



## Notice of Meeting Regional Council

A meeting of **York Regional Council** will be held on **May 22, 2025 at 9 a.m.**

In accordance with Bylaw 2024-52, this meeting will be conducted both **electronically and in person** at the Council Chambers, York Region Administrative Centre, 17250 Yonge Street, in the Town of Newmarket.

Deputation requests will be accepted by the [Regional Clerk's Office](#) until 12 p.m. on May 21, 2025. Registered deputants will be provided with instructions for joining the meeting.

Christopher Raynor  
Regional Clerk

May 15, 2025

#16729878



**Addendum Agenda  
YORK REGIONAL COUNCIL**

May 22, 2025

9 a.m.

Electronic and In-Person Meeting

Council Chambers

17250 Yonge Street, Newmarket

Quorum: 11

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**Page No.**

**G. Communications**

***G.4 Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 -  
Proposed Changes to the Development Charges Act, 1997 and  
Other Highlights***

**1**

Memorandum dated May 15, 2025 from Laura Mirabella,  
Commissioner of Finance and Regional Treasurer

Recommendation: Receive

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To: Regional Council

Meeting Date: May 22, 2025

From: Laura Mirabella  
Commissioner of Finance and Regional Treasurer

Re: **Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* –  
Proposed changes to the *Development Charges Act, 1997* and other  
highlights**

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This memorandum provides Members of Regional Council with a summary of proposed changes to the *Development Charges Act, 1997* (Act) through Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* (Bill 17). It also highlights key proposals brought forward in the accompanying technical briefing deck.

**On May 12, 2025, the Province tabled Bill 17, proposing, among other changes, to amend the Act to streamline and standardize the development charges framework**

Bill 17 proposes several changes to eight different Provincial statutes regarding infrastructure, housing and transit that, if passed, are intended to remove barriers to building and help speed up construction of new homes and infrastructure. Other than the Act, where changes are premised upon streamlining the development charges (DC) framework, statutes impacted include the *Building Code Act, 1992*, *Building Transit Faster Act, 2020*, *Planning Act* and *Transit-Oriented Communities Act, 2020*. As of May 13, 2025, Bill 17 was in second reading. Staff anticipate the Bill could receive Royal Assent prior to the legislature rising for summer recess on June 5, 2025.

**Proposed changes to Act include payment of residential DC at occupancy, DC exemption for long-term care, and a streamlined process for Bylaw amendments**

Schedule 4 of Bill 17 proposes several changes to the Act. Key changes proposed include collecting DCs for residential development at occupancy permit, or first occupancy, a new development charges exemption for long-term care buildings and streamlining the process to pass a DC Bylaw amendment when related to the repeal/pausing of indexing or to provide DC relief or reduced rates.

Table 1 summarizes key proposed changes, as well as their in-effect dates. Appendix A to this memorandum provides preliminary staff analysis on proposed changes.

**Table 1**  
**Proposed Changes to the Act**

Current Treatment	Proposed Changes	In-Effect Date
DC Credits		
Credits used towards DCs for same service as infrastructure advanced by developer	Ability to merge related services, as deemed by <b>regulation</b> , to provide DC credits (e.g., roads and transit) (Section 7 of Bill 17 amending Section 41 of Act)	Royal Assent
Interest on Frozen DCs and Installment Payments		
DC frozen at site plan or zoning bylaw amendment application	Development received either frozen DC + interest or a lower DC if rates have been reduced (Section 5 of Bill 17 amending Section 26.2 of Act)	Royal Assent
Under the Act, rental and institutional developments are paid in 6 annual installments, beginning at occupancy, and can be charged interest	No interest charged on legislatively deferred payments on a going forward basis (interest can be accrued up to Royal Assent) (Section 4 of Bill 17 amending Section 26.1 of Act)	Date to be proclaimed
Currently developments subject to installment payments cannot pay the full DC instead of installments	Can now pay the full DC if they do not wish to pay installments (Section 4 of Bill 17 amending Section 26.1 of Act)	
Where there is change of use from a development that is eligible for installment payments to a non-included use, DCs immediately payable	Deletes the immediate payment of all remaining DCs where there is a change in development (Section 4(7) of Bill 17 amending Section 26.1(9) of Act)	
Timing of Payment		
DCs generally paid at building permit issuance (for subdivisions, hard services DCs paid at registration, and soft services DCs at building permit)	DCs deferred to earlier of occupancy permit or first occupancy, interest free (Section 4 of Bill 17 amending Section 26.1 of Act)  Municipality may require financial security for prescribed circumstances (through <b>regulation</b> ) (Section 4 of Bill 17 amending Section 26.1 of Act)	Date to be proclaimed

