

Report to Council

Report Title:	MZO Application		
Prepared By:	Sonya Watson, Chief Administrative Officer		
Department:	Planning		
Date:	March 8, 2022		
Report Number:	PLN2022-01	File Number:	C11PLN
Attachments:	Brockton MZO Map, Planning Justification Report		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number PLN2022-01 - MZO Application, prepared by Sonya Watson, Chief Administrative Officer, and in doing so approves the Planning Justification Report dated March, 2022 and further supports submission of the Minister's Zoning Order to the Ministry of Municipal Affairs and Housing for consideration to support the creation of more than 500 additional housing units and additional employment lands in the community of Walkerton.

Report:

Background:

On December 14, 2021, Council approved the Municipality of Brockton proceeding to initiate the process to apply for a Ministerial Zoning Order (MZO) for Lots 1-6 in the East Ridge Business Park in Walkerton, shown on the attached map.

On February 10, 2022, staff held a Community Information Meeting at which, Jay McGuffin of Monteith Brown Planning Consultants, presented.

This MZO application is requesting a rezoning of specific lands within the East Ridge Business Park (ERBP) that would be better suited to residential use as well as rezoning the newly acquired municipal lands to the north of ERBP from agriculture to industrial uses. The total affected land is 24.18 hectares or 59.75 acres. The proposed residential lands have the potential for more than 500 additional housing units, including the proposed hospice, residential care facility and apartment building complexes.

Staff have spent considerable time on this application as each parcel has been considered individually based on zoning and other planning requirements. Within an MZO approval, there are established requirements, such as building height, parking spaces, access and servicing requirements and new developments must conform to the requirements as outlined, unless a separate planning application is applied for after MZO

approval. MZO applications are non-appealable. Therefore, much thought and discussion between developers, staff and our consultants have occurred in preparation of the Planning Justification Report and the proposed Order.

Analysis:

The MZO application has multiple steps:

- 1. Community Consultation
- 2. Council Approval and Resolution
- 3. MZO Request to Ministry
- 4. Decision by Minister

Through the Community Consultation, staff and the consultants engaged agencies and the First Nations directly. Through the Community Information Meeting, residents and businesses were able to provide comments. Two local major employer provided comments in favour of the MZO application at the meeting while stressing the need for affordable housing within Brockton.

No concerns have been raised to date with this application.

A Planning Justification Report has been prepared by Monteith Brown Planning Consultants that has been attached for Council’s review. This is a final draft pending any further Council comments at the meeting. Jay McGuffin of Monteith Brown Planning Consultants will be attending the Council meeting to further outline the process to date for Council.

We will be seeking final approval of the proposed Planning Justification Report and associated Order by way of a Council resolution to proceed with submission of the package to the Minister of Municipal Affairs and Housing (MMAH).

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		N/A
• 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:

A handwritten signature in black ink, appearing to read 'Trish Serratore', with a stylized, looping flourish at the end.

Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

A handwritten signature in black ink, appearing to read 'Sonya Watson', with a long, sweeping horizontal flourish extending to the right.

Sonya Watson, Chief Administrative Officer