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**For Information**

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REPORT TITLE: **Bill 60, Fighting Delays, Building Faster Act, 2025**

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**OBJECTIVE**

To provide an overview of the major changes in Bill 60, Fighting Delays, Building Faster Act, 2025 that impact Peel Region.

**REPORT HIGHLIGHTS**

- *Bill 60, Fighting Delays, Building Faster Act, 2025* is the Ontario government's latest legislation to accelerate housing-enabling infrastructure.
  - It proposes a couple of key legislative changes that will significantly impact Peel Region including amendments to the *Municipal Act, 2001* that will transfer jurisdiction of water and sewage public utilities to the local municipalities in Peel on January 1, 2029, or on a date to be prescribed by the Minister.
  - Bill 60 also proposes a new *Water and Wastewater Public Corporation Act, 2025* that will enable a public corporation to provide water and sewage services on behalf of lower tier municipalities that will be identified by the Minister in a regulation.
  - Bill 60 also proposes changes to several noteworthy statutes, including the *Development Charges Act, 1997*, *Ontario Water Resources Act*, *Planning Act* and *Residential Tenancies Act*.
  - The Province is holding 16 consultations related to Bill 60 with most having a comment due date of November 22, 2025.
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**DISCUSSION**

**1. Background**

On October 23, 2025, Minister of Municipal Affairs and Housing Robert Flack introduced omnibus legislation, *Bill 60, Fighting Delays, Building Faster Act, 2025*, which is intended to modernize development processes and equip municipalities with tools to accelerate housing and infrastructure delivery. In all, Bill 60 contains 16 schedules, amending 15 different provincial statutes and creating one new statute.

Of the 16 schedules, Bill 60 proposes several key legislative changes that will have a significant impact on Peel Region and the provision of water and wastewater services.

These include changes to the *Municipal Act, 2001* (Schedule 7), which will transfer jurisdiction over water and sewage public utilities from Peel Region to the Cities of Mississauga, Brampton and the Town of Caledon and the enactment of the *Water and Wastewater Public Corporation Act, 2025* (Schedule 16), which would allow the Minister to designate a public

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corporation to provide water and sewage services on behalf of lower tier municipalities. The bill also proposes changes to the *Development Charges Act, 1997* (Schedule 3), which may impact revenues and cash flows upon which the water/wastewater program relies.

Below is a summary of the legislative provisions contained in the schedules of Bill 60 that impact Peel Region, beginning with the key legislative changes. Implications for Peel Region, as well as Peel Region staff's preliminary comments on particular proposals, where appropriate, are noted.

### **2. Key Legislative Changes –Transfer of Regional Water and Sewage Public Utilities to Local Municipalities, Establishment of Water and Wastewater Public Corporations Act, 2025**

Bill 60 proposes changes to the *Municipal Act, 2001* which will transfer jurisdiction over water and sewage public utilities from Peel Region to Brampton, Caledon and Mississauga effective January 1, 2029, or such other date as prescribed by the Minister of Municipal Affairs and Housing. Despite the power granted by Section 189 of the *Municipal Act, 2001* to transfer certain lower tier powers to upper tier municipalities, when Bill 60 becomes law, Peel Region will not be permitted to transfer jurisdiction over water and sewage public utilities back to itself.

Bill 60 also proposes the enactment of the *Water and Wastewater Public Corporation Act, 2025*, which would allow the Minister by regulation to designate a corporation, incorporated under the *Business Corporations Act*, as a public corporation to provide water and sewage services on behalf of lower tier municipalities that will be identified in regulation. When introducing Bill 60, the Province announced that Brampton, Caledon and Mississauga would be the first municipalities piloting this model. A regulation would be required to confirm this announcement. Lower-tier municipalities as identified in the regulation must deliver services through this corporation from the prescribed date.

