

**SUBJECT:** Environmental Registry of Ontario (ERO) Postings Update

**TO:** Council Information Package

**FROM:** Development and Growth Management  
Community Planning

Report Number: DGM-32-26

Wards Affected: All

Date to Committee: April 13, 2026

Date to Council: April 21, 2026

CIP Date: 4/10/2026

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### **Purpose**

On March 30, 2026, the Province of Ontario introduced [Bill 98 Building Homes and Improving Transportation Infrastructure Act, 2026](#). The elements of Bill 98 were posted to the Environmental Registry of Ontario (ERO) for consultation for a 30 day or 45 day period respectively. The purpose of this memo is to provide Council with a summary of the Environmental Registry of Ontario (ERO) postings proposing major changes to Ontario's planning framework. The proposed Bill proposes changes to nearly every part of the development process, including but not limited to, policy related to: Official Plans, Site Plan Control, parkland dedication, complete application requirements, communal servicing, minimum lot sizes, digital submissions, and the Parkway Belt West Plan. The table below provides a high-level overview of each of the postings to the ERO. Staff will review each ERO posting in detail and will report back with more comprehensive analysis and comments.

### **Memo Details**

The following tables provide a high-level summary of each ERO posting, including brief staff comments.

## GENERAL

ERO Posting	Summary	Implications
<p><a href="#">ERO# 026-0300</a></p> <p>Proposed changes to: Planning Act, City of Toronto Act, 2006, Building Code Act, 1992 and Municipal Act, 2001 Changes (Schedules 1, 2 and 7 of Bill 98, the Building Homes and Improving Transportation Infrastructure Act, 2026)</p> <p><b>Comments Due:</b> <b>April 29, 2026</b></p>	<p>Consultation on changes proposed under Bill 98 (Schedules 1, 2 and 7). If passed, proposed changes include:</p> <ul style="list-style-type: none"> <li>• Streamlining and Standardizing Official Plans</li> <li>• Complementary Changes to Support Implementation of Streamlining and Standardizing Official Plans</li> <li>• Site Plan: Prohibit Mandatory Municipal Enhanced Development Standards and Green Building Standards</li> <li>• Setting minimum Lot Sizes on parcels of urban residential land outside the Greenbelt Area</li> <li>• Removing legislative requirements related to Minister’s Zoning Orders</li> <li>• Removing Simcoe County’s planning responsibilities,</li> <li>• Allowing encumbered parkland and privately owned public spaces (POPS) to count towards parkland dedication requirement</li> </ul>	<ul style="list-style-type: none"> <li>• From October 23 to November 22, 2025, the Province of Ontario consulted on simplifying and standardizing official plans through <a href="#">ERO 025-1099</a>. The province was seeking feedback to simplify, standardize and make more permissive municipal official plans that were shorter, easier to understand and consistent across Ontario. The ERO identified a series of discussion questions relating to the proposal for a standard chapter table of contents for Official Plans, a limit to the length of official plans to a set page limit and creating permissive land use designations.</li> <li>• Through <a href="#">DGM-103-25</a>, staff provided <a href="#">comments on ERO 025-1099</a>, generally supporting the intent to improve clarity, consistency and efficiency in land use planning, however noted that a standardization of Official Plans and set page limits will negatively impact the ability to reflect and incorporate local vision and context into policy.</li> <li>• As noted through Report <a href="#">DGM-63-25, Evolving the targeted realignment workplan</a>, staff were already exploring a made in Burlington approach to evolve and streamline BOP, 2020 utilizing innovative technology that is representative of the community and Council’s vision for the City’s Official Plan and will continue to do so in future phases of work.</li> <li>• Staff have also provided <a href="#">comments on ERO 019-6172</a> regarding</li> </ul>

		<p>parkland dedication on encumbered land, cautioning that it may limit design and quality of public spaces, as well as availability due to repairs in underground infrastructure.</p>
<p><a href="#"><b><u>ERO# 026-0309</u></b></a></p> <p>Proposed Regulation to Prohibit Mandatory Enhanced Development Standards as a Condition of Land Division Approvals</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p>Proposed Minister’s regulation that would have the effect of removing authority to require, as a condition of land division approvals, mandatory enhanced development standards at the lot level (outside of buildings - i.e. green development standards), that are not specifically required for health, safety, accessibility or protection of adjoining lands (e.g., stormwater management).</p> <p>If passed, it would involve changes to the: Planning Act, Municipal Act, Building Code Act, and City of Toronto Act.</p>	<p>This may have implications on the City’s Official Plan Policies and Zoning By-law regulations and implementation practices.</p>

**[ERO# 026-0305](#)**

Proposed Changes to Various Regulations Under the Planning Act to Facilitate the Electronic Submission of Information and Materials to Approval Authorities and Allow Notices to be Given Electronically to the Province

**Comments Due:**  
**May 14, 2026**

To support the government’s move towards building a digital Ontario:

- remove the requirement for information and material to include an original or certified copy, and
- allow required notices to be given electronically to the Ministry of Municipal Affairs and Housing.

Affecting the following regulations:

- O. Reg. 543/06: Official plans and plan amendments
- O. Reg. 545/06: Zoning by-laws, holding by-laws and interim control by-laws
- O. Reg. 544/06: Plans of subdivision
- O. Reg. 197/96: Consent applications

The proposed changes may impact the City’s information communication practices.

**STANDARDIZED OFFICIAL PLAN**

ERO Posting	Summary	Staff Comments
<p><b><a href="#">ERO# 025-1099</a></b></p> <p>Consultation on Simplifying and Standardizing Official Plans</p>	<p>Decision Summary:</p> <p>The government has proposed legislative changes to the Planning Act through the proposed Building Homes and Improving Transportation Infrastructure Act, 2026 to simplify, standardize and make more permissive municipal</p>	<ul style="list-style-type: none"><li>• As mentioned above under Staff comments for <a href="#">ERO# 026-0300</a> Staff provided <a href="#">comments</a> to this ERO on November 21, 2025 supporting improving clarity, consistency, and efficiency in Official Plans but stressed the need to preserve local context and flexibility.</li></ul>

<p><b>Decision Posted:</b> <b>March 30, 2026</b></p> <p><b>Comment Period (CLOSED):</b> <b>November 22, 2025</b></p>	<p>official plans so they are shorter, easier to understand, and more consistent across Ontario.</p>	
<p><a href="#"><u>ERO #026-0315</u></a></p> <p>Consultation on upper-tier official plans, secondary plans, and site and area-specific policies</p> <p><b>Comments Due:</b> <b>April 29, 2026</b></p>	<p>A proposal to simplify and standardize the format of official plans for upper-tier municipalities as well as a proposal for secondary plans and site- and area-specific policies (SASPs).</p> <ul style="list-style-type: none"> <li>• Limiting duplication with official plans of lower-tier municipalities by creating specific land use designations that only apply to official plans of upper-tier municipalities with planning responsibilities.</li> <li>• Creation of a distinct framework + clear parameters for secondary plans and SASPs to increase consistency across municipalities while preserving development permissions.</li> </ul>	<p>The proposed changes may impact Official Plan processes including the Targeted Realignment Workplan as referenced above.</p>

## SITE PLANS

ERO Posting	Summary	Staff Comments
<p data-bbox="172 354 337 426"><a href="#"><u>ERO# 026-0310</u></a></p> <p data-bbox="172 443 383 730">Proposal to reform site plan control under the Planning Act and the City of Toronto Act, 2006</p> <p data-bbox="172 806 370 926"><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p data-bbox="415 354 865 537">A series of reforms to municipal site plan approvals to enable a faster, more predictable, cost effective and coordinated municipal site plan process.</p>	<p data-bbox="902 354 1463 426">The proposed changes may impact the City's Site Plan control process.</p>

## COMMUNAL SERVICING

ERO Posting	Summary	Staff Comments
<p><a href="#"><u>ERO# 026-0302</u></a></p> <p>Communal drinking water and wastewater system municipal consent requirements.</p> <p><b>Comments Due:</b> <b>April 29, 2026</b></p>	<p>Legislative amendments to section 93 of the Municipal Act, 2001 (MA) to encourage greater adoption of non-municipal communal water and wastewater systems to support new housing development.</p>	<p>Halton Region remains the authority responsible for water and wastewater servicing for the City of Burlington. Staff will work to support providing comments from the municipal perspective.</p>

## PARKLAND

ERO Posting	Summary	Staff Comments
<p><a href="#"><u>ERO# 026-0312</u></a></p> <p>Proposed Changes to Support Standardizing of Parkland Requirements Under the Planning Act</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p>A proposed Minister's regulation under the Planning Act to standardize parkland dedication requirements in Ontario in respect of the conveyance of developer-identified parkland, including encumbered lands and privately owned public spaces (POPS) arrangements, to implement Bill 23 provisions.</p>	<p>The proposed changes may impact the City's ability to secure parkland through development.</p>

## COMPLETE APPLICATIONS

ERO Posting	Summary	Staff Comments
<p><a href="#"><u>ERO# 026-0313</u></a></p> <p>Streamlining the information and material that planning authorities can require as part of a complete application</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p>A proposed regulation(s) under the Planning Act that would identify the only information and material that planning authorities could require as part of a complete application, to provide more certainty and predictability for applicants and support faster planning approvals.</p>	<p>The proposed changes may impact the studies required by the city as part of a complete development application.</p>
<p><a href="#"><u>ERO# 026-0314</u></a></p> <p>Proposed Changes to Various Regulations Under the Planning Act and the City of Toronto Act, 2006 to Specify Additional “Prescribed Professions” for the Purposes of a Complete Application</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p>Proposed changes to various regulations under the Planning Act and the City of Toronto Act, 2006 to identify additional certified professionals for the purposes of a complete application.</p> <ul style="list-style-type: none"> <li>• To speed up development approvals and reduce some initial application costs associated with development proposals.</li> <li>• Seeking general feedback and input on which registered professionals should be added.</li> </ul>	<p>The proposed changes may impact the City’s complete application requirements.</p>

## PROJECTION METHODOLOGY GUIDELINE

ERO Posting	Summary	Staff Comments
<p><a href="#"><u>ERO# 026-0304</u></a></p> <p>Draft Projection Methodology Guideline (PMG) to support the implementation of the Provincial Planning Statement, 2024 (PPS, 2024)</p> <p><b>Comments Due:</b> <b>April 29, 2026</b></p>	<p>A draft Projection Methodology Guideline (PMG), 2026 to assist municipalities and other planning authorities with developing population and employment forecasts, identifying land needs requirements to plan their communities, and implement provincial policies.</p> <ul style="list-style-type: none"> <li>• If finalized, this proposed guidance would replace the existing 1995 PMG.</li> <li>• While the draft (PMG), 2026 would not be a proposed legislative change or related regulatory change, it supports the broader government objectives under the Building Homes and Improving Transportation Infrastructure Act, 2026.</li> </ul>	<p>Staff provided comments through previous ERO consultation of posting <a href="#"><u>ERO# 025-0844</u></a>.</p>

## MINIMUM LOT SIZE

ERO Posting	Summary	Staff Comments
<p><a href="#"><u>ERO# 026-0311</u></a></p> <p>Proposed Regulatory Approach to Establish a Minimum Residential Lot</p>	<p>A potential regulation under the Planning Act to establish a minimum lot size of 175 square meters (1900 square feet) on urban residential lands (outside the Greenbelt Area) in Ontario.</p>	<p>The proposed change may impact the City's Zoning By-law regulations.</p>

Size in Urban Areas

**Comments**

**Due:**

**May 14, 2026**

**PARKWAY BELT WEST PLAN**

ERO Posting	Summary	Staff Comments
<p><a href="#">ERO# 026-0229</a></p> <p>2026 Proposal to revoke the Parkway Belt West Plan, 1978</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>	<p>The government is proposing to revoke the Parkway Belt West Plan and the remaining portions of its 5 associated Minister's Zoning Orders (MZOs)</p> <p>To support the government's initiative to streamline, reduce and eliminate municipal and provincial burden, while providing continued, modernized protection for key infrastructure corridors across a growing region.</p>	<ul style="list-style-type: none"><li>• Staff previously indicated support, in principle, for the revocation of the Parkway Belt West Plan when it was first proposed under posting <a href="#">ERO# 019-6167</a> in 2022.</li><li>• Staff <a href="#">comments</a> recommended that the Province set up a clear process in partnership with municipalities, the Niagara Escarpment Commission and other stakeholders to ensure that:<ul style="list-style-type: none"><li>○ the revocation does not undermine the people, goods, energy and information objectives of the original plan; and,</li><li>○ that no gaps in local planning documents are created.</li></ul></li><li>• Staff also recommended that this exercise should be undertaken alongside other transportation and infrastructure agencies or stakeholders to ensure a holistic analysis.</li></ul>
<p><a href="#">ERO# 026-0230</a></p> <p>2026 Proposal to</p>	<p>The government is proposing to revoke the Parkway Belt West Plan and the remaining portions of its 5 associated Minister's Zoning Orders (MZOs)</p>	<ul style="list-style-type: none"><li>• The subject MZOs are the implementing regulatory tools for the Parkway Belt West Plan; the MZO applicable to Burlington is O. Reg. 482/73.</li></ul>

<p>Revoke the five MZOs associated with the PBWP</p> <p><b>Comments Due:</b> <b>May 14, 2026</b></p>		
<p><a href="#"><u>ERO# 026-0347</u></a></p> <p>Proposal to identify and protect a corridor of land for future electricity infrastructure within and adjacent to the Parkway Belt West Plan Lands</p> <p><b>Comments Due:</b> <b>May 29, 2026</b></p>	<p>The Ministry of Energy and Mines is launching a study to preserve a corridor of land within and adjacent to the Parkway Belt area for future transmission infrastructure. The purpose of the study is to identify which of those lands will be needed to ensure electricity demand growth in the Greater Toronto Area can be met reliably and affordably.</p>	<ul style="list-style-type: none"> <li>• The proposed changes may impact lands identified within the PBWP in the City's Official Plan.</li> </ul>
<p><a href="#"><u>ERO# 026-0260</u></a></p> <p>Proposal to amend the Designation of Area of Development Control</p>	<p>Amendments to Regulation 826 to add the lands previously covered by the Parkway Belt Plan and corresponding MZO to the Area of Development Control, as a result of MMAH's proposal to revoke the Parkway Belt West Plan and its associated MZO in the City of Burlington.</p>	<ul style="list-style-type: none"> <li>• Similar to the comments on ERO# 026-0229, EO#026-0230, and ERO# 026-0347, staff support the revocation of the Parkway Belt West Plan/MZOs in principle but recommend a comprehensive and collaborative approach to work planning/sequencing.</li> </ul>

<p>regulation (R.R.O. 1990 Regulation 826) under the Niagara Escarpment Planning and Development Act</p> <p><b>Comments Due:</b> <b>May 15, 2026</b></p>	<ul style="list-style-type: none"> <li>The proposed amendments to Regulation 826 would expand the Area of Development Control with the effect that the NEC would replace the City of Burlington as the implementing authority.</li> <li>The lands within the existing Burlington MZO are already located within the NEP boundary. Future development would be evaluated in accordance with NEP policies, instead of the existing MZO.</li> </ul>	<ul style="list-style-type: none"> <li>Staff will undertake a detailed assessment of the lands impacted by the proposed expansion of the Area of Development Control and identify impacts to the City's Official Plan and Zoning By-Law.</li> </ul>
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In addition to the ERO postings summarized above, staff note that several other provincial initiatives and regulatory changes are also underway; the following table provides a brief overview of these additional items for Council's awareness:

<b>ADDITIONAL CHANGES</b>		
<b>Posting</b>	<b>Summary</b>	<b>Staff Comments</b>
<p><a href="#"><u>Proposal # 26-MMAH010</u></a></p> <p>Proposed amendments to the Municipal Act, 2001, and Municipal Elections Act, 1996 to strengthen upper-tier municipal governance</p>	<p>The government is proposing to amend the Municipal Act, 2001 and Municipal Elections Act, 1996 that would change the governance structure for several upper tier municipalities.</p> <p>The proposal provides the Minister authority to appoint and remove the head of council for seven regional municipalities and Simcoe County beginning with the 2026 - 2030 term.</p> <p>The amendments also set new council compositions for Simcoe County and Niagara Region and provide regulation - making</p>	<ul style="list-style-type: none"> <li>Staff note that the proposed amendments would significantly change upper-tier governance structures by giving the Minister authority to appoint and remove Regional Chairs beginning in 2026.</li> <li>While Burlington is not directly responsible for upper-tier governance, the proposed amendments could have several downstream impacts on how Halton Region functions and, by extension, how Burlington coordinates planning, servicing, and growth management.</li> </ul>

<p><b>Comments Due:</b> <b>May 02, 2026</b></p>	<p>authority for weighted voting rules at the upper- tier level.</p> <p>If passed, these changes would take effect on November 15, 2026, when the new council term begins.</p>	
<p><a href="#"><u>The Canada-Ontario Partnership to Build</u></a></p>	<p>A number of co-operative initiatives are being undertaken by the governments of Ontario and Canada to build housing and infrastructure, of note:</p> <p><b>Development Charges Reduction:</b></p> <ul style="list-style-type: none"> <li>• Federal and Provincial governments will jointly provide \$8.8B over 10 years for housing- enabling infrastructure.</li> <li>• Funding will be prioritized for municipalities that reduce residential DCs by 30–50% for three years.</li> <li>• The intent is to offset municipal revenue losses from DC reductions while supporting faster housing delivery.</li> <li>• Municipalities must submit ready- to- build infrastructure projects to access funding.</li> <li>• Ontario will not introduce new taxes that hinder housing supply for three years.</li> <li>• A list of priority municipalities will be identified where DCs are considered cost- prohibitive.</li> </ul>	<ul style="list-style-type: none"> <li>• At the time of writing this memo, the details of this program have yet to be released.</li> <li>• Staff have acknowledged this announcement in the report - <a href="#"><u>DGM-27-26 Draft Housing Community Improvement Plan Amendment</u></a> noting that further clarity would be required to assess municipal impacts.</li> <li>• Staff will continue to work to understand this new program once the details are available.</li> </ul>

### **HST Rebate on New Homes:**

- The federal government will provide \$875M to support removal of the full 13% HST on new homes up to \$1M.
- Temporarily removing the full 13% HST for eligible buyers of new homes valued up to \$1M (maximum rebate \$130,000). The \$130,000 rebate would be maintained for homes up to \$1.5M, then phase down proportionally to \$24,000 for homes valued at \$1.85M and above. This would strengthen the existing provincial HST New Housing Rebate and New Residential Rental Property Rebate for one year, from April 1, 2026, to March 31, 2027.
- Intended to improve affordability and stimulate additional housing starts.

### **Conclusion**

Building on this high-level overview of Environmental Registry of Ontario (ERO) postings related to Bill 98, *Building Homes and Improving Transportation Infrastructure Act, 2026*, staff will continue to review each ERO posting in detail to create a comprehensive analysis, to be shared at a later date, and prepare comments for submission to the province.

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**Attachments:**

N/A

**Memo Approval:**

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.