

**Attachment 11 – Region of Durham Submission on Bill 60 (ERO 025-1100)**

Summary and Comments in Support of the Fighting Delays, Building Faster Act, 2025 through Bill 60 (“An Act to amend various Acts and to enact the Water and Wastewater Public Corporations Act, 2025”)

ERO/RR Posting and Comment Period	Durham Region Staff Comments (Council endorsement to be sought November 26, 2025)
<p>025-1100 October 23, 2025 – November 22, 2025 (30 days)</p> <p><a href="#">Consultation on Minimum Lot Sizes</a></p>	<p><b>(1) Consultation on Minimum Lot Sizes</b></p> <p><b>What are your thoughts on the benefits and/or risks associated with reducing or removing minimum lot size requirements in low-density urban residential areas to encourage gentle density, increase housing supply, broaden housing options and encourage home ownership?</b></p> <ul style="list-style-type: none"> <li>• <b>Staff Comment:</b> Reducing or removing minimum lot sizes may allow less expensive housing to be developed. This should help provide more affordable housing options, including microhomes/tiny homes.</li> </ul> <p><b>What are best practices observed in other jurisdictions that have introduced minimum lot size reforms?</b></p> <ul style="list-style-type: none"> <li>• No comments.</li> </ul> <p><b>Are there any circumstances where having established minimum lot sizes in municipal zoning by-laws for low-density urban residential parcels are absolutely necessary with respect to the provision of transportation, infrastructure, or upholding public health and safety?</b></p> <ul style="list-style-type: none"> <li>• <b>Staff Comment:</b> Sufficient space may be required for emergency access to rear yards or accessory structures; however, this should not result in artificially inflated minimum frontage or setbacks if other means exist to access rear yards, such as laneways, walkways, or shared corridors, etc.</li> </ul> <p><b>Given the Ontario context and the government’s permissions for additional residential units, what do you suggest should be the smallest size urban residential lot in terms of lot area, frontage or depth (i.e. six metre frontage, 200 square metre area, etc.) What would be the opportunities and limitations? How would these standards work together?</b></p> <ul style="list-style-type: none"> <li>• No comments.</li> </ul> <p><b>What other zoning requirements or performance standards could be needed to support any reduction or removal of minimum lot size requirements on low-density urban residential parcels (i.e., additional residential units, multiplexes, parking requirements, lot coverage, height and density etc.)?</b></p> <ul style="list-style-type: none"> <li>• <b>Staff Comment:</b> Allowing up to four units as of right in residential neighbourhoods.</li> </ul>

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