Under the proposed *Water and Wastewater Public Corporations Act, 2025*, this new WWPC would have the following duties:

- Ensure the safe, reliable and sustainable provision of water and sewage services in accordance with applicable legislation.
- Plan, manage, maintain and invest in water and sewage infrastructure to serve the needs of existing and future users, in a manner that prudently accelerates growth and protects public health and the environment.
- Establish rates for the provision of water and sewage services.
- Comply with any requirements prescribed by the regulations; and
- Other duties may be prescribed by the regulation.

The powers and privileges set out in the new WWPC Act include the ability to impose and collect fees or charges. Other powers may be specified in regulations to be passed by the Minister at a later date.

In terms of governance for the new WWPC, including the nomination, appointment, election, resignation or removal of members of the board of directors and the chair, as well as board composition, may be determined by regulation.

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The proposed WWPC Act also establishes that the council of a municipality shall pass a transfer by-law, transferring employees, assets, liabilities (debt), rights and obligations of the municipality to the WWPC. The date this by-law needs to be passed, and which municipality needs to pass the by-law, will be prescribed in the regulations under the Act. Alternatively, the Minister may make regulations to provide for, govern or facilitate the transfer of ownership and operation of water and sewage services to the public corporation.

### **Implications: Municipal Act Changes & Water and Wastewater Public Corporations Act, 2025**

With the introduction of changes to the Municipal Act, Peel Region will no longer have jurisdiction to provide water and sewage public utilities, as of the transfer date.

Also, Bill 60 only sets out a general framework for the delivery of water and sewage services and this public corporation. It does not get into detail about the duties, powers, board governance (composition of the board of directors) and distribution of the shares and dividends of the new corporation along with the transfer of employees, assets, liabilities, rights and obligations of the municipality. It also does not indicate when the public corporation will be designated to provide services on behalf of lower-tier municipalities. There are also no proposed guidelines to provide further detail regarding these and other key provisions in this Act, leaving them to be prescribed by regulation. Consequently, there is uncertainty around the timing and scope of the regulations, which, if passed, would have an impact on the transition process.

Additionally, there are various other risks to Peel Region including, but not exhaustive of the following:

- Mechanism for the transfer of employees
- Ownership and allocation of Regional assets to lower-tier municipalities or a water and wastewater public corporation
- Implications on the Region's capital program
- Impact on current and near-term capital water and wastewater projects that will continue past the transfer date
- Transfer of contractual obligations
- Billing for utility rates
- Implications for the existing development charges (DC) regime, including existing reserve balances and obligations for capital work-in-progress
- Transfer of debt holdings.

The immediate impact of Bill 60 on Peel Region's existing programs, its legal and financial rights and obligations, in addition to its water/wastewater capital program will depend on how Bill 60 is implemented through not yet drafted provincial regulations. This makes it difficult to determine accurately the extent to which Bill 60 will impact Peel and its local municipalities.

### **3. Other Relevant Schedules**

This section provides details on the other schedules in Bill 60 that have implications for Peel Region.

#### **a) Schedule 1 – Building Transit Faster Act, 2020**

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The amendments to the *Building Transit Faster Act, 2020* reduce the notice period for Metrolinx to access third-party lands for due diligence from 30 days to 15 days and expand access to critical infrastructure like tunnels and bridges. They also broaden powers to address imminent dangers to health and safety during construction, operation, or maintenance of provincial transit projects, allowing the Minister to remove hazards within 30 metres of transit corridor land, except for a complete building, road or utility. While these changes aim to speed up transit delivery, but they require Peel Region to monitor regional assets near transit corridors and respond quickly to obstruction removal requests within the shortened notice period.

### b) Schedule 2 – Construction Act

Bill 60 eliminates the annual lien expiry so that the lien expiry remains subject to the *Construction Act* as it read prior to Bill 216, the Building Ontario For You Act (Budget Measures), 2024, which received Royal Assent in November 2024 but is not yet in force. The annual holdback release remains, albeit not in force yet.

The repeal of the annual lien expiry provisions enacted in Bill 216 may be beneficial to Peel Region's staff, as the annual expiry of liens rights may have created an increased administrative burden to address liens that had to be given annually to avoid lien right expiry.

