

STAFF COMMUNICATIONS**COUNCIL – JUNE 24, 2025****June 20, 2025****Subject**

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| SC1. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated June 18, 2025. | Bill 5: Protect Ontario by Unleashing our Economy Act, 2025 |
| SC2. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, dated June 20, 2025. | Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025 |

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Please note there may be further Communications.



**STAFF COMMUNICATION
FOR INFORMATION ONLY**

**SC 1
Staff Communication
Council – June 24, 2025**

DATE: June 18, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: STAFF COMMUNICATION – COUNCIL, JUNE 24, 2025

Bill 5: Protect Ontario by Unleashing our Economy Act, 2025

1. Purpose

The purpose of this Staff Communication is to provide Mayor and Members of Council information regarding the Royal Assent received for Bill 5, *Protect Ontario by Unleashing our Economy Act*, on June 5, 2025.

Since submitting the May 26, 2025 Staff Communication on this same topic, Bill 5 was amended by the Standing Committee on the Interior and was ordered for Third Reading on June 4, 2025. Bill 5 received Royal Assent on June 5, 2025.

Bill 5's amendments to the *Ontario Heritage Act* and the enacted *Special Economic Zones Act, 2025* that received Royal Assent on June 5 are the same as at the Bill's first reading.

2. Analysis

Since Bill 5 includes amendments and enactments of a number of Acts, the amendments come into force either as of the date of Royal Assent (June 5, 2025) or as of a date to be named by order of the Lieutenant Governor in Council. With respect to the amendments to the *Ontario Heritage Act*, and the enactment of the *Special Economic Zones Act, 2025*, the in-force dates are as follows:

In-Force Timelines for the Amendments to the *Ontario Heritage Act*

Section	Title/Description	In-Force Date
s. 51.2 and 51.3	Inspection Powers – Minister can order inspections for artifacts/sites and require reports.	June 5, 2025

s. 61.1	Assessment Orders – Minister may prohibit alteration/removal until fieldwork is done.	June 5, 2025
s. 66	Artifact Deposit & Seizure – Minister may seize artifact or material and deposit to institutions or Indigenous communities.	June 5, 2025
s. 66.1	Lieutenant Governor in Council Exemption Powers – may exempt properties from archaeological requirements for provincial priorities (transit, healthcare, housing, etc.).	In-force on a day to be named by order of the Lieutenant Governor in Council.
s. 66.2	Legal Immunity – No causes of action exists where it is tied to exemption decisions.	In-force on a day to be named by order of the Lieutenant Governor in Council.
Part VI.1	Investigations & Warrants – Minister may appoint investigators and issue warrants/orders.	June 5, 2025
s. 68.3	No Compensation – Lieutenant Governor in Council decisions/regulations don't entitle compensation.	June 5, 2025
s. 69.1	Limitation Period – 2-year limitation period for commencing a <i>Provincial Offences Act</i> proceeding, after the offence first comes to the attention of the provincial offences officer.	June 5, 2025
S 69.2	Damages Orders – courts are empowered to order remediation related to offences under the <i>Ontario Heritage Act</i> .	June 5, 2025
s.70(1)(h)	Definition – defining archaeological and cultural heritage terms.	June 5, 2025
s.70(1)(m.1)	Exemption Criteria – forthcoming exemption powers under section 66.1 can be subject to criteria for sites to receive the exemption.	In-force on a date to be named by order of the Lieutenant Governor in Council.

In-Force Timelines for the Enactment of the *Special Economic Zones Act, 2025*.

All provisions of the new *Special Economic Zones Act, 2025* came into force on June 5, 2025, when Bill 5 received Royal Assent.

As of the date of this Communication, no regulations have been enacted to accompany the above-noted amendments.

For more information, contact Zaynab Al-waadh, Legal Counsel, Planning Law, ext. 8063.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'V. Musacchio', with a stylized flourish at the end.

