

**Bill 17 - *Protect Ontario by Building Faster
and Smarter Act, 2025***

**Bill 5 - *Protect Ontario by Unleashing our
Economy Act, 2025***

Council - May 26, 2025

Bill 17 - *Protect Ontario by Building Faster and Smarter Act, 2025*

Bill 17 proposes amendments and modifications to several existing statutes:

- *Building Code Act, 1992*
- *Building Transit Faster Act, 2020*
- *City of Toronto Act, 2006*
- *Development Charges Act, 1997*
- *Metrolinx Act, 2006*
- *Ministry of Infrastructure Act, 2011*
- *Planning Act*
- *Transit-oriented Communities Act, 2020*

Proposed Changes to the *Planning Act*

- Introduce a regulation to permit “as-of-right” variations of up to 10% from setback requirements
- Limit the studies and materials that municipalities can require for a complete application
- Remove specific UD study requirements
- Identify which professionals whose reports would be ‘accepted’ as final submission for a complete application
- Impose conditions before an MZO comes into effect

Proposed Changes to the *Development Charge Act*

- Merge DC service categories for credit purposes
- Define local service
- Defer DC payments for residential developments
- Allow for easier by-law changes that lower DCs
- Prescribe limits on recoverable capital costs
- Ensures a development received the frozen or lower DC rate
- Exempts long-term care homes from DCs
- Changes to how to calculate the benefit of new infrastructure
- Changes to Annual reporting

Proposed Changes to the *Building Code Act*

- Limits Building Materials Evaluation Committee Authority
- Eliminates Minister's Secondary Approval
- Clarifies Municipal Authority (Section 35)

Inclusionary Zoning O.Reg. 232/18

Decision: Places 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.

Bill 5 - *Protect Ontario by Unleashing our Economy Act, 2025*

Bill 5 proposes amendments and modifications to numerous existing statutes:

- *Electricity Act, 1998*
- *Endangered Species Act, 2007*
- *Environmental Assessment Act*
- *Environmental Protection Act*
- *Mining Act*
- *Ontario Energy Board Act, 1998*
- *Ontario Heritage Act*
- *Rebuilding Ontario Place Act, 2023*
- *Special Economic Zones Act, 2025*
- *Species Conservation Act, 2025*

Bill 5 - *Protect Ontario by Unleashing our Economy Act, 2025*

The Bill aims to accelerate infrastructure and housing delivery

Several schedules raise concerns regarding municipal responsibilities, particularly as they relate to environmental protection, land use planning, and species at risk:

- Faster Provincial Permitting.
- Reduces Environmental Oversight.
- Limited Indigenous Consultation.
- Foreign Investment Restrictions.
- Replaces the *Endangered Species Act* with the *Species Conservation Act*
- Introduces Special Economic Zones

Proposed Changes to the *Endangered Species Act*, 2025

- Will be replaced by the *Species Conservation Act*
- Requirements for species at risk become discretionary, subject to the Lieutenant Governor in Council
- Increased flexibility in permit issuance
- Revised definition of habitat
 - limited to specific dwelling places (e.g., breeding or hibernation sites)
- Elimination of certain enforcement powers and administrative obligations
- Species Conservation Action Agency to be dissolved and assets transferred to the Crown

Proposed Changes to the *Species Conservation Act*, 2025

- Replaces the *Endangered Species Act*, 2007.
- Continues the Committee on the Status of Species at Risk in Ontario's role in species classification.
- Restricts harmful activities unless permitted or registered.
- Introduces a new conservation registry and compliance mechanisms.
- Clarifies and strengthens powers to enforce, suspend, or revoke permits.

Proposed Changes to the *Ontario Heritage Act*

- Expanded powers for site inspections, seizures, and enforcement.
- The Minister may exempt properties from archaeological assessments.
 - such as Transit, housing, health, long-term care and other priorities

Proposed Changes to the *Special Economic Zones Act*

- Enables designation of Special Economic Zones (SEZ) and trusted proponents/projects.
- Projects within SEZs may be exempt from, or subject to modified, legal and regulatory requirements.
- Provides legal protection and extinguishment of related causes of action.
- Empowers the provincial government to designate specific geographic areas as SEZ through regulation.
- Permits exemptions or modifications to municipal by-laws or local board instruments, limiting the town's ability to legally challenge decisions made within SEZs.

Report Recommendation:

1. That the staff comments included in the report “Bill 17 - *Protect Ontario by Building Faster and Smarter Act, 2025* and Bill 5 - *Protect Ontario by Unleashing our Economy Act, 2025*” be submitted to the Environmental Registry of Ontario, per the respective postings.
2. That the report titled “Bill 17 - *Protect Ontario by Building Faster and Smarter Act, 2025* and Bill 5 - *Protect Ontario by Unleashing our Economy Act, 2025*” dated May 26, 2025, be forwarded to the Minister of Municipal Affairs and Housing, Halton Area MPPs, Halton Region, City of Burlington, Town of Halton Hills, Town of Milton, Conservation Halton and Credit Valley Conservation.

Proposed Changes to the *Transit-Oriented Communities Act*

- Change to the Ministry that is responsible for administering the *TOC Act* (MMAH to MOI)
- Change to the definition of TOC
- Allows the Ministry to enter into agreements without needing an Order in Council

Proposed Changes to the *Metrolinx Act*

- The Minister can require a municipality or its agencies to provide information, documents, and records needed to support a provincial transit or transit-oriented community project. They must comply within the timeframe set by the Minister.

Proposed Changes to the *Building Transit Faster Act*

- Expands the definition of “*provincial transit project*”
- Requires corridor development permits for nearby landowners engaging in activities that may impact transit construction
- Grants authority to enter lands
- Enables a streamlined assembly process

Proposed Changes to the *Environmental Assessment Act, 2025*

- Agreement regarding the Eagle's Nest mining project is terminated.
- Specific activities at the Chatham-Kent waste site are exempt from Part II.3 Projects in the act.

Proposed Changes to the *Environmental Protection Act*

- Repeal fees with respect to Environmental Activity and Sector Registry.