Development Charges Act</u> to expand the Development Charge (DC) Deferral to Non-Rental Residential Developments. This proposal</p>	<p>No Position</p>
<p>Development Charges (DCs) <u>25-MMAH003</u></p>	<p>Propose changes to <u>the Development Charges Act</u> to expand the Development Charge (DC) Deferral to Non-Rental Residential Developments. This proposal</p>	<p>Partially Aligned with:</p> <p><u>Reform development charges, taxes and fees to help</u></p>

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
	<p>Provide municipalities with the authority, in circumstances set out in regulation, to require a financial security to secure payment of deferred DCs for residential developments other than rental housing developments, subject to any limitations on that security set out in regulation.</p>	<p>Aligned with: <u>Reform development charges, taxes and fees to help lower housing costs</u></p>

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
	<p>Remove interest from being charged by municipalities on any legislated DC deferral amounts, except to the extent such interest has accrued prior to these changes coming into force.</p>	<p>Aligned with</p> <p><u>Reform development charges, taxes and fees to help lower housing costs</u></p> <p>Action 2.b: Indexing interest rates: Align municipal interest rates on development charges with the Consumer Price Index (CPI) to minimize financial risk by using a reliable and standardized measure of inflation.</p> <p>Action 2.c: Cap development charge rates (with CPI adjustments) at a fixed point in the development process.</p> <p>Action 2.d: Review and adjust Development Charge By-law key assumptions: Reallocate person-per-unit type assumptions to better reflect modern housing needs.</p> <p>Action 2.e: Eliminate non-residential development charges for mixed-use projects to promote the development of mixed-use communities.</p>
	<p>Propose to have long-term care homes exempt from paying DCs.</p>	<p>No Position</p>
	<p>Propose to exempt reduction of DC by a municipality from background studies and consultation.</p>	<p>No Position</p>

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
	<p>conditional exceptions, to capital costs that are eligible to be recovered from DCs, including the costs of acquiring or improving land.</p> <p>Provide for a regulation-making authority to merge related service categories for the purpose of DC credits, expanding the ability of developers to recoup infrastructure costs in the form of a credit used towards their payable DC.</p>	<p>No Position</p>
	<p>Provide for a regulation-making authority to prescribe what constitutes a local service for which DCs may not be charged, but which may be secured through agreements as a condition of land division.</p>	<p>No Position</p>
<p>Proposed Regulations– Complete Application ERO 025-0461 ERO 025-0462</p>	<p>Giving the minister regulation-making powers and consulting on the future regulation which would prescribe a list of subject matters for which studies, information and materials cannot be required as part of a complete application. Specifically proposed to be prohibited are Sun/Shadow; Wind; Urban Design and Lighting studies.</p> <p>Introduce a requirement of the Minister's written approval of an amendment to the official plan that is made to prescribe a new study, if the amendment is adopted on or after May 12, 2025.</p>	<p>Partially Aligned with:</p> <p><u>Update building and design standards to help boost supply and make building more affordable:</u></p> <p>Action 15: Review and streamlining of regulations that impose unnecessary constraints on residential and non-residential development.</p> <p>Action 19: Ask the government to standardize and harmonize accessibility and green standards requirements across jurisdictions to ensure a clear and cohesive framework.</p> <p><u>Streamlining City Processes:</u></p> <p>Action 5: Getting urban design right for housing.</p>

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
	<p>accepted as final submissions by a municipality as part of a complete planning application.</p>	
<p>Proposed Regulation– As-of-right Variations from Setback Requirements ERO 025-0461 ERO 025-0463</p>	<p>Providing for regulation-making powers and consult on the regulation to allow “as of right” variations to zoning by-laws:</p> <ul style="list-style-type: none"> • within a prescribed percentage (10%) of the required setback; • on a parcel of urban residential lands outside of the Greenbelt Area, and exclude areas such as hazardous lands, and lands near shorelines and railways; and • work with Ontario Regulation 299/19: Additional Residential Units to help create additional residential units, such as basement suites, by eliminating additional barriers related to setbacks. 	<p>Partially Aligned with: <u>Transform zoning to unlock more housing</u> Action 24: Simplify zoning and reduce regulatory requirements by refocusing zoning on metrics such as heights, density and setbacks. Additionally, the City is already explore citywide opportunities for upzoning and as-of-right permissions.</p>
<p>Additional Proposed Planning Act Changes ERO 025-0461</p>	<p>Impose conditions on municipalities or proponents that must be met before a use permitted by a Minister's Zoning Order (MZO) comes into effect.</p>	<p>No Position</p>
	<p>Exempt the placement of all portable classrooms at public school sites from site plan control. (exemption currently in place for schools built before January 1, 2007)</p>	<p>No Position</p>
	<p>Permit as-of-right in the Official Plan and Zoning Bylaw, Kindergarten to Grade 12 public schools uses and ancillary uses</p>	<p>No Position</p>

Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
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<p><u>ERO 025-0450</u> <u>ERO 025-0504</u> <u>25-MOI003</u> <u>25-MTO005</u> <u>25-MTO006</u></p>	<ul style="list-style-type: none"> Section 4 of the <u>Transit-Oriented Communities Act</u> is amended to provide that the approval of the Lieutenant Governor in Council is not needed in certain circumstances. The Ontario Infrastructure and Lands Corporation is also added to the list of entities to which the Minister may delegate subsection 4(1) powers. New section 4.1 of the Act relates to agreements that are considered necessary to support a transit-oriented community project. Proposal to revoke <u>O.Reg.378/24: Agreements regarding Transit-Oriented Community Projects.</u> Changes to <u>The Building Transit Faster Act</u> to define provincial transit projects as transit project that Metrolinx has authority to carry out and includes a project that, immediately before the day subsection 1 (2) of Schedule 2 to the <i>Protect Ontario by Building Faster and Smarter Act, 2025</i> came into force, was a priority transit project; Changes to <u>the Metrolinx Act</u> to direct a municipality or its municipal agencies to provide the Minister or the Corporation with information and data needed to support provincial projects. Changes to the <u>Ministry of Infrastructure Act</u> to direct a municipality or its agencies to provide the Minister or Ontario Infrastructure and Lands Corporation with certain information, data and documents 	
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Legislation/Regulation/Policy Amendment	Summary of Proposed Provincial Changes	Alignment with the Partners in Homebuilding - Mayor's Housing Task Force (MHTF) (Aligned – Partially Aligned – Not Aligned – No Position)
<p>Amendment to O. Reg 232/18: Inclusionary Zoning <u>ERO 019-6173</u></p>	<p>A decision has been issued to place a maximum 25-year period for which inclusionary zoning units must be maintained as affordable, and a 5% cap on the number or floor area of residential units that can be set aside as inclusionary zoning units. This regulation is now in force.</p>	<p>No Position</p>