

Ministry of Municipal Affairs and Housing
 Provincial Planning Branch
 777 Bay Street
 Toronto, ON M7A 2JA

May 29, 2025

Re: ERO 025-0461, ERO 025-0462- Proposed Regulations- Complete Application

The City of Mississauga has reviewed the proposed legislative changes shared through the above listed registry posting and would like to provide the following comments and suggestions for your consideration.

Description of Changes and Comments to the Province

Summary of Proposed Provincial Changes	Staff Comments on Potential City Impacts / Comment to Province
<p>Giving the minister regulation-making powers and consulting on the future regulation which would prescribe a list of subject matters for which studies, information and materials cannot be required as part of a complete application.</p> <p>Specifically proposed to be prohibited are Sun/Shadow; Wind; Urban Design and Lighting studies.</p> <p>Introduce a requirement of the Minister's written approval of an amendment to the official plan that is made to prescribe a new study, if the amendment is adopted on or after May 12, 2025.</p>	<p>The City supports a regulation that would streamline the development process. However, required studies should be left to the discretion of municipalities to address local issues and impacts. Each municipality is unique in its context and experiences varying environmental conditions.</p> <p>Mississauga uses diligence in only requiring necessary studies such as wind and sun/shadow studies to address public health and safety concerns. These studies inform the design of sites and buildings and mitigate dangerous conditions such as doors propelled away due to high wind gusts.</p> <p>Additionally, this future regulation must have regard for studies that directly help municipalities respond to pressing crises such as climate change. Mississauga has been significantly impacted by flooding due to frequent extreme weather events. Stormwater management is an important component of the Green Development Standards which is currently a study required as part of complete application.</p> <p>Finally, the proposal also limits the City's ability to make unilateral changes to its Official Plan policies to add requirements for new/updated studies that address emerging concerns. This is</p>

	important given that Mississauga has Special Policy Areas with high flood risks and that it is necessary that Mississauga requires the appropriate mitigation methods based on timely studies.
Prescribe a list of certified professionals (e.g., professional engineers) whose reports/studies would be required to be accepted as final submissions by a municipality as part of a complete planning application.	While the City does not oppose the use of professionals to reduce the need for revisions, it is important for the City to maintain its ability to review studies and request refinements to protect the health and safety of its residents.

If you have any questions or require additional information, please contact Amina Menkad, Planner at (905) 615-3200 ext. 5545.

Sincerely,



Ben Phillips
Executive Manager, Official Plan

cc. Leadership Team
Jason Bevan, Director, City Planning Strategies
Lia Magi, Deputy City Solicitor