### c) Schedule 3 - Development Charges (DC) Act, 1997 Changes

Bill 60 proposes several changes to the *DC Act, 1997*. These include:

- **Creation of Land Acquisition Class:** DC by-laws that include costs to acquire land or an interest in land must create a separate “land acquisition class”. Estimates for this class cannot include needs beyond 10 years from the background study, except for certain services (e.g., water, wastewater, roads, policing). Land costs remain eligible for DC charges but are now subject to the updated legislation.

This change is considered a positive outcome because land acquisition costs continue to be included in DC rate calculations. However, the change will create administrative impacts, including the need to establish sub-reserves and track land costs by service. There may also be transitional considerations when preparing the next DC background study.

- **Financial Reporting Deadlines:** The Treasurer’s annual statement to Council must now be completed by June 30 and submitted to the Minister of Municipal Affairs and Housing by July 15. For Peel, this requirement is manageable because the Region already provides statements in June. The change primarily adds clarity and transparency to reporting obligations.
- **Local Service Policies:** Municipalities must establish Local Service Policies (LSPs) for each service where part of the service is provided as a local service. These policies must define which responsibilities fall to developers and which to the municipality, identify works intended as local services, and be reviewed whenever a DC by-law is updated. Copies of LSPs must be provided to the Minister upon request. The LSP changes proposed in Bill 60 are also considered inconsequential to Peel Region as they largely maintain Peel Region’s current LSP approach and Peel Region already

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includes LSPs in its DC background study, which are developed in consultation with developers, DC consultants and engineering consultants.

### d) Schedule 4 – GO Transit Station Funding Act, 2023

The *GO Transit Station Funding Act, 2023* is amended to permit a transit station charge to be collected in respect of residential developments upon occupancy as opposed to upon issuance of the building permit. This amendment is inconsequential to Peel Region. While Peel Region has the authority to put in place a transit station charge under the Act, it does not impose such a charge as staff determined when this Act was introduced that this charge was not required under its current development charge portfolio.

### e) Schedule 5 – Highway Traffic Act (HTA)

Changes to the HTA set out situations in which a municipality shall not reduce the number of lanes that are available for use by motor vehicles and makes changes to the related regulation-making powers. Amendments are also made respecting the reimbursement of municipalities that provide support or information respecting the removal or reconfiguration of bicycle lanes required under the Act by repealing requirement to file a claim for these costs within 6 months. Ministry review of bicycle lanes and for issuing orders to remove or reconfigure bicycle lanes remains in place.

The proposed amendments to the *HTA* directly prohibit all municipalities (formerly just prescribed municipalities such as Toronto) from reducing the number of road lanes to install bike lanes, with certain exceptions, e.g., where a contract has been awarded or the work has already begun.

This prohibition is broader than bike lanes and expands to lane conversions for “any other prescribed purpose”, which have not yet been identified. This could affect future road projects.

### f) Schedule 8 – Ontario Water Resources Act (OWRA)

OWRA amendments would allow the regulation of additional sewage systems to support construction of on-farm worker housing on a single agricultural property that meet certain criteria, allowing multiple septic systems up to a cumulative design capacity of 50,000 litres per day per property. This would be regulated under the *Building Code Act*, rather than require an Environmental Compliance Approval (ECA) which is currently required under the OWRA.

There have been issues regarding sewage systems in north Brampton and Caledon regarding communal wastewater services for residences but not specifically for farms. Peel Region is not supportive of communal sewage systems to support residential services because of potential issues with maintaining standards required by the Building Code. Previous experience suggests that when these systems encounter issues, it becomes the responsibility of Peel Region to provide an alternate solution as it has the responsibility for wastewater services.

