



Municipality of Brockton – Minister’s Zoning Order Employment & Residential Land Conversion

Virtual Community Information Meeting – February 10, 2022



AGENDA

- Introductions
- Issue & Background
- What is an MZO?
- What Happens Next?
- Questions & Comments

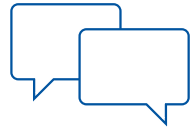
OBJECTIVES

- To **introduce** the housing and land supply concerns affecting Brockton.
- To **inform** the community about the Minister's Zoning Order request process.
- To **answer questions** about the details of the proposed changes to the Brockton Zoning By-law.

HOUSEKEEPING



Please mute your mic if you are not speaking



Type your question or comment in the Q&A box



Please “raise your hand” if you would like to speak



This presentation is being recorded

WHO WE ARE

Monteith Brown Planning Consultants (MBPC)

- MBPC is an award-winning urban and regional planning firm that has been in business for over 40 years offering a full range of land use planning services to the public and private sectors.
- We have expertise in the preparation of Official Plans, Zoning By-Laws, Amendments to planning documents, Secondary Plans, Comprehensive Reviews, Boundary Expansions, Subdivision Development, Community Improvement Plans, Public Consultation and a wide variety of other planning studies.

WHY ARE WE HERE?

- The Municipality of Brockton is in the process of considering a resolution to request for the approval of a Minister's Zoning Order ("MZO") to rezone lands within and adjacent to the East Ridge Business Park to respond in the increasing demand for housing in the community.
- As part of that consideration, the Municipality is engaging the public to obtain feedback on a proposal to change the zoning on parcels in and adjacent to the East Ridge Business Park in Walkerton.

HOUSING DEMAND v. SUPPLY

- During the COVID-19 Pandemic, there has been a significant increase in the demand for housing and rising housing prices.
- The community of Walkerton is experiencing significant growth and the available supply of vacant residential lands for development is being consumed at an increasing rate.
- A lack of vacant developable land will limit opportunities for future growth in the community, as well as contribute further to a reduced availability of housing.

PLANNING CONTEXT

- The Provincial Policy Statement permits changes to employment lands and settlement boundaries during a comprehensive review of a Municipality's Official Plan.
- Currently, the County of Bruce is reviewing its Official Plan, which provides direction for future growth in communities throughout the County, including Brockton.
- An Official Plan Review is a lengthy, in-depth process and is not anticipated to be completed until the end of 2022.

PLANNING APPROVALS

- There are lands in Walkerton that are of interest for future residential and industrial development. However, these lands are not appropriately zoned to support the proposed uses.
- The Municipality of Brockton is in the process of requesting the Minister of Municipal Affairs and Housing to approve an MZO to rezone several properties within and adjacent to the East Ridge Business Park. This would include rezoning land from agricultural to industrial uses and to rezone vacant employment lands in Walkerton that would be more appropriate for residential uses.

COMMUNITY CONTEXT



SUBJECT LANDS

Total Area of MZO; 24.18 ha

WHAT IS A MINISTER'S ZONING ORDER?

- Section 47 of the Planning Act gives the Minister of Municipal Affairs and Housing powers to zone property for different land uses in Ontario and are only issued at the discretion of the Minister.
- An MZO is a tool that can support and expedite the delivery of government priorities such as affordable housing.

WHAT IS A MINISTER'S ZONING ORDER?

