




# COMMUNICATION UPDATE

<b>TO:</b>	Mayor and Members City Council
<b>DATE:</b>	July 31, 2025
<b>SUBJECT:</b>	Bill 17 ( <i>Protect Ontario by Building Faster and Smarter Act, 2025</i> ) and Bill 30 ( <i>Working for Workers Seven Act, 2025</i> ) – Required Changes to Official Plan(s) and Zoning By-laws
<b>WARD(S) AFFECTED:</b>	City Wide
<b>SUBMITTED BY:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
<b>SIGNATURE:</b>	

The purpose of this Communications Update is to notify Council of the upcoming changes to the City of Hamilton's Official Plan(s) and 7 Zoning By-laws which are required as a result of the Provincial Government's Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) and Bill 30 (*Working for Workers Seven Act, 2025*).

## **Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*)**

Bill 17, which received royal assent on June 5, 2025, amended Section 16 of the *Planning Act* and added a new section, 35.1.1, providing restrictions on Official Plans and Zoning By-laws with respect to prohibiting the use of a "parcel of urban residential land" for an elementary school, a secondary school, or a use ancillary to such schools.

The *Planning Act* defines "parcel of urban residential land" as a parcel of land that is within an area of settlement on which residential use, other than ancillary residential use, is permitted by by-law and that is served by,

- (a) sewage works within the meaning of the *Ontario Water Resources Act* that are owned by,
  - (i) a municipality,
  - (ii) a municipal service board established under the *Municipal Act, 2001*,
  - (iii) a city board established under the *City of Toronto Act, 2006*,

---

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

- (iv) a corporation established under sections 9, 10 and 11 of the *Municipal Act, 2001* in accordance with section 203 of that Act, or
  - (v) a corporation established under sections 7 and 8 of the *City of Toronto Act, 2006* in accordance with sections 148 and 154 of that Act, and
- (b) a municipal drinking water system within the meaning of the *Safe Drinking Water Act, 2002*.

As a result of this change to the *Planning Act*, neither the Official Plan or the Zoning By-law can restrict the use of an elementary school, secondary school, and uses ancillary thereto on any parcel of land that permits a residential use and meets the criteria noted above with regard to sewer and water servicing.

This change has wide-ranging impacts on the Urban Hamilton Official Plan, West Harbour Secondary Plan, Former City of Hamilton Official Plan, as well as the former Town of Ancaster, former Town of Dundas, former Town of Glanbrook, former Town of Flamborough, former City of Stoney Creek and the 2 City of Hamilton Zoning By-laws. Modifications will be required to each of these documents in order to implement this legislation and allow the use of an elementary school and secondary school within multiple zones in each of the 7 Zoning By-laws, including residential and commercial zones. These changes will be made through a future housekeeping amendment, the timing of which is discussed in further detail below.

### **Bill 30 (*Working for Workers Seven Act, 2025*)**

As of this date, Bill 30 has received First Reading and has been ordered for a Second Reading.

Bill 30 proposes to amend the *Planning Act* to provide that certain undertakings relating to training or skills development are not subject to the *Planning Act*. In other words, it is proposed that the regulations of the Zoning By-law will not be applicable to:

- (a) the development or redevelopment of a building, structure or part of a building or structure, where,
  - (i) the development or redevelopment is funded in part pursuant to a funding agreement entered into by the Ministry of Labour, Immigration, Training and Skills Development, and
  - (ii) the building, structure or part of the building or structure is to be used for training or skills development purposes agreed to in the funding agreement; or

**SUBJECT: Bill 17 (*Protect Ontario by Building Faster and Smarter Act, 2025*) and Bill 30 (*Working for Workers Seven Act, 2025*) – Required Changes to Official Plan(s) and Zoning By-laws (City Wide) - Page 3 of 3**

---

- (b) the use of a building, structure or part of a building or structure referred to in clause (a), or the use of parcel of land on which the building or structure is located, for training or skills development purposes agreed to in the funding agreement.

If this proposed change is implemented once Bill 30 receives Royal Assent, a housekeeping amendment to each of the 7 Zoning By-laws shall be required in order to implement this legislation.

### **Timing of Required Housekeeping Amendments**

Currently, the Zoning By-law Reform Section's priority is the completion of the Mid-Rise and High-Rise zones for inclusion within Hamilton Zoning By-law No. 05-200. In order to maintain the focus on this work, the required housekeeping amendments will be completed in two phases.

Phase One will include the required amendments to the Urban Hamilton Official Plan and Hamilton Zoning By-law No. 05-200 for the Bill 17 changes, as well as amendments to all 7 Zoning By-laws for the Bill 30 changes. Staff are targeting the December 2, 2025 Planning Committee meeting to bring forward the report and amending By-laws.

Stage Two will include the required amendments to the West Harbour Secondary Plan, Former City of Hamilton Official Plan and the other 6 Zoning By-laws, as well as required amendments to site specific/special exception zones in all 7 Zoning By-laws for the Bill 17 changes. Staff are targeting Q1 of 2026 for completion of this work.

For further information please contact Emily Coe, Manager, Zoning and Committee of Adjustment at [Emily.Coe@hamilton.ca](mailto:Emily.Coe@hamilton.ca) or extension 2575.

### **SCHEDULES AND APPENDICES ATTACHED**

Not applicable.