### g) Schedule 10 – Planning Act

Bill 60 makes the following changes to the Planning Act:

- **Non conformity with provincial planning policy:** Allows the Minister to make planning decisions that are not consistent with provincial planning policy, except

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those related to the Greenbelt. This change may allow decisions to be made regarding servicing growth and development outside the collaborative direction provided within the Provincial Policy Statement and also lead to misalignment of Provincial decisions and municipal servicing efforts, leading to more reactive decision making that was not contemplated as part of long-term plans.

- **Official plan amendments (OPAs) in Protected Major Transit Station Areas (PMTSAs):** Exempts Ministerial approval of OPAs in PMTSAs that authorize residential uses. It is important to ensure any significant changes to PMTSA land uses would have sufficient Regional services and infrastructure prior to approval through the continued collaboration with the local municipalities under the proposed process and as a public body, by Peel Region commenting on matters regarding Regional interests through the typical local municipal process.
- **Community Improvement Plans:** Allows an upper-tier municipal council to designate any area within the municipality as a community improvement project area and deems reinstated a community improvement plan (CIP) that was in effect on the day before the municipality became an upper-tier municipality without planning responsibility. Peel Region has advocated for changes to the CIP program after Peel Region became an upper-tier municipality without planning responsibilities. This change would allow Peel Region to continue to enter into agreements with local municipalities to flow through funding to CIP areas where Peel also has an incentive program.
- **As-of-right Variations from Performance Standards (Minor Variances):** Gives the Province the regulation-making authority to allow variations to be permitted “as-of-right” from additional prescribed performance standards (e.g., setbacks) on specified lands. Peel Region staff generally support this change if a proposal is within 10 per cent of setback requirements applicable to specified lands, subject to certain conditions as long as applicants for minor variances demonstrate that there is no impact to existing below-ground infrastructure and public transit, active transportation infrastructure and accessibility (e.g., sidewalks, pathways, benches, lighting and landscaping).
- **Ministerial Zoning Orders (MZOs):** Makes MZOs non-regulatory orders published on a Government of Ontario website to bypass the formal regulatory process, making their issuance faster. It also provides that the Minister may give directions specifying timelines related to the agreement regarding MZO-related development and make certain orders if the agreement is not satisfied.
- **Timelines for MZO-related Developments agreements:** The Minister is given more power to specify timelines for landowners to enter into agreements with municipalities regarding MZO-related developments. This includes the power to deem parts of an agreement with a dispute as having no force and effect, or to refer disagreements to the Ontario Land Tribunal for resolution.

### h) Schedule 11 – Public Transportation and Highway Improvement Act (PTHIA)

The Province is making changes to the PTHIA to harmonize road construction standards. Proposed amendments to the PTHIA would allow the Minister to make regulations to:

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- Prescribe requirements for all contracts (including contracts between municipalities and third-party contractors) pertaining to road construction.
- Establish an exemption process for non-application of a standard.
- Prohibit inclusion of certain contract terms in road contracts.

Currently, Ontario municipalities can set their own road construction standards, though they may adopt Ontario Provincial Standards. Peel Region uses OPS.MUNI standards for capital road projects but sometimes applies stricter or unique standards. If new regulations limit Peel Region's ability to customize contracts or override its conditions, this could compromise quality control and reduce the longevity of Peel's assets.

### i) Schedule 12 – Residential Tenancies Act (RTA)

Bill 60 proposes a number of changes to the RTA, meant to streamline Landlord and Tenant Board (LTB) processes. These changes include:

- **Compensation requirements for Landlord's own use evictions:** In cases where a landlord has provided 120 days notice of a Landlord's Own Use (LOU) eviction, the landlord would not have to have to provide compensation to the tenant or offer another unit acceptable to them.
- **Persistent late payment:** The amendment proposed will allow regulations to prescribe what constitutes persistent late payment, effectively codifying a test for what constitutes late payment, a decision currently left to decision makers hearing applications at the LTB.
- **Shorten the rent arrears eviction notice period:** Reduces the notice period for rent arrears evictions from 14 to 7 days.
- **Tenant's ability to raise issues for non-payment:** Limits a tenant's ability to raise new issues at hearings without advance notice or partial arrears payment.
- **Reduce the time parties have to request a review of a decision or final order:** Shortens the review request period from 30 days to 15 days and restricts postponements or reviews to specific criteria.