Current Treatment	Proposed Changes	In-Effect Date
<b>Exemptions</b>		
Currently long-term care homes are charged DCs in installments	Exempt long-term care homes (non-profit and for-profit) on a going forward basis (includes outstanding installments), as defined in subsection 2 (1) of the <i>Fixing Long-Term Care Act, 2021</i> (Section 1 of Bill 17 amending Section 4.4 of Act)  Includes any part of a structure used as a long-term care home	Royal Assent
<b>DC Bylaw Amendment requirements when related to expiration, repeal/pause of indexing, DC relief/reduced rates</b>		
Previously a Bylaw amendment, regardless of impact has set out prescribed timelines and processes, regardless of whether the amendment results in an increase in rates, a reduction, introduces a discount, etc.	Municipalities can remove/extend expiration date, stop/pause indexing, and reduce DCs, through amendment, without having to undertake new background study and hold public consultations (Section 3 of Bill 17 amending Section 19 of Act)  Does not appear to apply to a Bylaw update	Royal Assent
<b>Eligible Capital Cost Inclusions</b>		
Previously land could be ineligible for prescribed services	This has been deleted, <b>but</b> through regulatory making authority, the ability to prescribe exceptions and conditions under which land is eligible (Section 2 of Bill 17 amending Section 5(3) of Act)	Royal Assent
<b>Local Services</b>		
Act prohibits levying DCs on 'local services'; no definition in Act	Through <b>regulation</b> , define what infrastructure services captured under 'local services' (Section 8 of Bill 17 amending Section 59 of Act)	Royal Assent

## **A commenting period has been provided for specific aspects of Bill 17 that may require regulatory clarification**

On May 12, 2025, in addition to tabling Bill 17, the Province, through [Ontario Regulatory Registry](#) posting 25-MMAH003, provided an opportunity to comment on specific changes to the Act. The commenting period has a 31-day expiration, ending on June 11, 2025. The seven areas the Province is seeking feedback related to development charges are:

1. Services that can be merged for the purposes of issuing DC credits
2. Definition of a local service
3. Deferral of DCs to occupancy permit or first occupancy and under what circumstances security can be required
4. Revised DC Bylaw Amendment process when reducing DCs or indexing
5. Exceptions to capital costs inclusions (e.g., land)
6. Changes to DC freeze to ensure lower of prevailing and frozen rate used
7. DC exemption for long-term care homes

Staff are reviewing these areas and expect to submit comments prior to the commenting period closing. Due to timing of the commenting period, it will not be possible to provide these comments to Regional Council before submission. The staff submission to the Ontario Regulatory Registry will be appended to the expected June report on the 2026 DC Bylaw Update. Should Council have further comments, staff will submit them to the Ministry of Municipal Affairs and Housing for their consideration.

## **June report on DC Bylaw will compare proposed changes to the Act with incentives shared at the April 3, 2025 Special Council meeting and provide recommendations**

The June report on the 2026 DC Bylaw will assess provincial changes along with changes suggested on April 3. A consolidated approach along with timing recommendations will be presented for Council's consideration in this June report. Regulations, which are yet to be fully developed, will need to be considered in fully assessing related implications.

At the April 3 Special Council meeting, two new deferrals for residential development were approved. Ground related development was provided a deferral for hard service DCs (water, wastewater and roads) from plan of subdivision to first building permit issuance. High-rise development was provided a DC deferral to the earlier of registration of condominium or 48 months. Bill 17 proposes to allow developers to defer all residential DCs until occupancy or first occupancy permit. These changes take effect at a later date, to be proclaimed. Staff will work to assess impacts of this, and whether or not there remains merit in maintaining the April 3 deferral options until this proposed change takes effect.

