



MEMBER UPDATE

June 6, 2025

Bill 17 Receives Royal Assent – A Win for Ontario's Home Builders

Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, has officially received Royal Assent—marking a major step forward in OHBA's ongoing efforts to support housing affordability and accelerate much-needed supply across the province.

This legislation delivers on several long-standing priorities that OHBA members have been advocating for, including development charge reform, faster approvals, and consistent construction standards across municipalities. These changes are designed to reduce red tape, lower upfront costs, and streamline the delivery of new homes across Ontario.

With Royal Assent now granted, the next phase involves the development of supporting regulations and policies that will determine how Bill 17 is implemented. OHBA is responding to a series of formal government consultations around such issues as as-of-right variations from setbacks, study requirements for a planning application to be considered complete, a series of amendments to the Development Charges Act, allowing the Minister to put conditions on Ministerial zoning orders, eliminating secondary approvals for innovative construction materials and which professionals should municipalities have to accept stamped documents from without peer review.

In addition, OHBA recently convened a meeting with the Association of Municipalities of Ontario (AMO) and leading experts in the development charges and municipal finance fields to build a shared position on the regulatory framework. This joint approach will send a powerful message to government and help ensure that the voice of Ontario's home building industry is reflected in the rules that follow.

In preparation for implementation, OHBA has also taken steps to keep our members informed and engaged. We co-hosted a members-only webinar with BILD, featuring legal experts and senior officials from the Ministry of Municipal Affairs and Housing. The session offered insights into the legislative changes and what they mean for your projects. You can view a recording of the webinar [here](#).

Key Highlights of Bill 17:

- **Development Charge Deferrals:** The province will be making it possible for Builders to defer DC payments until occupancy which will improve cash flow and lower initial financing burdens.
- **One Code, One Standard:** Bill 17 reaffirms that municipalities cannot impose unique construction requirements that go beyond the Ontario Building Code. This protects builders from unnecessary redesigns and ensures consistency across jurisdictions.
- **Streamlined Approvals:** The legislation seeks to limit the scope of technical studies municipalities can require—such as sun/shadow and wind analyses—making it easier and faster to get projects through the approvals pipeline.

For a complete list of changes in Bill 17, click [here](#).

What This Means for You:

Bill 17 is a clear signal that the provincial government is listening to the industry and our members and taking meaningful action to address the barriers holding back housing construction. These changes will help us build more efficiently, predictably, and cost-effectively.

OHBA will continue working closely with the government as regulations are developed—and we will keep you updated every step of the way.

To find information on the various consultations currently underway click the links below:

[Development Charges Act](#)

[Building Code Act-Eliminating Secondary Approvals for Innovative Construction Materials](#)

[Planning Act-Proposed Regulations for Complete Applications](#)

[Planning Act-Proposed Regulations for As-of-Right Variations from Setback Requirements](#)

[Planning Act & City of Toronto Act, 2016-Proposed Regulations For Alignment with Bill 17](#)

For more information, or to share feedback, contact Kirstin Jensen, VP, Policy, Advocacy & Relationships at kjensen@ohba.ca