The proposed changes in the RTA will modify the Board's processes impacting both Peel Housing Corporation's operational processes – and if these changes result in increased housing insecurity, increased service pressures on Peel Region in its capacity as Service Manager to prevent homelessness and evictions. In February 2025, Regional Council passed a resolution (2025-142) and advocated to the Attorney General to adequately fund and resource the LTB to deal with backlogs and delays.

### j) Schedule 15 – Transit Oriented Communities Act

Bill 60 proposes amendments to the Transit Oriented Communities Act that strengthens the power of the Minister to deal with the development of land within transit-oriented communities. The Minister may require an owner of certain land designated as transit-oriented community land to enter into agreements with a municipality as the Minister considers necessary. This agreement may be unnecessary as the Province has the authority to force the parties to agree to certain terms regarding appropriate land development.

It would also require municipalities to designate a person to give to the Minister certain information respecting land that has been designated as transit-oriented community land. As "municipality" is not defined, it is unclear if a transit-oriented community land

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designation within municipality that is part of upper-tier municipality would require both lower and upper tier municipalities to each designate a municipal employee.

### **4. Bill 60 Related Consultations**

Along with the introduction of Bill 60, the Province launched 16 consultations related to this legislation. Appendix I provides a table of the consultations related to Bill 60. Peel Region staff have reviewed the consultations and plan to provide comments on several of them, most of which are due on November 22, 2025.

Though not included in Bill 60, the Province also planned to consult on ending “security of tenure”, which allows tenants to stay in their rental unit as long as they follow the lease and the RTA, protecting tenants from being evicted without a legally valid reason. After a fixed-term lease ends, the tenancy automatically continues on a month-to-month basis. The government announced that it would not be proceeding with consultations following criticism and opposition of the proposal, saying that residents expect stability and predictability in Ontario’s rental market and it is not the proper time to consider changes to the system.

### **5. Next Steps**

The government has accelerated the debate timelines on Bill 60, through the Legislature’s approval of a time allocation motion on November 6, 2025, which ended second reading debate, skipped committee hearings and limited third reading to 2 hours. The Bill is expected to receive third reading approval and Royal Assent before the Ontario Legislature recesses for the winter break on December 11, 2025.

Peel Region is prepared to work with the Province on the design and implementation of the proposed Water and Wastewater Public Corporation in order to ensure that there is a governance model in place where Peel’s ratepayers’ interests are best represented on the utility’s board and to also ensure there is an equitable, effective and minimally disruptive transfer of assets, people and obligations to the new entity.

## **CONCLUSION**

*Bill 60, Fighting Delays, Building Faster Act, 2025*, is omnibus legislation that is intended to improved development processes and to accelerate housing and infrastructure delivery. It amends 15 existing statutes and establishes one new statute.

Bill 60 contains changes that significantly impact Peel Region, in particular, the amendments to the *Municipal Act, 2001* found in Schedule 7, which would see the transfer of jurisdiction for water and sewage public utilities from the Region to the three local municipalities, and the introduction of the *Water and Wastewater Public Corporation Act, 2025* in Schedule 16, which would establish a public corporation that would deliver water and wastewater services on behalf of lower tier municipalities.

Other schedules in the Bill that have varying implications for Peel Region, including changes to the *Development Charges Act, 1997*, *Ontario Water Resources Act*, *Planning Act* and *Residential Tenancies Act*, are highlighted in the report along with potential implications.

Peel Region staff will continue to monitor the progress of Bill 60 as it moves through the legislative process and will report back to Council on key legislative provisions when additional

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details become available. This includes any anticipated impacts to Peel Region's water and sewage public utility services and the capital program outlined in this report.

### **APPENDICES**

Appendix I – Bill 60 Related Consultations

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