**Other possible future changes include potential for a Municipal Services Corporation, with a utility model, for water and wastewater infrastructure**

As is common practice when releasing a Bill, the Province provided a [technical briefing deck](#) associated with Bill 17 to describe areas of review. While the technical briefing deck largely aligns with legislative amendments proposed in Bill 17, there are a few substantive differences in some areas discussed (see Table 2). Key amongst those differences is a discussion of the potential to explore a Municipal Services Corporation (MSC) with a utility rate model for water and wastewater infrastructure expansion.

The use of a MSC with a public utility model to deliver water and wastewater servicing is something the development industry has advocated for previously. It was also included in the [report](#) recommendations of the Provincial Housing Affordability Task Force in 2022. A shift toward this type of model would require further significant analysis.

If implemented, some proposed changes in Table 2 could come through further amendment to the Act or through regulation. It is expected that, over the summer, the broader municipal sector as well as the Association of Municipalities of Ontario (AMO) will be consulted on the areas highlighted in Table 2. If this consultation comes by way of regulatory framework during the summer months, staff would review and respond accordingly. Any responses would be provided to Council at the earliest opportunity.

**2026 DC Bylaw continues to target being tabled during the first quarter of 2026, however this timeline will be monitored given the legislative changes**

As [directed](#) by Council in December 2023, work on the 2026 DC Bylaw has been underway and staff continue to target tabling it during the first quarter of 2026. Potential changes that could impact this timeline include the use of an MSC for water and wastewater delivery, prescribed methodologies for benefit to existing assumptions or changes to how land costs are captured. Table 2 provides more information. Staff will continue to monitor any potential legislative changes and report back on implications to the DC Bylaw content as well as timing.

**Table 2**  
**Areas Covered in Provincial Technical Briefing Deck**

Current Treatment	Proposal
<b>Water and Wastewater Infrastructure</b>	
DCs used to fund growth-related water and wastewater infrastructure, while user rates fund asset management	Explore use of public utility model (e.g., Municipal Service Corporation) for water and wastewater expansion, appointing skills-based board with municipal representation, and providing access to favourable financing opportunities

Current Treatment	Proposal
<b>Benefit to Existing Methodologies</b>	
Municipalities required to deduct portion of costs that benefit existing development, however no consistent approach	Pending feedback, government could prescribe a methodology for calculating benefit to existing deductions
<b>DC Reserves</b>	
Municipalities required to report annually on state of DC reserves and to spend/allocate 60% of money collected in a water, wastewater and roads reserve	Requirement to spend/allocate 60% of the money in DC reserves could apply to all DC services  Consult on additional requirements to increase transparency
<b>DC Background Study Requirements</b>	
DC Background Study must conform with prescribed requirements, including being available at least 60 days prior to passage	Ministry to explore amendments to standardize DC Background Studies

### **Bill 17 proposes changes to seven other Provincial statutes, including the Building Code Act, Building Transit Faster Act, and Transit-Oriented Communities Act**

Bill 17 proposes changes to seven other statutes, premised upon delivering more housing faster. In addition to the development charges consultation noted above, the Province released six commenting opportunities related to changes outlined in Table 3.

Staff are assessing impacts and opportunities to provide comments. Any comments provided by staff would focus specifically on items like how municipal transit projects could leverage the *Building Transit Faster Act* and other opportunities to expedite approval of critical infrastructure and servicing. The Province will likely issue more consultation opportunities in the coming months related to additional areas of interest such as road standards and other servicing-related aspects, which staff will assess.



