

# Staff Memorandum



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To	Mayor A. Nuttall and Members of Council
Subject	Status of Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025
Date	June 18, 2025
Ward	All
From	M. Banfield RPP, Executive Director Development Services
Executive Member Approval	M. Banfield RPP, Executive Director Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

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The purpose of this Memorandum is to update members of Council on the status of [Bill 17 - Protect Ontario by Building Faster and Smarter Act, 2025](#). Bill 17 was introduced on May 12, 2025, by the Ontario government and received Royal Assent on June 5, 2025. This Bill is a comprehensive legislative proposal aimed at accelerating the development of housing, infrastructure, and transit-oriented communities across the province. The Bill is split into 8 Schedules, briefly outlined below.

**Schedule 1 amends the Building Code Act, 1992** including the addition of subsection 35 (1.1) to the Act that clarifies that certain sections of the Municipal Act, 2001, do not authorize a municipality to pass by-laws respecting the construction or demolition of buildings. Staff have reviewed and confirmed that the City of Barrie does not have any bylaws respecting the construction or demolition of buildings that exceed the requirements of the Ontario Building Code.

**Schedule 2 amends the Building Transit Faster Act, 2020** adds a definition of a “provincial transit project” with related changes. Staff have reviewed and have no comments.

**Schedule 3 relates to the City of Toronto Act, 2006** and does not apply to the City of Barrie.

**Schedule 4 makes multiple amendments to the Development Charges Act, 1997 which are further outlined in the following sections of this memorandum.** Some of the more significant amendments include exempting the development of any part of a building or structure intended for use as a long-term care home from development charges, and new regulations that change when development charges are required to be paid.

**Schedule 5 amends the Metrolinx Act, 2006** that the Minister may direct a municipality or its municipal agencies to provide the Minister or the Corporation with information and data that may be required to support the development of a provincial transit project or transit-oriented community project. Staff have reviewed and have no comments.

**Schedule 6 amends the Ministry of Infrastructure Act, 2011** by repealing certain sections and adding that the Minister may, by directive, direct a municipality or its agencies to provide the Minister or Ontario Infrastructure and Lands Corporation with certain information, data and documents. Staff have reviewed and have no comments.

**Schedule 7 outlines multiple amendments to the Planning Act and associated regulations which are outlined in more detail in this memorandum.** Some of the highlights include the requirement to permit an elementary school, a secondary school or a use ancillary to such schools in all urban residential areas, providing flexibility for setback requirements, to remove the timing restrictions with respect to when a portable classroom was placed on a school site, and restrictions on what studies are requested as part of a complete application.

**Schedule 8 amends the Transit-Oriented Communities Act, 2020** to include an expanded list of projects included in the definition of “priority transit project”, that the approval of the Lieutenant Governor in Council is not needed in certain circumstances and adding the Ontario Infrastructure and Lands Corporation to the list of entities to which the Minister may delegate certain powers. Staff have reviewed and have no comments.

## **Legislative Changes that Directly Impact Development in the City**

### Development Charges Act (Schedule 4)

- In Force Immediately:
  - Long-Term Care Home are exempt from development charges
  - No longer require a Background Study, need to hold a Public Meeting or be subject to the DC Appeal process if an amendment to a development charge by-law is:
    - to repeal the expiry date of the by-law or provide for a later expiry date
    - repeal a provision for indexing of development charges
    - decrease the amount of a development charge that is payable for one or more types of developments
  - Developers will pay the lower of frozen DCs (including interest) and current DC rates
- Passed but Not Yet in Force:
  - Regulations (not yet created) will determine which land acquisition costs will be eligible to be included in a DC Background Study
  - Deferral of development charges (DCs) until occupancy for residential developments that are not rental housing developments.
  - Prescribed circumstances (not yet created) that a municipality may require securities for development charges due at occupancy
  - Interest will no longer be charged on any deferral of DCs
  - Occupancy permits can be withheld until payment of DCs
  - A change in use from rental housing to something else will no longer require any outstanding DCs to be paid immediately (i.e. will continue with instalment payments)

- DCs payable can be paid prior to when they are due without a Section 27 agreement
- Regulations (not yet created) will determine what is a local service

### Planning Act (Schedule 7)

- In-Force Immediately:
  - No official plan may contain any policy that has the effect of prohibiting the use of a parcel of urban residential land for an elementary school or secondary school of a school board or any ancillary uses to such schools, including the use of a childcare centre located in the school.
  - Expanded permission to grant portables 'as of right' on all school sites by removing the parameters for only exempting those schools that were established pre-2007.
  - Changing the definition of a minimum setback distance to be the prescribed percentage of the setback distance, provided it is applying to a building or structure located on a parcel of urban residential land.
  - Adding that the Minister can impose conditions (i.e., on municipalities or proponents) that must be met before a use permitted by a Minister's zoning order comes into effect.
  - Minister approval is required before adopting an amendment to an official plan that adds, amends or revokes any of the provisions regarding the information or material that can be required for a complete application.
  - Material submitted in support of a development is now deemed to meet the applicable requirement if it is prepared by a person authorized to practice a prescribed profession.
- Passed but More Detail Needed:
  - The setback requirements to provide flexibility have been potentially identified as 10% but that has not been stated/verified.
  - Formal confirmation is needed for what can be required as part of a complete application, which may include the removal of shadow, wind, urban design, and lightning studies.
  - Formal description of certified professionals for submitting supporting materials is required to better implement this provision.

### **Next Steps**

Staff have reviewed each of the amendments and will be investigating the impact each has on our process and municipal legislation, as well as continuing to follow the status of the regulations that are required to implement some of the changes, with particular regard to the Development Charges Act and the Planning Act. Further information on the impacts of the amendments and/or requirements for implementation of these measures will be provided to Council as soon as those details are available.

**Appendix:**

Not Applicable

**Memo Author:**

Celeste Kitsemetry, RPP, Supervisor of Growth Management,  
Development Services

**File #:** D00

**Pending #:**

Not Applicable