Vince Musacchio
Interim Deputy City Manager, Planning,
Growth Management & Housing Delivery



**STAFF COMMUNICATION
FOR INFORMATION ONLY**

**SC 2
Staff Communication
Council – June 24, 2025**

DATE: June 20, 2025

TO: Mayor and Members of Council

FROM: Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

RE: STAFF COMMUNICATION – COUNCIL, JUNE 24, 2025

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

1. Purpose

The purpose of this Staff Communication is to provide the Mayor and Members of Council with information regarding the Royal Assent of Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*, on June 5, 2025. It also provides a correction to the related Staff Communication dated May 29, 2025, based on recent correspondence received from the Deputy Minister, Ministry of Municipal Affairs and Housing.

As of the June 4, 2025 Committee of the Whole (1) meeting when our previous Staff Communication on Bill 17 was presented, the Ontario Legislature debated Bill 17 through first, second, and third reading between May 12 and June 3. The Bill was not referred to a committee and was not amended.

Bill 17 was passed on division in the Legislature on June 3, 2025, and received Royal Assent on June 5, 2025. It is now the law.

2. Analysis

Although the Bill has received Royal Assent, the consultation period for submitting comments to the Environmental Registry of Ontario (ERO) on proposed regulations to the *Planning Act* concerning setbacks and complete applications will close on June 26, 2025. The comment period on proposed regulations related to changes in the *Building Code Act, 1992*, *Development Charges Act, 1997*, and *Planning Act*—specifically regarding minor variances, Minister's Zoning Orders, and school approvals—closed on June 11, 2025. At the time of this communication, no new regulations have been provided that will dictate how changes proposed in the Bill will be implemented.

Bill 17 is an omnibus bill that amends several Acts. The legislative amendments to the affected Acts will take effect either upon Royal Assent, on a day to be named by order of the Lieutenant Governor in Council, or on such other date specified in each schedule. The dates when some key amendments will come into effect are listed in the table below:

Act being amended by Bill 17	Bill 17 schedule	Date coming into force
<i>Building Code Act, 1992</i>	1	<p>Section 4 (clarifying that municipalities cannot pass by-laws respecting the construction or demolition of buildings) came into force on June 5, 2025.</p> <p>All other sections (regarding innovative building materials examination) will come into force on July 1, 2025.</p>
<i>Building Transit Faster Act, 2020</i>	2	All sections in this schedule came into force on June 5, 2025.
<i>Development Charges Act, 1997</i>	4	<p>Section 4 (residential development DCs payable on occupancy) will come into force on a day to be named by order of the Lieutenant Governor in Council.</p> <p>Section 6 (exceptions to withholding building permits until DCs are paid) will come into force on a day to be named by order of the Lieutenant Governor in Council.</p> <p>Section 9(2) (regulation regarding security) will come into force on a day to be named by order of the Lieutenant Governor in Council.</p> <p>All other sections in this schedule came into force on June 5, 2025.</p>
<i>Metrolinx Act, 2006</i>	5	All sections came into force on June 5, 2025.
<i>Ministry of Infrastructure Act, 2011</i>	6	All sections came into force on June 5, 2025.

<i>Planning Act</i>	7	Section 2(2) (repealing the requirement for the Minister's approval of OPAs regarding application information) will come into force on a day to be named by order of the Lieutenant Governor in Council. All other sections in this schedule came into force on June 5, 2025.
<i>Transit-Oriented Communities Act, 2020</i>	8	All sections came into force on June 5, 2025.

Clarification on Bill 17 was provided by the Ministry of Municipal Affairs and Housing.

In a letter dated June 19, 2025, Martha Greenberg, Deputy Minister, Ministry of Municipal Affairs and Housing, stated that Bill 17's amendment to the *Building Code Act, 1992* was to provide greater clarification that municipalities do not have, and have never had, the authority to pass by-laws that establish construction or demolition standards. City staff are hereby correcting statements made in the related Staff Communication dated May 29, 2025 which stated that the authority to pass such by-laws was removed by Bill 17.

For more information, contact Max B. Rubin, Legal Counsel, Planning, Growth Management and Housing Delivery, ext. 3643

Respectfully submitted by,



Vince Musacchio, Interim Deputy
City Manager, Planning, Growth
Management and Housing Delivery



Michael Coroneos, Deputy City
Manager, Corporate Services, City
Treasurer and Chief Financial Officer