**Table 3**  
**Bill 17 - Proposed Changes to other Acts and Commenting Opportunities**

Statute	Key Detail	Related Commenting Opportunity
<i>Building Code Act</i>	Updated to prevent municipalities from passing bylaws respecting the construction or demolition of buildings and prevent application of municipal-specific building standards	<a href="#">Eliminate Secondary Approvals for Innovative Construction Materials – ORR-25-MMAH004</a>
<i>Building Transit Faster Act</i>	Streamlined processes under the Act would apply to <i>all</i> provincial transit projects, including Metrolinx projects, but would not include municipal-led transit projects. There is no longer the need to prescribe these projects through further regulation  Yonge North Subway Extension is already included under the Act	<a href="#">Amendment to the Building Transit Faster Act, 2020 – ERO-025-0450</a>
<i>City of Toronto Act</i>	Removes timing restrictions when a portable classroom was placed on a school site for the purposes of the definition of “development” in the Act  Provides certain rules with respect to information and material prepared by a person authorized to practise a prescribed profession	<a href="#">Proposed Planning Act and City of Toronto Act, 2006 Changes – ERO-025-0461</a>
<i>Metrolinx Act</i>	Minister may direct a municipality or its municipal agencies to provide the Minister with information and data that may be required to support the development of a provincial transit project or transit-oriented community project	
<i>Ministry of Infrastructure Act</i>	Enabling legislation to allow the Minister to direct a municipality or its agencies to provide the Minister or Ontario Infrastructure and Lands Corporation with certain information, data and documents	<a href="#">Amendments to the Ministry of Infrastructure Act, 2011 – ORR-25-MOI003</a>

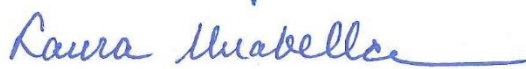
Statute	Key Detail	Related Commenting Opportunity
<i>Planning Act</i>	<p>Inclusionary zoning: a regulation will be released setting out a 5% maximum rate and a 25-year maximum affordability period within Protected Major Transit Station Areas that will be put in place.</p> <p>Complete application: a <a href="#">proposed regulation</a> would limit the studies that can be required as part of a complete application, in addition to setting out a prescribed list of permitted studies.</p> <p>Minister approval will be required to amend Official Plans in terms of specifying studies/reports required for complete applications</p> <p>MZOs: Minister of Infrastructure will be given the jurisdiction to impose conditions prior to uses in an MZO being permitted. Where a condition is imposed, it can be enforced by way of an agreement that can be registered on title</p> <p>School zoning: Permitted as of right on urban lands zoned for residential uses</p> <p>Variations to minor variances: Minister would have regulation-making authority to allow certain as-of-right variations. Act proposes to establish a regulation that will set a percentage of a setback that will be permitted as of right. A <a href="#">proposal for a regulation that has been posted for comment</a> states that would be 10%</p>	<p><a href="#">Proposed Planning Act and City of Toronto Act, 2006 Changes – ERO-025-0461</a></p> <p><a href="#">Proposed Regulations– Complete Application – ERO-025-0462</a></p> <p><a href="#">Proposed Regulation– As-of-right Variations from Setback Requirements – ERO-025-0463</a></p>
<i>Transit Oriented Communities Act</i>	<p>Expands the list of projects included in the definition of “priority transit project” to include GO Rail and Light Rail Transit Lines</p> <p>Ontario Infrastructure and Lands Corporation is added to list of entities to which the Minister may delegate powers</p>	

Note: ORR = Ontario Regulatory Registry; ERO = Environmental Registry of Ontario

Staff will continue to monitor Bill 17 as it proceeds through the legislature and, as noted earlier, provide comment to the Ontario Regulatory Registry on changes to the Act. The expected June report will provide Council with those staff comments, as well as any additional information, should it be made available.

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For more information on this memo, please contact Bonny Tam, Acting Director, Treasury Office at 1-877-464-9675 ext. 75885. Accessible formats or communication supports are available upon request.



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Laura Mirabella  
Commissioner of Finance and Regional Treasurer



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Erin Mahoney  
Chief Administrative Officer

Appendix A – Preliminary Staff analysis on proposed changes to the Act  
May 15, 2025  
#16765085

