

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

May 29, 2025

**Re: ERO 025-0461, ERO 025-0463- Proposed Regulation– As-of-right Variations from Setback Requirements**

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>Providing for regulation-making powers and consult on the regulation to allow “as of right” variations to zoning by-laws:</p> <ul style="list-style-type: none"><li>• within a prescribed percentage (10%) of the required setback;</li><li>• on a parcel of urban residential lands outside of the Greenbelt Area, and exclude areas such as hazardous lands, and lands near shorelines and railways; and</li><li>• work with Ontario Regulation 299/19: Additional Residential Units to help create additional residential units, such as basement suites, by eliminating additional barriers related to setbacks.</li></ul> | <p>The as-of-right permission to reduce setbacks by a certain percentage is significantly impacted by the exact percentage that will be prescribed. Increasing the setbacks can have implications on the viability of the building (e.g. setback to garage face, accommodating proper grading and drainage, etc.).</p> <p>While the City does not object to a 10% setback reduction, it is important that the scope of the proposed regulation remains limited to setbacks to lot lines, and not extend to other requirements.</p> <p>Staff also recommend the finalized regulation specify the as-of-right reduction is to be to the zoning by-law, not to any approved minor variances.</p> |

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