

Public Works

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peelregion.ca

November 21, 2025

Ministry of Municipal Affairs and Housing
College Park, 777 Bay St, 14th Floor
Toronto, ON
M7A 2J3

Re: Proposed Regulation – Minimum Lot Size, 2025 (ERO 025-1100)

To Whom It May Concern:

Peel Region appreciates the opportunity to comment on the proposed consultation on Minimum Lot Sizes as part of *Bill 60, Fighting Delays, Building Faster Act, 2025*.

PEEL REGION COMMENTS ON THE PROPOSAL

Peel Region is providing the following comments on matters of regional interest within the context of Peel's current roles and responsibilities, which include managing, funding and/or delivering housing, early years and child care, regional roads, waste management, health services and water and wastewater.

- Peel generally supports efforts to set minimum lot size requirements, as this may increase housing options and improve affordability, although these changes should not compromise or complicate municipal servicing responsibilities.
- Changes to the as-of-right variation from setback requirements can support the creation of additional residential units and encourage gentle density. Applicants, however, should be required to demonstrate that there is no impact to existing below-ground infrastructure, active transportation infrastructure and accessibility (e.g., sidewalks, pathways, benches, lighting and landscaping).
- While the Region is already encountering smaller lot sizes (i.e., less than 6.0m), smaller frontages are causing congestion for the installation of water services, sanitary laterals, hydro, gas and telecommunications, etc. posing challenges for ongoing and future operations and maintenance needs. Homeowners are also experiencing challenges with access to services where conflicts and clearance issues arise on property frontages. Further, while a more permissive approach to lot size requirements may support building more housing, it is imperative that this does not come at the cost of public health, safety or the environment.
- Lot sizes are also critical to managing stormwater, especially for low and medium density residential development. Appropriate minimum lot sizes are critical to managing stormwater, and completely removing lot size limits could negatively impact managing stormwater not only at a local municipal level, but also across broader watersheds.

I would be pleased to provide any clarification or additional comments on these matters.

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Yours Respectfully,



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