### Preliminary Staff Analysis on Proposed Changes to the Act

Current Treatment	Proposed Changes to the Act*	Preliminary Staff Analysis
<b>DC Credits</b>		
Credits used towards DCs for same service as infrastructure advanced by developer	Ability to merge related services, as deemed by <b>regulation</b> , to provide DC credits (e.g., roads and transit) (Section 7 of Bill 17 amending Section 41 of Act)	<p>Not current practice</p> <p>Sharing credits between services would impact DC reserve balances for specific services</p> <p>Flexibility to merge services should not be limited to DC credits</p>
<b>Interest on Frozen DCs and Installment Payments</b>		
DC frozen at site plan or zoning bylaw amendment application	Development received either frozen DC + interest or a lower DC if rates have been reduced (Section 5 of Bill 17 amending Section 26.2 of Act)	No change/impact as this is current practice
Under the Act, rental and institutional developments are paid in 6 annual installments, beginning at occupancy, and can be charged interest	No interest charged on legislatively deferred payments on a going forward basis (interest can be accrued up to Royal Assent) (Section 4 of Bill 17 amending Section 26.1 of Act)	<p>Minimal impact as most developments do not use installment payments</p> <p>Increases flexibility to pay all at once, in lieu of installments</p>
Currently developments subject to installment payments cannot pay the full DC instead of installments	Can now pay the full DC if they do not wish to pay installments (Section 4 of Bill 17 amending Section 26.1 of Act)	Province should clarify that immediate payment of DCs is still required, but with no interest, upon a change of use
Where there is a change of use from a development that is eligible for installment payments to a non-included use, then DCs are immediately payable	Deletes the immediate payment of all remaining DCs where there is a change in development (Section 4(7) of Bill 17 amending Section 26.1(9) of Act)	

Current Treatment	Proposed Changes to the Act*	Preliminary Staff Analysis
<b>Timing of Payment</b>		
DCs generally paid at building permit issuance (for subdivisions, hard services DCs paid at registration, and soft services DCs at building permit)	<p>DCs deferred to earlier of occupancy permit or first occupancy, interest free (Section 4 of Bill 17 amending Section 26.1 of Act)</p> <p>Municipality may require financial security, for prescribed circumstances (through <b>regulation</b>) (Section 4 of Bill 17 amending Section 26.1 of Act)</p>	<p>Aligns with April 3 recommendations</p> <p>Prescribed circumstances, where security can be taken, should include plans of subdivision where multiple 'occupancies' can take place over many years and that payment of DCs be at first occupancy</p> <p>Any challenges as to occupancy determination would defer to local feedback (April 3 recommendations would have addressed challenges with agreement requirements)</p>
<b>Exemptions</b>		
Currently long-term care homes are charged DCs in installments	<p>Exempt long-term care homes (non-profit and for-profit) on a going forward basis (includes outstanding installments), as defined in subsection 2 (1) of the <i>Fixing Long-Term Care Act, 2021</i> (Section 1 of Bill 17 amending Section 4.4 of Act)</p> <p>Includes any part of a structure used as a long-term care home</p>	<p>Expected to have minimal impacts</p> <p>Region's DC collections forecast already factors in exemptions for institutional development, like long term care homes</p>
<b>DC Bylaw Amendment requirements when related to expiration, repeal/pause of indexing, DC relief/reduced rates</b>		
Previously a Bylaw amendment, regardless of impact has set out prescribed timelines and processes, regardless of whether the amendment results in an increase in rates, a reduction, introduces a discount, etc.	Municipalities can remove/extend expiration date, stop/pause indexing, and reduce DCs, through amendment, without having to undertake new background study and hold public consultations (Section 3 of Bill 17 amending Section 19 of Act)	<p>Increases flexibility</p> <p>Would recommend applies equally to DC Bylaw updates and that rights of appeal not apply in circumstances such as these</p>

Current Treatment	Proposed Changes to the Act*	Preliminary Staff Analysis
	Does not appear to apply to a Bylaw update	
<b>Eligible Capital Cost Inclusions</b>		
Previously land could be ineligible for prescribed services	This has been deleted, <b>but</b> through regulatory making authority, the ability to prescribe exceptions and conditions under which land is eligible (Section 2 of Bill 17 amending Section 5(3) of Act)	Municipalities to be consulted in development of regulatory process (as is expected)
<b>Local Services</b>		
Act prohibits levying DCs on 'local services'; no definition in Act	Through <b>regulation</b> , define what infrastructure services captured under 'local services' (Section 8 of Bill 17 amending Section 59 of Act)	No impact to Region; local impact

\*Note: Details still under development through regulatory framework which will further inform proposed changes