



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17)

Date: May. 29, 2025

Report Number: BLD-2025-11

Department: Building and Planning

File Number: C11

Prepared By: Brett Pollock, Manager of Building and Planning/CBO

Attachments: 25-2204 Municipal Notification Letter, Technical Briefing Protect Ontario by Building Faster and Smarter Act, 2025

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report BLD-2025-11 prepared by Brett Pollock Manager of Building and Planning/CBO;

AND FURTHER provide any direction to staff.

Background:

In an effort to speed up construction to lower housing costs, on May 12, 2025 the Province introduced the [Protect Ontario by Building Faster and Smarter Act, 2025 \(Bill 17\)](#). The bill proposes changes to the Building Code Act, Development Charges Act, Planning Act, City of Toronto Act, Ministry of Infrastructure Act, Transit-Oriented Communities Act, Building Transit Faster Act, and Metrolinx Act. The Province is seeking comments with the deadlines varying from June 11th or June 26th. Further details are included in the attached notification letter and technical briefing provided by the province.

Discussion/Analysis/Overview:

Unlike the previously released Protect Ontario by Unleashing our Economy Act, 2025 (Bill 5) there are proposed changes in the Protect Ontario by Building Faster and Smarter Act, 2025 (Bill 17) that would have direct impacts on the Township.

Proposed amendments and commenting deadlines have been provided in the attachments. Summarized below for your reference are changes that are anticipated to have the most impact on the Township:

- Create Regulation-Making Authority to Specify What Constitutes a "Local Service". This proposal would create 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.

- Expand the Development Charge Deferral to Non-Rental Residential Developments. Currently, most DCs are payable to municipalities at the time a building permit is issued. DCs on rental housing and institutional development are able to be paid in instalments later in the development process, beginning at occupancy. This proposal would provide for payment of DCs for non-rental residential developments to be made in full at the earlier of the date an occupancy permit is issued and the date a development is first occupied. It would also remove interest from being charged by municipalities on any legislated DC deferral amounts.
- Create a Regulation-Making Authority to Limit Eligible Capital Costs. This proposal would create regulation-making authority to prescribe exceptions, including conditional exceptions, to capital costs that are eligible to be recovered from DCs, including the costs of acquiring or improving land.
- Exempt Long-Term Care Homes from Development Charges.
- Provide more consistent rules across municipalities on the information and studies that may be needed for planning applications like official plan and zoning by-law amendments. The changes would limit municipal complete application requirements to what is currently identified in the municipal official plans, any new or revised requirements would have to be approved by the Ministry of Municipal Affairs and Housing.
- List topics that could not be required for a complete planning application.
- List the only studies that could be required as part of a complete planning application.
- Specify certified professionals from whom municipalities would be required to accept studies.
- Proposed regulation– as-of-right variations from setback requirements would allow variations to be permitted “as-of-right” if a proposal is within 10% of setback requirements applicable to specified lands. For example, if your local zoning by-law requires a 5 metre front yard setback from the property line, this would effectively reduce the setback to 4.5 metres and you would be allowed to build .5 metre (half of a metre) into that 5 metre setback as-of-right, without a minor variance or zoning by-law amendment.

Financial Impacts:

The immediate financial impacts of the proposed changes on the Township are anticipated to be limited. Except for the proposed amendments to the Development Charges Act. These may include, limiting the scope of services the Township may collect for, the expansion to allow for the development charge deferral of non-rental residential developments while limiting the Townships ability to charge interest, and the exemption of long-term care homes.

The future financial impacts are difficult to predict and are unknown at this time.

Strategic Area:

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| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input checked="" type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input checked="" type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Ensure municipal systems support future growth**Respectfully Submitted By:**

Brett Pollock, Manager of Building and Planning/CBO

Report Approved By:

Jodi MacArthur, Chief Administrative Officer