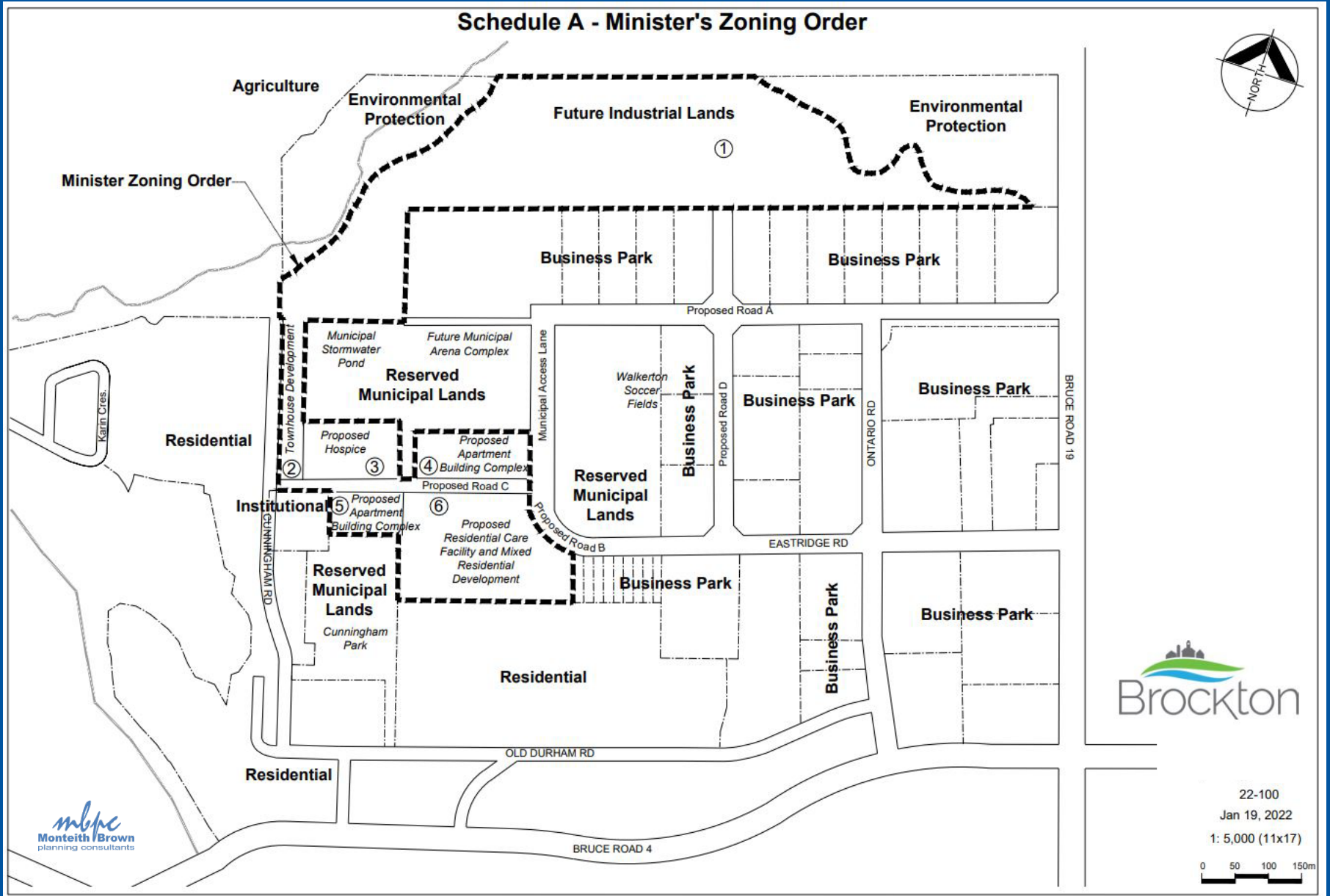
- There is no formal process for applying. Requesting an MZO typically starts with a municipal council passing a resolution and a written request to the province. The request would include details of the lands to be rezoned and the proposed zoning changes.
- No formal consultation is required under the *Planning Act* prior to requesting an MZO, however, the Municipality of Brockton wants to consult with the community prior to proceeding to receive your input.
- The Province receives the MZO request and the Minister considers it and issues a decision either in favour or against the request. Decisions by the Minister cannot be appealed to the Ontario Land Tribunal.

WHY USE AN MZO?

- An MZO is a tool that can be used to rezone employment lands outside of a municipal comprehensive review.
- An MZO will expedite the process of converting these lands for much needed residential development.
- The MZO process is typically initiated by the local municipality to request zoning changes and would still require landowners to proceed through planning processes (Site Plan) to ensure specific development proposals are appropriate for the community.

