

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

November 19, 2025

Re: [ERO 025-1100](#)

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>The Province is consulting on a more permissive approach to minimum lot size requirements to increase housing options and affordability. This could include setting the smallest permissible minimum lot size for low-density urban residential areas.</p> <p>The Province is requesting commentary on the following:</p> <ol style="list-style-type: none"> 1. 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? 2. What are best practices observed in other jurisdictions that have introduced minimum lot size reforms? 3. 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? 	<ol style="list-style-type: none"> 1. To proactively encourage gentle density, the City of Mississauga recently consolidated the majority of its existing low-rise residential zones into two new permissive categories. By progressively changing both the permitted land uses (now permitting as-of-right semi-detached dwellings), as well as reducing the associated regulations, the City has allowed for smaller-sized lots, as well as increased density through new built-forms. 2. Through both the aforementioned low-rise residential zone consolidation project, as well as the City's implementation of as-of-right fourplexes, the City of Mississauga is an industry leader in this regard. 3. Establishing appropriate minimum lot size regulations is imperative to ensure that the following concerns are managed: <ul style="list-style-type: none"> • Drainage / flooding does not occur due to a property's overdevelopment • Functional building sizes remain possible

<p>4. 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?</p> <p>5. 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.)?</p>	<ul style="list-style-type: none"> • Adequate lot frontage is established to ensure future on-street parking needs are met • Appropriately-sized emergency service pathways are maintained through suitable side and rear yards setbacks, especially if the City is to accommodate Additional Residential Units <p>Additionally, site-specific zoning regulations (lands that have been subject to a rezoning application) are typically purposely-designed, such that sweeping, as-of-right changes may cause significant unplanned issues in such instances.</p> <p>4. While the Zoning By-law is responsible, from a regulatory perspective, in establishing minimum lot sizes, determining the smallest residential lot possible would require comprehensive discussion with other municipal departments to ensure overarching legislation (Ontario Building and Fire Codes), as well as other municipal policies (drainage mitigation), are considered.</p> <p>5. Should the Province look to reduce minimum lot size requirements for low-density urban residential parcels, the implementation of the following zoning regulations, or performance standards, should be considered:</p> <ul style="list-style-type: none"> • Increase the maximum height permissions to compensate for smaller building footprints • Establish adequate yard setbacks / encroachments to accommodate emergency service access to the side and rear yards • Establish minimum soft-landscaping requirements to ensure appropriate water filtration is possible • Ensure properties remain wide enough to accommodate on-street parking, even in the presence of an attached driveway
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If you have any questions or require additional information, please contact Amina Menkad, Planner at (905) 615-3200 ext. 5545.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Phillips". The signature is fluid and cursive, with the first name "Ben" being more prominent than the last name "Phillips".

Ben Phillips
Executive Manager, Official Plan

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