

## Report to Council

<b>Report Title:</b>	Minister's Zoning Order (MZO) Update – Information Session		
<b>Prepared By:</b>	Sonya Watson, Chief Administrative Officer		
<b>Department:</b>	Administration		
<b>Date:</b>	January 25, 2022		
<b>Report Number:</b>	CAO2022-05	<b>File Number:</b>	C11AD
<b>Attachments:</b>	Notice of MZO Information Session		

### **Recommendation:**

That the Council of the Municipality of Brockton hereby receives Report Number CAO2022-05 - Minister's Zoning Order (MZO) Update – Information Session, prepared by Sonya Watson, Chief Administrative Officer for information purposes.

### **Report:**

#### **Background:**

A Ministerial Zoning Order (“MZO”) is a planning tool that allows the Minister of Municipal Affairs and Housing to directly zone lands for a specific purpose to by-pass the usual planning process and appeal periods. Traditionally MZO's have been used to support proposals for affordable housing, long-term care homes, and similar developments.

On December 14, 2021 Council approved the Municipality of Brockton applying for a Ministerial Zoning Order for Lots 1-6 in the East Ridge Business Park in Walkerton, shown on the attached map.

By rezoning all these lands, Brockton has responsibly planned for long-term economic growth while also encouraging necessary residential uses of significant overall benefit to the community.

#### **Analysis:**

As we move forward with this process all Developers of these parcel have been engaged as part of this process. Due to the multiple parcels involved in this MZO ensuring clear and concise zoning for inclusion in the Order on each particular parcel is taking staff and consultant time to ensure a thorough review prior to proceeding. To initiate the public consultation process that is still required as part of this process the Municipality of Brockton and Monteith Brown Planning Consultants will host an electronic Public Information Session on February 10, 2022 at 7:00 p.m. to provide additional information on the MZO application. Agencies

will also be circulated for input and the First Nations will be directly consulted. The login information for the Public Information Session is available in the attached notice should Council members wish to attend.

The Municipality has also been successful with a meeting at ROMA with the Minister of Municipal Affairs and Housing. Mayor Peabody will be providing notification to the Minister of this application as well as speaking about the County's Official Plan review and concerns with the Regional Market Approach on Brockton's growth.

Next steps will include compiling agency and public comments and determining the extent of any additional work and time required as a result of those comments.

Once consultations have been satisfied a further report will come forward to Council seeking authorization by way of a motion to proceed with the Minister's Zoning Order.

### **Strategic Action Plan Checklist:**

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- Recommendations help move the Municipality closer to its Vision Yes
- Recommendations contribute to achieving Heritage, Culture, and Community Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- Recommendations contribute to achieving Economic Development Yes
- Recommendations contribute to achieving Municipal Governance Yes

### **Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

### **Reviewed By:**



Trish Serratore, Chief Financial Officer

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### **Respectfully Submitted by:**



Sonya Watson, Chief Administrative Officer



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January 21, 2022

## Public Meeting Notice - Webinar You are invited to participate Thursday, February 10, 2022 at 7:00 pm

As a result of the COVID-19 Pandemic, this meeting is being held in electronic format. For information on how to participate in the webinar, please refer to the information below or visit the municipal website at:

<https://www.brockton.ca/en/do-business/ministerial-zoning-order-application.aspx>

Please contact the Municipality of Brockton at [fhamilton@brockton.ca](mailto:fhamilton@brockton.ca) or 519 881 2223 ext 124 if you have any questions regarding how to participate in the meeting.

### **A change is proposed in your neighbourhood:**

The Municipality of Brockton is in the process of passing a resolution to request a Minister's Zoning Order (MZO) under Section 47 of the Planning Act. The MZO would apply to certain lands situated within or adjacent to the East Ridge Business Park located west of Bruce Road 19 north of Old Durham Road in the north-easterly quadrant of the Town of Walkerton.



## What is an MZO?

A Minister's Zoning Order (MZO) is an Order issued by the Minister of Municipal Affairs and Housing under the Planning Act to approve changes in zoning in instances where there is an identified need to accelerate development approvals for certain lands in a Municipality.

The purpose of the MZO is to expedite the zoning approvals necessary to change the use of certain lands from Employment to Residential and from Agricultural to Employment in advance of the lengthier planning process now underway as part of the Bruce County Official Plan review and update. The MZO is proposed to expedite the conversion of certain employment lands to residential and related land uses and the expansion of the Walkerton settlement area boundary to accommodate more appropriately located industrial land use. The lands affected by this MZO include the proposed development of six vacant parcels of land situated within or adjacent to the East Ridge Business Park as shown on the attached Schedule 'A'. The proposed use and development of the lands will serve to provide an expanded range of housing options including additional affordable housing units and a senior's residence in the Municipality, as well as lands considered suitable for inclusion within the settlement area boundary of Walkerton as future employment lands.

While detailed plans for each of the vacant parcels are still underway, the form of development being proposed by the MZO is as follows:

**Lot 1:** To rezone the property from 'General Agriculture (A1)' to Business Park 1 (BP1)' to permit industrial uses and expand the East Ridge Business Park.

**Lot 2:** To rezone the property from 'Business Park 1 – Special (BP1-2)' to 'Medium Density Residential (R3)' to permit a townhouse development.

**Lot 3:** To rezone the property from 'Business Park 1 – Special (BP1-2)' to 'Medium Density Residential (R3)' to permit a hospice.

**Lot 4:** To rezone the property from 'Business Park 2 (BP2)' to 'Medium Density Residential (R3)' to permit an apartment building complex.

**Lot 5:** To rezone the property from Business Park 1 (BP1)' to 'Medium Density Residential (R3)' to permit an apartment building complex.

**Lot 6:** To rezone the property from 'Business Park 2 (BP2)' to 'Low Density Multiple Residential (R2)' to permit a residential care facility and mixed residential uses.

## Learn more

You can view more information about the MZO at <https://www.brockton.ca/en/do-business/ministerial-zoning-order-application.aspx>. Our staff would be pleased to connect with you by email ([fhamilton@brockton.ca](mailto:fhamilton@brockton.ca)) or phone 519 881 2223 ext 124.

The Municipality of Brockton has retained the services of Monteith Brown Planning Consultants (MBPC) to assist with the preparation and submission of the MZO. The Planner on the file is: Jay McGuffin, Mr. McGuffin may be reached at: [jmCGuffin@mbpc.ca](mailto:jmCGuffin@mbpc.ca).

## Have your say

Comments and opinions submitted on this matter, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in future planning reports and Council agendas.

1. Please contact us by email [fhamilton@brockton.ca](mailto:fhamilton@brockton.ca), mail, or phone 519 881 2223 ext 124 if you have any questions, concerns or objections about the application.
2. You can participate in the public meeting. For information on how to participate in the public meeting, please visit the municipal website at: <https://www.brockton.ca/en/do-business/ministerial-zoning-order-application.aspx>

## How to access the public meeting

Click the link below to join the webinar:

Topic: Ministerial Zoning Order Application Information and Consultation Session  
When: Feb 10, 2022 07:00 PM Eastern Time (US and Canada)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84806587087?pwd=YkJKV01hZG5JUGUzZXRETE9JVW8rdz09>

Passcode: 380400

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 778 907 2071 or +1 204 272 7920 or +1 438 809 7799 or +1 587 328 1099  
or +1 647 374 4685 or +1 647 558 0588

Webinar ID: 848 0658 7087

Passcode: 380400

International numbers available: <https://us02web.zoom.us/j/84806587087?pwd=YkJKV01hZG5JUGUzZXRETE9JVW8rdz09>

## Stay in the loop

If you'd like to be notified of the Minister's Zoning Order, it is recommended that you monitor the Province of Ontario's Environmental Registry at: <https://ero.ontario.ca/>

## Know your rights

Section 47 of the Planning Act outlines the rules and regulations applicable to a Minister's Zoning Order. Unlike a zoning by-law amendment considered under Section 34 of the Planning Act, the Act does not require that notification be given or that a public meeting is held in the case of a MZO. Anyone may request an amendment to the Order and the Minister may refer a request to the Ontario Lands Tribunal (OLT), but the OLT can only make recommendations which the Minister may accept or may reject. **Once the Minister has issued the Order, it is filed in the offices of the Municipal Clerk and is posted on the Province's Environmental Registry.**

# Schedule 'A'