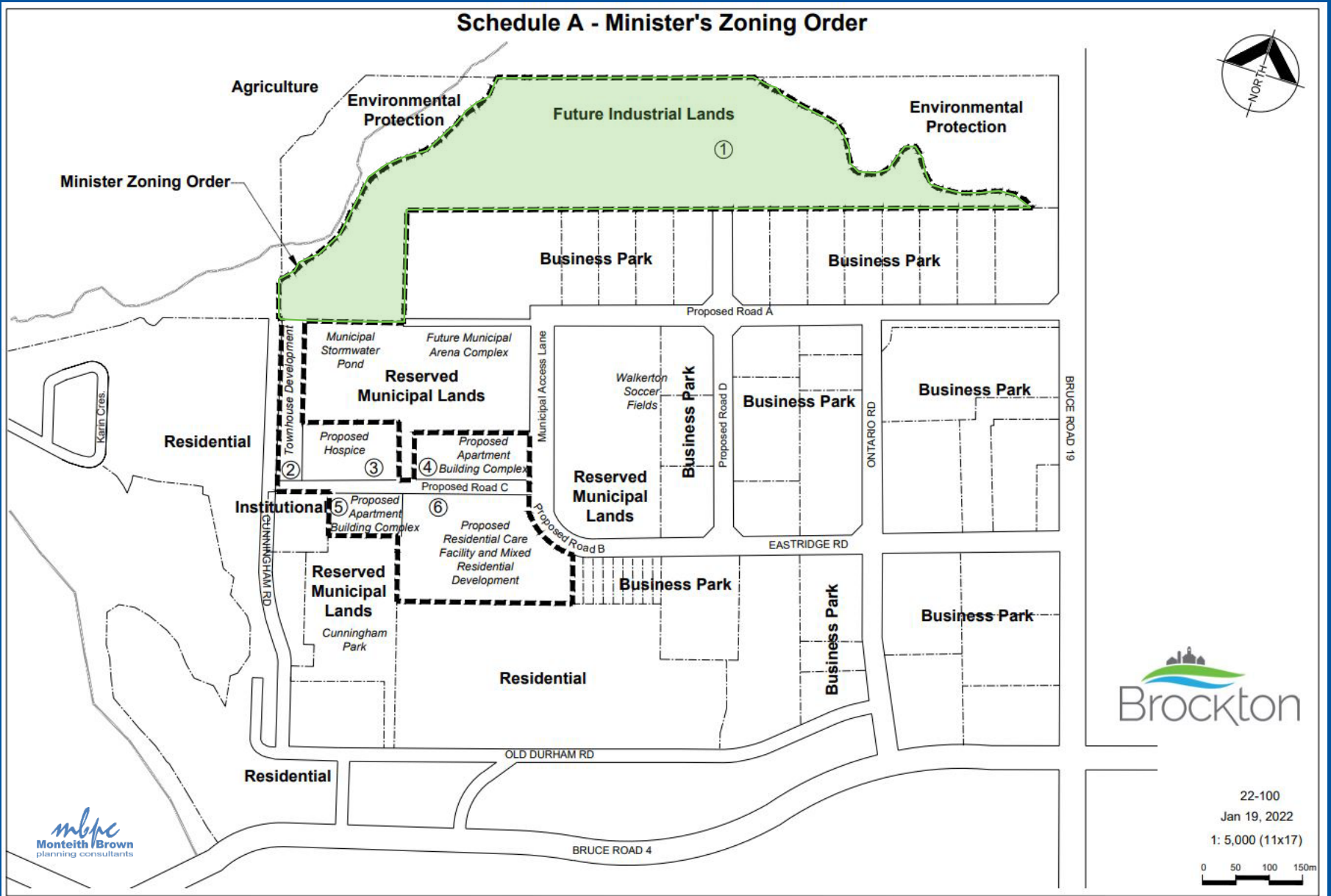
PROPOSED ZONING ORDER

Schedule A - Minister's Zoning Order



PARCEL 1

Schedule A - Minister's Zoning Order

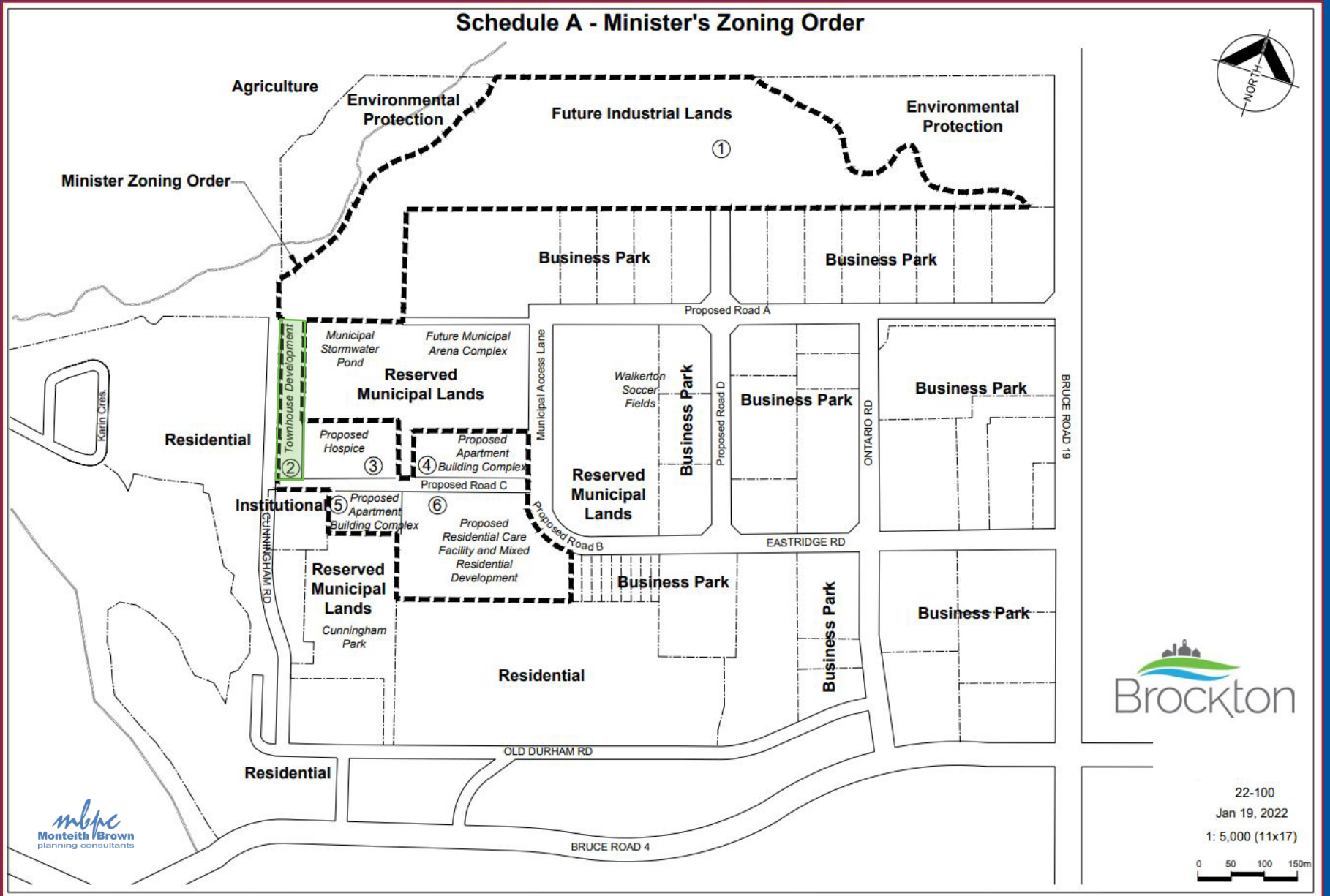


PARCEL 1

	Existing	Proposed
Zone:	General Agriculture (A1)	Business Park 1 (BP1)
Use:	Agricultural Farmland	Employment & Industrial Uses
Land Area:	15.61 hectares (38.57 acres)	

