

## Appendix B: Bill 17 – Summary of Key Changes

| <b>Bill 17 - <i>Protect Ontario by Unleashing our Economy Act, 2025</i></b><br>Introduction: May 12, 2025<br>Royal Assent: June 5, 2025 |   |                     |
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| Act   | Summary of Changes  | In Force & Effect   |
| <b>Schedule 1:<br/>Building Code Act, 1992</b>  | <ul style="list-style-type: none"> <li>Limits the authority of the Building Materials Evaluation Committee (BMEC) to initiate research and examine innovative construction materials, systems and building designs if the Canadian Construction Materials Centre has already examined or expressed its intention to examine such matters.</li> </ul>  | July 1, 2025        |
|   | <ul style="list-style-type: none"> <li>Removes the Minister’s authority, though a Minister’s Ruling, to approve the use of innovative materials, systems or building designs that have been evaluated by the CCMC, thus removing the need for manufacturers to obtain secondary approval for use of innovative materials in Ontario.</li> </ul>   | July 1, 2025        |
|   | <ul style="list-style-type: none"> <li>Clarification added to section 35 of the <i>Building Code Act</i> to reinforce that municipalities do not have the authority to create local requirements that differ from the BCA or the Ontario Building Code by removing a municipalities broad authority/ability to pass by-laws under the <i>Municipal Act, 2001</i> in respect of the construction and demolition of buildings.               <ul style="list-style-type: none"> <li>This amendment prohibits municipalities from imposing unique standards on the construction or demolition of buildings including plumbing not located within a building (e.g., green building standards).</li> </ul> </li> </ul> | Upon Royal Assent   |
| <b>Schedule 2:<br/>Building Transit Faster Act, 2020</b>  | <ul style="list-style-type: none"> <li>Changes the definition and expands the rights provided to ‘priority transit projects’ to all ‘provincial transit projects’.</li> <li>Provincial transit projects is now defined to include all projects carried out by Metrolinx.</li> <li>These changes have the effect of expanding the types of projects that are exempted from some of the provisions in the Expropriation Act (including the requirement for a hearing).</li> </ul>   | Upon Royal Assent   |
| <b>Schedule 3:</b>  | <ul style="list-style-type: none"> <li>Introduces permissions for “as-of-right” variations from setback requirements on specified lands.</li> </ul>   | Upon Royal Assent & |

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| <b>City of Toronto Act; and</b><br><br><b>Schedule 7: Planning Act</b> | <ul style="list-style-type: none"> <li>○ The province has proposed a 10% as-of-right variation through a posting on the ERO (<a href="#">ERO: 025-0463</a>).</li> </ul>  | Awaiting future regulation                          |
|  | <ul style="list-style-type: none"> <li>○ The variations would not apply to land within the Greenbelt Area, lands that do not meet the definition of a parcel of urban residential land, and/ or lands which are prescribed for the purposes of subsection 41(1.2) of the <i>Planning Act</i> (e.g., hazardous lands, lands near shorelines, and railways).</li> </ul>  | Upon Royal Assent                                   |
|  | <ul style="list-style-type: none"> <li>• A new subsection is added that would act as a transition and deeming provision in the circumstance where the prescribed percentage changes (either higher or lower) over time. It provides that the minimum setback is deemed to be the minimum setback:               <ul style="list-style-type: none"> <li>○ on the day a building permit is issued and where that permit has not been revoked, or</li> <li>○ on the day the lawful use of the building or structure was established where no building permit was required.</li> </ul> </li> </ul>                                       | Upon Royal Assent                                   |
|  | <ul style="list-style-type: none"> <li>• New subsections 17 (21.1) and (21.2) of the Act require the Minister's approval before making certain amendments to an Official Plan to require additional studies/reports as a part of a complete application beyond what is currently identified in an Official Plan.</li> </ul>  | Upon Royal Assent                                   |
|  | <ul style="list-style-type: none"> <li>• Materials prepared by a person authorized under a '<i>prescribed profession</i>' will be deemed to meet submission requirements for a complete application.               <ul style="list-style-type: none"> <li>○ At this time, the associated regulation that would provide the list of '<i>prescribed professions</i>' has not been released.</li> </ul> </li> </ul>   | Upon Royal Assent<br><br>Awaiting future regulation |
|  | <ul style="list-style-type: none"> <li>• Creates regulation making authority to limit the studies and materials that municipalities can require when reviewing Planning applications (e.g. Official Plan Amendments, Zoning By-law Amendments, site plan control, subdivisions, and consents).</li> <li>• The Province was consulting on the removal of the following studies/ reports:               <ul style="list-style-type: none"> <li>○ Sun/Shadow Studies: Impacts of shadows cast by new developments.</li> <li>○ Wind Studies: Effects of new buildings on wind conditions in the surrounding area.</li> </ul> </li> </ul> | Upon Royal Assent<br><br>Awaiting future regulation |

