

## Site Plan for Residential Developments of 10 or Fewer Units – Two Proposed new Minister’s Regulations under the Planning Act and the City of Toronto Act, 2006

Provincial Comment Period closes on May 21, 2023 (ERO: 019-6822)

Proposed Changes	Potential City Impacts	Comments to the Province
<p><b>Regulation-Making Authority for Site Plan Control for 10 Units or Less</b></p> <p>The Province is proposing two new regulations that would set out the conditions for how municipalities can use site plan control for residential developments of 10 or fewer units on a single lot in specific circumstances:</p> <ul style="list-style-type: none"> <li>Any part of the land is located within 120 metres of a shoreline; and</li> <li>Any part of the land is located within 300 metres of a railway line.</li> </ul>	<ul style="list-style-type: none"> <li>Mississauga has a significant portion of lands with low density residential uses located adjacent to the Lake Ontario shoreline.</li> <li>Similarly, several railway lines, including the CN Railway/Lakeshore GO corridor, CP Railway/Milton GO corridor, and the CN Railway/Kitchener GO corridor, traverse the city, and are adjacent to many neighbourhoods with low density residential, which could be subject to applications to develop 10 or fewer residential units.</li> <li>This legislation would allow staff to address issues specific to those sites through site plan review that cannot be dealt with by other means such as the building code or fire code, like top of bank hazards and noise/safety in proximity to rail corridors.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed changes would allow staff to properly address issues specific to these sites such as top of bank hazards, flooding risks and noise/safety in proximity to rail corridors.</li> <li>However, issues previously identified as part of City staff comments on Bill 23 still remain unresolved for the remainder of the sites that are not in areas prescribed by these new regulations, such as servicing capacity, access/internal circulation, local improvements/sidewalks, land dedications/easements, etc. in particular for larger sites with multiple units.</li> <li>Clarity is required on the definition of ‘shoreline’. Based on existing definitions in other O.Regs. City staff assume it to mean lands adjacent to a water body, meaning a lake, permanent stream, intermittent stream and seepage area. Could it also mean “river”, and therefore be applicable to residential development adjacent to the Credit River and the Etobicoke Creek?</li> <li>City staff recommend that the regulation for site plan control authority of residential developments of 10 or fewer units be further expanded to include all lands subject to natural or human-made hazards.</li> </ul>