




COMMUNICATION UPDATE

TO:	Mayor and Members of Council
DATE:	November 24, 2025
SUBJECT:	Fighting Delays, Building Faster Act, 2025 (Bill 60)
WARD(S) AFFECTED:	City Wide
SUBMITTED BY:	Arvin Prasad General Manager Planning and Economic Development Department
SIGNATURE:	

On October 23, 2025, the Province introduced Bill 60 – Fighting Delays, Building Faster Act, comprised of more than 40 initiatives with the stated goal of creating conditions for accelerated development of housing and transportation infrastructure, and cutting red tape under three themes:

- Building Homes and Communities – streamlining approval processes to make it easier to build.
- Keeping People Moving – building roads faster; keeping traffic moving; improving road safety.
- Fighting Delays at the Landlord and Tenant Board – Note: This Communications Update does not address any proposed changes under this theme.

Bill 60 is intended to build on the Protect Ontario by Building Faster and Smarter Act (Bill 17) introduced in May 2025. The comment period closed on November 22, 2025.

Environmental Registry of Ontario

The proposed Bill 60 and regulations was released on the Environmental Registry of Ontario website as 10 separate postings.

1. ERO# 025-1097 – Proposed Changes to the Planning Act (Schedule 10 of Bill 60 - the Fighting Delays, Building Faster Act, 2025)

This ERO posting requested comments on several proposed amendments to the Planning Act including:

- Permitting the Minister to make planning decisions to advance provincial priorities that are not consistent with the Provincial Planning Statement or provincial plans (outside the Greenbelt Plan area).
- Building on Bill 17 changes permitting “as-a-right” minor variances of up to 10% for property line setbacks, to now include other performance standards (e.g. building height, lot coverage).
- Permitting the Minister to make Minister’s Zoning Orders without the need for a regulation.
- Exempting official plan amendments from Minister’s approval within a Protected Major Transit Station Area.
- Revoking the requirement for specific provisions in an official plan to designate Community Improvement Plan Areas.

2. ERO# 025-1099 – Consultation on Simplifying and Standardizing Official Plans

This ERO posting sought input on several ways in which the province is considering simplifying and standardizing Official Plans, including:

- Simplify and standardize the structure and contents of Official Plans (e.g. mandatory table of contents, maps).
- Standardizing the number and type of land use designations in Official Plans.
- Limiting specification of development standards in Official Plans (e.g. height, lot size, density).
- Elimination of Secondary Plans and Special Policy Areas.
- Instituting page and word limits for Official Plans.

It is important to note that this ERO posting is not directly related to any legislative changes in Bill 60, but the response may inform future provincial land use policy, legislation and regulations.

3. ERO# 025-1101 – Consultation on Enhanced Development Standards – Lot Level (outside of buildings)

This ERO posting sought input on potential legislation and/or regulations instituting standardization of development standards at the lot level outside of the envelope of a building. Based on the ERO posting, ‘enhanced’ development standards can include green building standards including bioswales, permeable pavement, and other vegetative elements, and direction around matters such as native tree planting and soil volume, and bicycle parking.

This ERO posting builds upon changes made through Bill 17 to limit municipalities ability to institute green building standards over and above Ontario Building Code requirements. No legislative or regulation changes are proposed currently.

4. ERO# 025-1100 – Consultation on Minimum Lot Sizes

This ERO posting sought input on potential legislation and/or regulations instituting Province-wide residential minimum lot sizes that will facilitate increased housing development. The ERO posting is focused on urban land (i.e. serviced with municipal water and wastewater). No legislative or regulation changes are proposed currently to institute specific minimum lot sizes.

5. ERO# 025-0900 – Proposed changes to the Ontario Water Resources Act to support on-farm worker housing

This ERO posting proposed to amend the Ontario Water Resources Act to enable the regulation of additional sewage systems under the Ontario Building Code to allow multiple Building Code sewage systems for on-farm worker housing up to a cumulative limit of 50,000 L/day to support construction of on-farm worker housing.

6. ERO# 025-0872 – Streamlining environmental permissions for sewage systems for on-farm work housing

This ERO posting proposed to streamline permissions for certain sewage works servicing on-farm worker housing located on agricultural land. This will require proponents to register certain sewage works on agricultural land on the Environmental Activity Sector Registry, while maintaining environmental protections.

7. ERO# 025-0899 – Proposal to regulate additional sewage systems under the Ontario Building Code to support on-farm worker housing

This policy proposal outlined possible criteria for additional sewage systems to be regulated under the Ontario Building Code.

8. ERO# 025-1071 – Modern Transportation – Prohibiting Vehicle Lane Reduction for New Bicycle Lanes

This ERO posting sought input on:

- Prohibiting municipalities from reducing motor vehicle lanes when installing, implementing, or marking new bicycle lanes.
- Creating regulation-making authorities to allow the Minister to prescribe additional prohibited activities and to provide exemptions from the prohibition.
- Grant the Minister greater discretion when determining municipal reimbursement for the existing bicycle lane review framework (related to requested information and support).

9. ERO# 025-1035 – Amendments to the Building Transit Faster Act, 2020

This ERO posting proposed to:

- Reduce notice periods for Obstruction Removal and Preview Inspections from 30 days to 15 days.
- Apply not only to construction but also to operations and maintenance of transit projects.
- Broaden the scope of municipal service and right of way access orders under Part V of the Act to include “buildings, bridges, tunnels and life safety systems” which are required for project delivery. The Minister can prescribe, by regulation, additional municipal infrastructure for which municipal service and right of way access order applies to.
- Expand Municipal Service and Right of Way Access to add relocation and alteration of, and connections to municipal services, right of way, and infrastructure.
- The Minister will be able to delegate authority to issue municipal service and right of way access orders to Metrolinx, or an MTO official through regulation, upon such delegation conditions as the Minister deems appropriate and depending on the circumstances of the project.

10. ERO# 025-1140 – Supporting the Harmonization of Municipal Road Construction Standards

The Minister of Transportation has existing regulation-making authority under the Public Transportation and Highway Improvement Act (PTHIA) to set mandatory standards for highways, including for municipal roads, although there is currently no regulation in place for road standards. Proposed amendments to the PTHIA, if passed, would allow the Minister to require technical, industry, and municipal input regarding standards and construction and design matters upon request.

The proposed amendments would also allow the Minister to make a regulation to govern contracts pertaining to road and bridge construction (including contracts between municipalities and third-party contractors), establish reporting requirements, and establish a process for requesting an exemption from a standard.

Technical Briefing

The province has released a Technical Briefing which outlines additional details on the matters for consultation:

(<https://news.ontario.ca/assets/files/20251023/56f8ae306aaed7abc089126aecdeaffa.pdf>)

Next Steps

Staff from the Planning and Economic Development (Planning, Transportation Planning, LRT Office) and Public Works (Watershed Management) Departments have reviewed the proposals and submitted comments to the province in advance of the deadline. A report will be brought forward in January 2026 providing the staff comments for confirmation of Committee(s) and Council.

For further information please contact:

Anita Fabac, Acting Director of Planning and Chief Planner by email at anita.fabac@hamilton.ca or (905) 546-2424, ext. 1258 for ERO postings 1-4 and,

Cari Vanderperk, Director of Watershed Management by email at cari.vanderperk@hamilton.ca or (905) 546-2424, ext. 3250 for ERO postings 5-7 and,

Steve Molloy, Acting Director of Transportation Planning & Parking Division by email at steve.molloy@hamilton.ca or (905) 546-2424, ext. 2975 for ERO postings 8-10.