PARCEL 2

Schedule A - Minister's Zoning Order

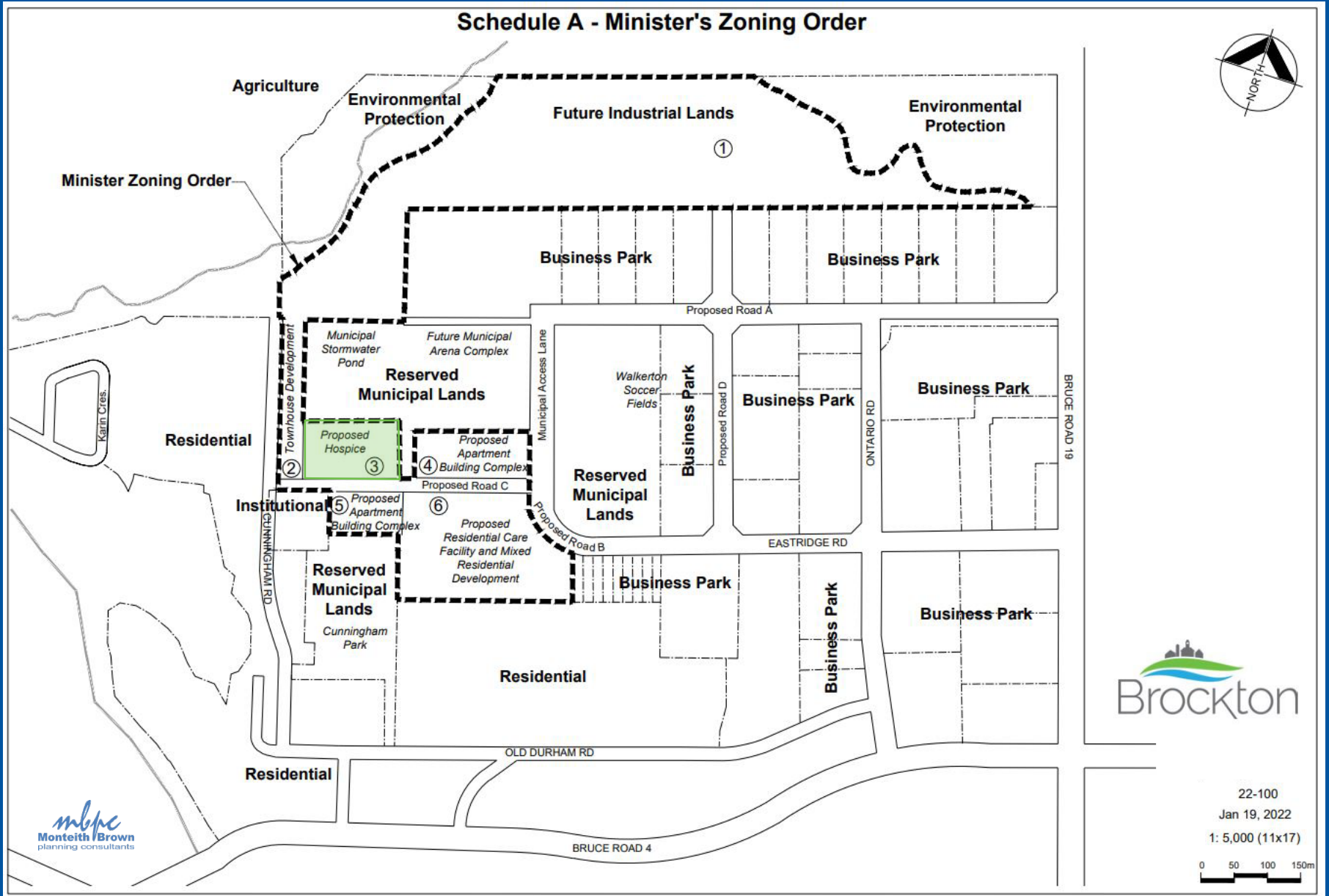


PARCEL 2

	Existing	Proposed
Zone:	Business Park 1 – Special (BP1-2)	Medium Density Residential (R3)
Use:	Vacant Land	Residential - 22 Townhouse Dwelling Units incorporated into the existing Draft Plan of Subdivision to the west.
Land Area:	0.85 hectares (2.10 acres)	

PARCEL 3

Schedule A - Minister's Zoning Order



22-100
Jan 19, 2022
1: 5,000 (11x17)

