



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

July 8, 2025

PED25176 –

City of Hamilton's Response to Provincial *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025* and Associated Ontario Regulations, and *Bill 30, Working for Workers Seven Act, 2025*.

Presented by: Spencer Skidmore

Background

Bill 17

- On May 12, 2025, the province introduced Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025. **Bill 17 received royal assent on June 5, 2025.**
- Bill 17 includes amendments to various *Acts* including: *the City of Toronto Act, 2006; Building Transit Faster Act, 2020; Building Code Act, 1992; Development Charges Act, 1997; Transit-Oriented Communities Act, 2020; Ministry of Infrastructure Act, 2011; Metrolinx Act, 2006; and, the Planning Act.*

Bill 30

- On May 28, 2025, the Province introduced *Bill 30, Working for Workers Seven Act, 2025.*
- Bill 30 includes amendments to various *Acts* including *the Planning Act and the Municipal Act.*

City Staff Supports The Following Changes Related to Bill 17

Proposed Change	Rationale
Restrictions on Building Materials Evaluation Commission	Removes additional regulatory steps for innovative materials, systems or building designs that have already been reviewed and approved at the federal level.
Building Transit Faster Act Applies to all Provincial Transit Projects	Hamilton's LRT was already identified as a "priority transit project" for the purposes of the Building Transit Faster Act under an Ontario Regulation.
Information From Municipalities to Support Provincial Transit Projects	Will allow for greater collaboration between the province and municipalities on the development and implementation of priority transit projects to expedite their delivery.
Complete Application Materials under the Planning Act and Person Authorized to Practice a Prescribed Profession	City has not implemented a "pre-submission" screening process where staff complete a preliminary review of submission materials and provide feedback on the content prior to deeming the application complete. Accordingly, there is minimal impact on the City's current process for deeming an application complete.
Removal of Site Plan Control for the Placement of Portable Classrooms	The impacts of such a change are considered minor. The <i>Planning Act</i> currently exempts the placement of portable classrooms on a school site if the school was in existence prior to January 1, 2007.

City Staff Supports The Following Changes Related to Bill 17 (Cont.)

Proposed Change	Rationale
Conditional Minister's Zoning Orders	Staff support the ability to include conditions for Ministers Zoning Orders to ensure commitments related to matters like housing affordability and development timeframes are met.
Various Changes to the Transit-Oriented Communities Act Related to Provincial Transit Projects, Removal of Order in Council Requirement, and Agreements	Hamilton's LRT was already identified as a "priority transit project" under the Building Transit Faster Act, which will now apply to the Transit-Oriented Communities Act. Removal of Order in Council and delegating authority to enter into Agreements will expedite transit-oriented community projects.

City Staff Does Not Support The Following Changes Related to Bill 17

Proposed Change	Rationale
Restrictions on Municipalities to Pass By-laws under the Municipal Act Respecting the Construction or Demolition of Buildings	The City should be empowered to enact standards and by-laws related to construction and demolition if these measures do not conflict with the Ontario Building Code, in particular, if these standards address a gap in provincial standards such as sustainable building design and implement the policies of the City's Official Plans.
Schools Permitted on All Parcels of Urban Residential Land	The proposed change could undermine the City's current integrated school planning process, and result in schools being in sub-optimal locations and the loss of the associated benefits.
Minister Approve Changes to Official Plan with Respect to Complete Application Requirements	Municipalities should be given the discretion to determine what studies are required based on locally specific conditions. A one-size-fits-all approach does not appropriately account for local conditions and may lead to inefficient, and potentially unsafe development.
Regulation Making Authority on What Can and Cannot be Considered for a Complete Application (Removal of Wind/Shadow/Urban Design/Lighting Related Materials)	This change could result in City staff losing the ability to identify the information or materials for development applications they determine are needed to review, evaluate, and make sound planning recommendations and effectively evaluate development proposals against the City's Official Plan policies. This may also result in adverse impacts, including those related to public health and safety.

City Staff Does Not Support The Following Changes Related to Bill 17 (Cont.)

Proposed Change	Rationale
As-of-right Variations to Zoning By-law (10% of Requirement Deemed to Comply)	The change as proposed may result in unintended consequences, including those related to public health and safety resulting from insufficient access and/or buffering/separation distances to potential hazards.

City Staff Does Not Support The Following Changes Related to Bill 30

Proposed Change	Rationale
Regulation Making Authority Limiting the Powers of a Municipality Under the <i>Municipal Act</i> Related to Training or Skills Development	Exemptions from the Municipal Act could be used for a wide range of purposes, including exemptions from municipal by-laws, including those related to property tax, development charges, and other local requirements with no clear purpose or rationale.
Exemption of Development or Redevelopment Related to Training or Skills Development From the <i>Planning Act</i>	Extending exemptions from the <i>Planning Act</i> to private entities without the robust accountability and regulatory frameworks that characterize broader public sector bodies, solely by virtue of their qualification to access a source of provincial funding with broad eligibility may create undesirable outcomes and land use compatibility concerns.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE