

MEMBER BULLETIN

July 20, 2022

New Regulations Effective July 1st

As of July 1, 2022, there are dozens of new government regulations and statues that came into force. The full list can be found [here](#), with relevant ones highlighted below:

Ministry of the Environment, Conservation and Parks

- The Ontario government is implementing a new regulation regarding the *Ontario Water Resources Act* to better streamline the issuance of environmental permissions for projects and activities where environmental risks are low; the new regulation removes the need for housing developers and other businesses to obtain an Environmental Compliance Approval for certain low risk sewage works, such as foundation drainage from buildings and construction site dewatering, which would help get projects underway faster.

Ministry of Labour, Immigration, Training and Skills Development

- The Ontario government is also amending the *Occupational Health and Safety Act* by increasing the maximum fines permitted to be levied against officers and directors of businesses that do not provide a safe work environment that leads to a worker being severely injured or dying on the job. The new maximum fine will stand at \$1.5 million if convicted, while fines for other individuals involved in such a case will rise to a maximum of \$500,000.

Ministry of Municipal Affairs and Housing

- As part of efforts to create a greater housing supply across the province, the Ontario government is amending *Ontario's Building Code* to allow the following: encapsulated mass timber construction for buildings up to 12 storeys in height; large buildings — such as multi-unit residential buildings — to be constructed with factory built modules that can be assembled on the building site, and for municipalities to design and administer their own building inspector internship programs at a time when the profession is facing labour supply shortages.
- The Ontario government is making further adjustments to the *Ontario Building Code* in order to establish a truss and lightweight construction identification program in which local fire departments are to be notified when such a system is used in a building; the new measure will enhance firefighter safety.

- The Ontario government is changing the *Planning Act* and the *City of Toronto Act* so that decisions around site plan control—a tool used by municipalities to manage development on a particular parcel of land—on new applications be made by staff, instead of by municipal councils or committees of council; this measure is being undertaken to help expedite development approvals and get more new homes built faster.

Ministry of Public and Business Service Delivery

- The Ontario government is changing regulations under the *Technical Standards and Safety Act* that will require owners of elevators in residential buildings and long-term care homes to report elevator outage data to the Technical Standards and Safety Authority (TSSA) and for the TSSA to then publish this data on their website.
- In another adjustment to provincial rules around elevators, the Ontario government is making a second change to the *Technical Standards and Safety Act* that will enable the TSSA to impose administrative penalties in cases of non-compliance with specific legal requirements and will help ensure that elevators are well-maintained and meet safety requirements.
- The Ontario government is making several changes to the *New Home Construction Licensing Act* (Licensing Act); those changes include revoking the current Addenda to Agreements Between Vendors and Purchasers regulation under the Licensing Act and replacing it with a new Minister's regulation. This new Minister's regulation establishes in law a requirement for vendors of new or pre-construction condominiums to ensure that the vendor and purchaser complete the Condominium Information Sheet and ensure that it forms part of the purchase agreement they enter with the purchaser.
- Another change will be to the Application for Licences regulation under the Licensing Act to add tax compliance provisions and to enable the Home Construction Regulatory Authority's registrar to deny an applicant a licence or to suspend/revoke a licence as a result of their activities under the Condominium Act and the Ontario New Home Warranties Plan Act. The new changes strengthen protection for purchasers of new or pre-construction condo units without removing the ability for a project or purchase agreement to be terminated by either the developer or the purchaser.

Ministry of Finance

- The Ontario government will address affordability through amendments to the *Gasoline Tax Act* and *Fuel Tax Act* that reduce the province's gasoline tax rate by 5.7 cents per litre and the fuel tax rate, which applies to diesel, by 5.3 cents per litre; the tax reductions will last until December 31, 2022.



If you have any questions about these inspection regulatory changes please contact Steven (steven.crombie@oswca.org or 905-629-7766).