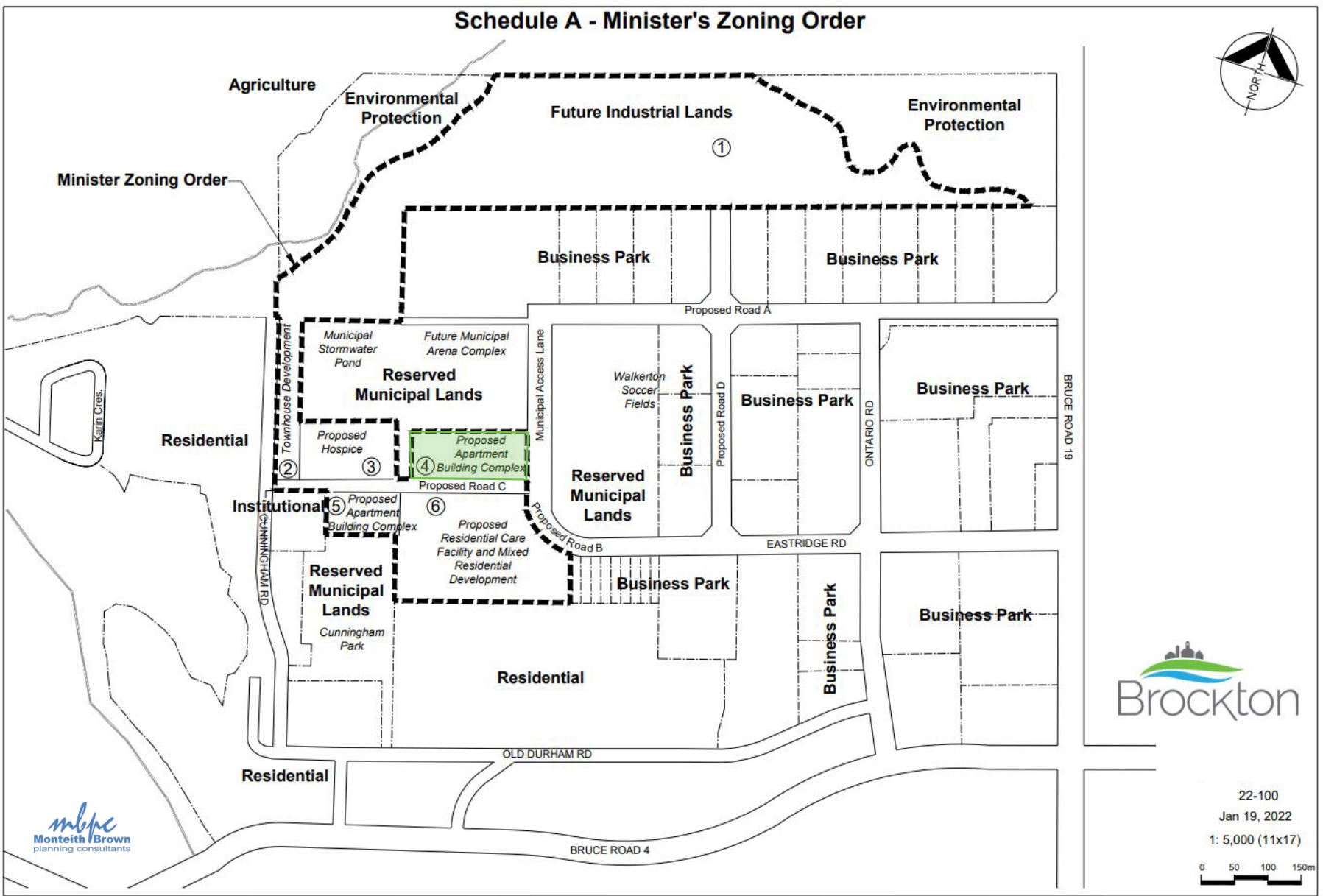


PARCEL 3

	Existing	Proposed
Zone:	Business Park 1 – Special (BP1-2)	Medium Density Residential (R3)
Use:	Vacant Land	Institutional - One-storey hospice
Land Area:	1.26 hectares (3.1 acres)	

PARCEL 4

Schedule A - Minister's Zoning Order

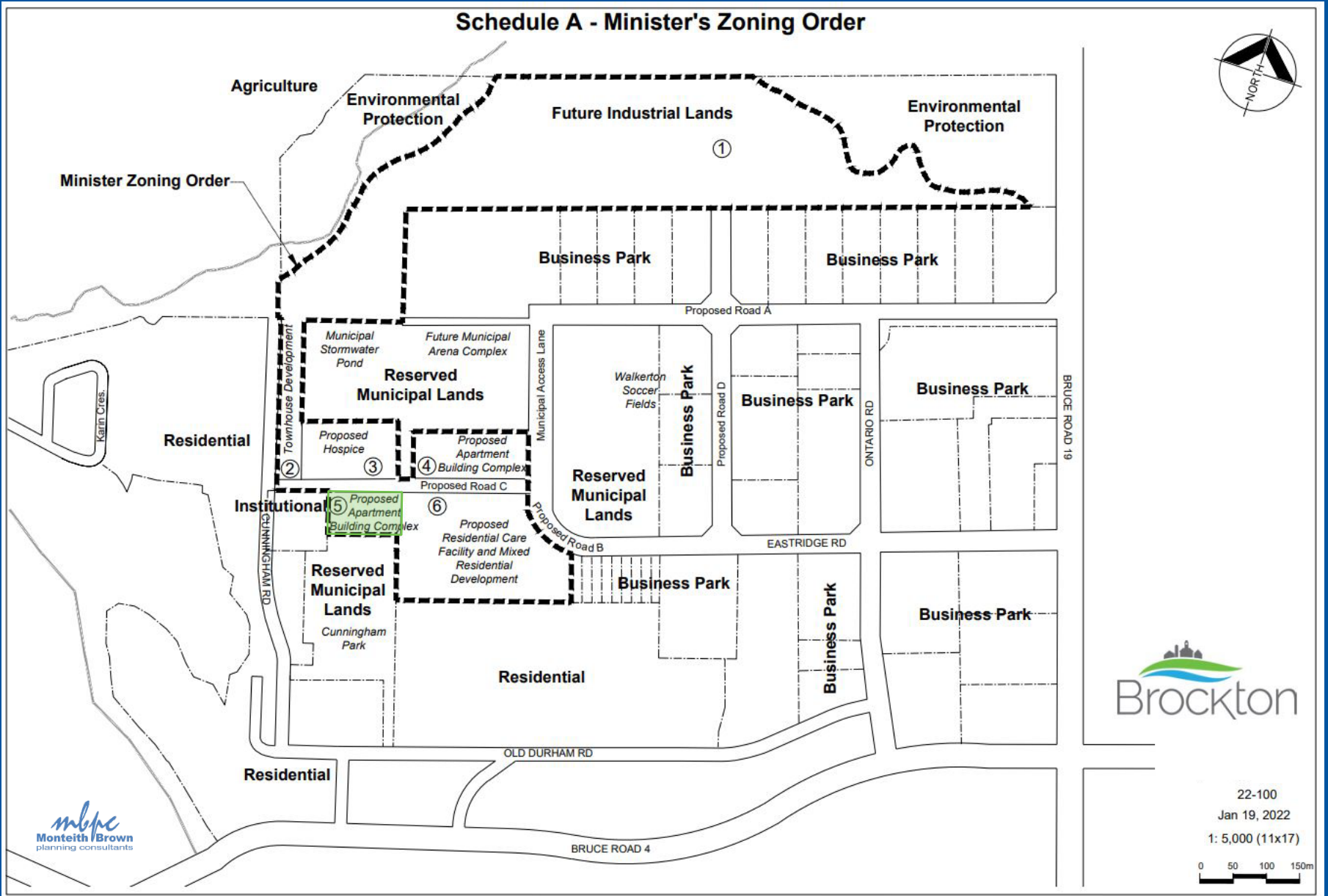


PARCEL 4

	Existing	Proposed
Zone:	Business Park 2 (BP2)	Medium Density Residential (R3)
Use:	Vacant Land	Residential - Apartment Building Complex
Land Area:	1.23 ha (3.03 acres)	