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|  | <ul style="list-style-type: none"> <li>○ Urban Design Reports: How the project aligns with local urban design guidelines or policies.</li> <li>○ Lighting Details: Information on site lighting, including fixture types and light levels.</li> </ul>   |                         |
|  | <ul style="list-style-type: none"> <li>• New provisions restrict Official Plans and Zoning By-laws from prohibiting the use a parcel of urban residential land for an elementary school, a secondary school or a use ancillary to such schools.</li> </ul>  | Upon Royal Assent       |
|  | <ul style="list-style-type: none"> <li>• Extends the exemption from site plan control to all public school sites when placing portable classrooms, not just those built before 2007.</li> </ul>   | Upon Royal Assent       |
|  | <ul style="list-style-type: none"> <li>• New provisions that grant the Minister additional power to impose conditions on MZOs.               <ul style="list-style-type: none"> <li>○ The Minister may also require an owner of the land to enter into an agreement with the Minister or the municipality relating to the condition, an agreement which may be registered on title and enforceable.</li> </ul> </li> </ul>  | Upon Royal Assent       |
| <b>Schedule 4:<br/>Development<br/>Charges Act,<br/>1997</b> | <ul style="list-style-type: none"> <li>• Creates new exemption for any part of a building or structure intended for use as a long-term care home (both non-profit and for-profit) from the payment of Development Charges (DCs).</li> </ul>   | Upon Royal Assent       |
|  | <ul style="list-style-type: none"> <li>• Streamlined process for municipalities when amending a DC By-law (e.g., background studies, public consultation, etc.). No background study or public consultation are required, for such instances where the amendments have the effect of reducing DCs (i.e., repealing indexing provisions or reducing the amount of a DC that is payable for one or more types of development).</li> </ul>   | Upon Royal Assent       |
|  | <ul style="list-style-type: none"> <li>• DCA requires that, for developments proceeding through a site plan or zoning by-law amendment application, the DC be determined based on the rates in effect when the complete application was submitted (provided building permits are not issued within 18 months of application approval). The amendment made through Bill 17 requires that municipalities to apply either the 'frozen' or 'current' rate, whichever is lower.</li> </ul> | Upon Royal Assent       |
|  | <ul style="list-style-type: none"> <li>• Extension on the deferral of DC payments for residential development to either the time that an occupancy permit is</li> </ul>   | On a day to be named by |

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|   | <p>issued, or the occupancy of the building occurs, whichever is earlier.</p> <ul style="list-style-type: none"> <li>○ Deferred payment provisions already apply to both rental housing and institutional developments. Amendments to these provisions have been made through Bill 17, including an option for early payment of DCs (without a need for an agreement), and cancellation of interest accruing after new legislation came into force.</li> </ul>  | order of the LGIC                         |
|   | <ul style="list-style-type: none"> <li>• Municipalities are authorized to secure the payment of the charge through financial security in specified circumstances by using certain instruments, which will both be prescribed by regulation.</li> </ul>  | On a day to be named by order of the LGIC |
|   | <ul style="list-style-type: none"> <li>• Increased regulation making authority to allow the LGIC to prescribe regulations that: <ul style="list-style-type: none"> <li>○ set out exceptions (and limitations on the exceptions) to eligible capital costs that may be recovered through development charges;</li> <li>○ deeming that two or more services to be one service for the purposes of receiving and using DC credits;</li> <li>○ define what constitutes a ‘local service’ to standardize services captured under local service infrastructure policies versus infrastructure services captured under DCs;</li> <li>○ prescribe benefit to existing methodology;</li> <li>○ standardize DC background studies and annual reports; and</li> <li>○ permit London DC index.</li> </ul> </li> </ul> | On a day to be named by order of the LGIC |
| <b>Schedule 5: Metrolinx Act, 2006;</b>                 | <ul style="list-style-type: none"> <li>• 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 a transit-oriented community project.</li> </ul>  | Upon Royal Assent                         |
| <b>Schedule 6: Ministry of Infrastructure Act, 2011</b> | <ul style="list-style-type: none"> <li>• The Minister of Infrastructure would be empowered to issue directives requiring municipalities and their agencies to provide specific information, data, and documents to the Minister or to the Ontario Infrastructure and Lands Corporation.</li> </ul>  | Upon Royal Assent                         |

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|   | <ul style="list-style-type: none"> <li>Repeals section of the act which previously outlined certain limitations and procedures related to data requests.</li> </ul>  | Upon Royal Assent                        |
|   | <ul style="list-style-type: none"> <li>Revokes O. Reg. 378/24 is part of the broader effort to simplify and expedite the data acquisition process for provincial infrastructure initiatives.</li> </ul>  | Upon Royal Assent                        |
| <b>Schedule 8: Transit-Oriented Communities Act, 2020</b>             | <ul style="list-style-type: none"> <li>Changes the Minister responsible for administering the TOC Act from the Ministry of Transportation to the Minister of Infrastructure.</li> </ul>  | Upon Royal Assent                        |
|   | <ul style="list-style-type: none"> <li>Permits the Minister or their designate to enter into agreements with a municipality or a First Nation to implement TOCs without needing an Order in Council from the Lieutenant Governor to do so.</li> </ul>  | Upon Royal Assent                        |
|   | <ul style="list-style-type: none"> <li>The Minister of Infrastructure was also given authority, through Order in Council 589/2025, to enact Minister's Zoning Orders under section 47 of the <i>Planning Act</i> in respect of transit-oriented community land designated under the <i>TOC Act</i>.</li> </ul>   | By Order in Council – Issued May 8, 2025 |
| <b>O. Reg 54/25 - Inclusionary Zoning</b><br><br>*Amended regulation* | <ul style="list-style-type: none"> <li>Prescribes that the percentage of gross floor area to be occupied by affordable housing in a development located within a Protected Major Transit Station Area.</li> <li>GFA now cannot exceed 5% of the total residential units that are part of that development, or 5% of the total floor area of all residential units that are part of the development, and that the period of time for which affordable housing units would be maintained as affordable shall not exceed 25 years.</li> </ul> | In force upon filing - May 12, 2025      |