PARCEL 5

Schedule A - Minister's Zoning Order

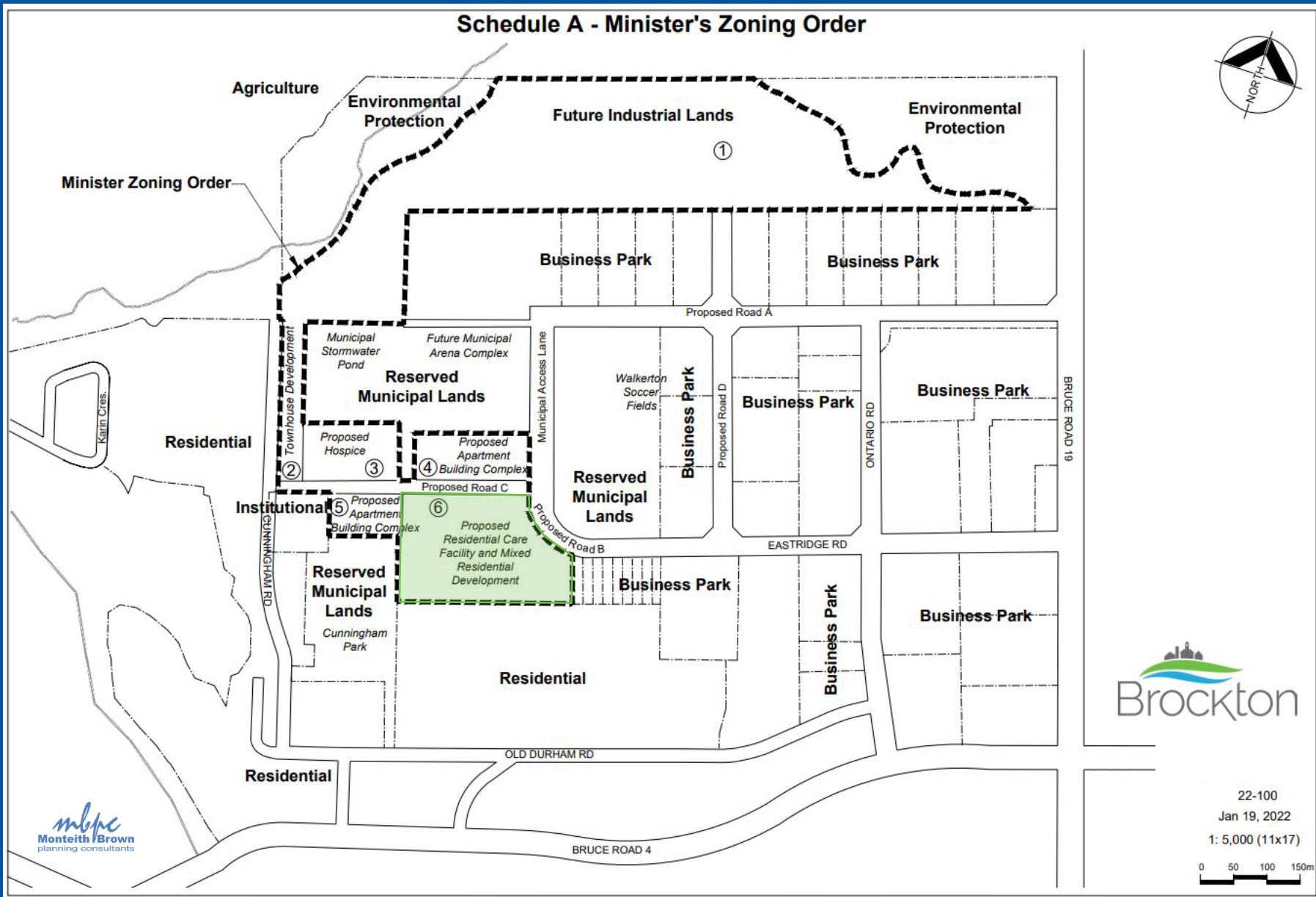


PARCEL 5

	Existing	Proposed
Zone:	Business Park 1 (BP1)	Medium Density Residential (R3)
Use:	Vacant Land	Residential - Apartment Building Complex
Land Area:	0.72 hectares (1.77 acres)	

PARCEL 6

Schedule A - Minister's Zoning Order



PARCEL 6

	Existing	Proposed
Zone:	Business Park 2 (BP2)	Low Density Multiple Residential (R2)
Use:	Vacant Land	Institutional – Residential Care Facility with 250 units Residential – 43 townhouses and 16 single detached dwellings
Total Area:	3.77 hectares (9.31 acres)	

WHAT HAPPENS NEXT?

COMMUNITY CONSULTATION

- Introducing proposed zoning changes to community, gathering feedback

COUNCIL APPROVAL AND RESOLUTION

- Evaluate feedback from consultation
- Finalize proposal and content of MZO request
- Present to Council

MZO REQUEST TO MINISTRY

- Submit resolution and request with planning justification to the Minister for review.

DECISION BY MINISTER

- The Minister issues a decision on the proposed MZO for Brockton.

WE ARE HERE

QUESTIONS & COMMENTS

THANK YOU!