



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

Council Meeting – March 8, 2022



# AGENDA

- Introductions
- Issue & Background
- Results of Public Consultation
- Proposed Zoning Changes
- Questions & Comments

# OBJECTIVES

- To **inform** Council on the current stage of the Minister's Zoning Order request process.
- To **present** the proposed Minister's Zoning Order and its relationship to the Municipality's Zoning By-Law
- To **obtain** comments and direction from Council on submitting the Minister's Zoning Order request to the Minister of Municipal Affairs and Housing.

## BACKGROUND

- On December 14th, 2021, Brockton Council initiated the process of preparing a 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 to the increasing demand for housing in the community.
- MBPC in consultation with Municipal staff have prepared a draft proposal for the consideration and approval of Council prior to proceeding with a submission to the Ministry of Municipal Affairs and Housing.

## OVERVIEW OF MZO

- The proposed MZO would convert existing employment lands to permit residential uses that would transition to a higher density of development from adjacent residential areas.
- The conversion would result in the potential for up to approximately 508 new dwelling units with a variety of housing types, including single detached dwellings, townhouse units, apartment units, residential care facility beds, and a hospice.
- Future residential development would be in close proximity to existing and future recreational and community amenities, including the Bruce Power Soccer Complex and the proposed Municipal Arena Complex.

## OVERVIEW OF MZO

- The MZO would also seek to expand the settlement boundary northward abutting the existing business park lands by rezoning agricultural land to employment lands . This would replace the lands proposed to be converted to residential, as well as provide an adequate supply of land that would support opportunities for future economic growth.
- These development plans would be subject to additional planning approvals, such as Site Plan Approval, to ensure the appropriateness and scale of the proposed development in the context of the surrounding community.
- The MZO also proposes holding provisions on these expanded industrial lands to address potential impacts to adjacent natural areas and potential archaeological resources.

## WHY USE AN MZO?

- The Provincial Policy Statement requires changes to employment lands and settlement boundaries be undertaken during a comprehensive review of a Municipality's Official Plan.
- An MZO will expedite the process of converting these lands to address housing need in the community, including a variety of housing types and rental options.
- The proposed changes would address the urgent short-term and long-term need for additional, affordable housing, and industrial lands that will support growth in the community.

# COMMUNITY CONTEXT



**SUBJECT LANDS**

Walkerton Soccer Fields

Gunningham Park

Total Area of MZO: 24.18 ha

Total Proposed Residential Units: 508

# PUBLIC CONSULTATION

- Section 47(2) of the Planning Act does not require public notice. However, public consultation was undertaken to gain feedback and support from the community.
- A Virtual Public Information Session was held on February 10<sup>th</sup>, 2022 to introduce the issues and background of housing demand and supply in the Municipality, provided context of the subject lands, and described the proposed zoning changes that are proposed within the MZO.
- Notice of the meeting was posted on January 24<sup>th</sup>, 2022 and circulated to agencies.



# PUBLIC COMMENTS

- Feedback at the Public Information Session was positive with members of the public raising concerns about the lack of available and affordable housing in Brockton.
- Oral and written comments received include support from local business owners that have faced challenges with attracting workers due to a lack of housing within the community.
- Letters of support for the proposed zoning changes have also been received from each of the prospective developers of Parcels 2 through 6.

# AGENCY COMMENTS

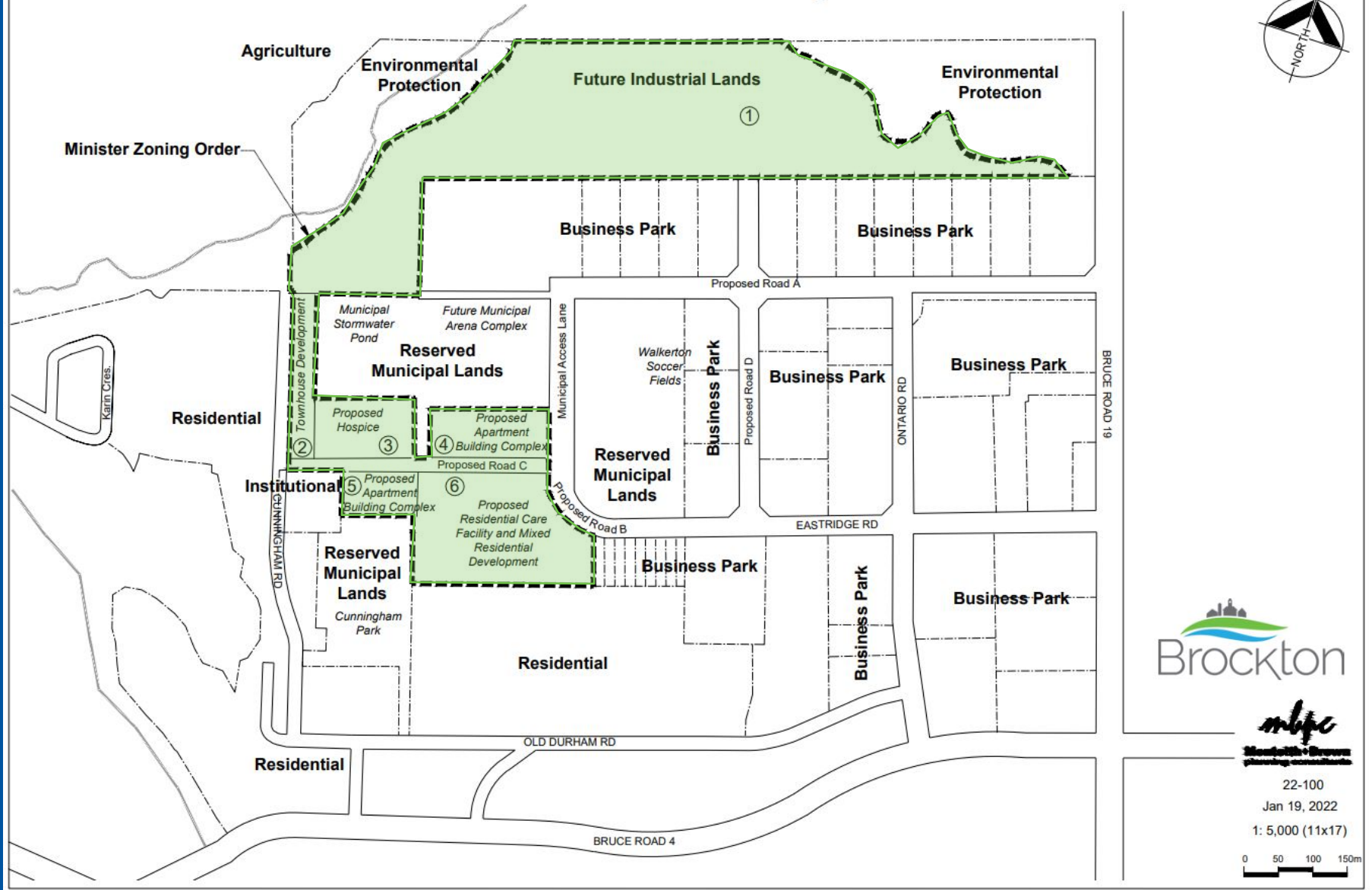
- Bluewater District School Board (BDSB): No objections to the proposed zoning changes. BDSB has noted that conditions and comments for future development will need to be addressed when planning applications come forward.
- Saugeen Ojibway Nation (SON): SON has provided comments raising no issue with the proposed zoning changes. Concerns have been raised regarding potential impacts of development on archaeological resources and natural features. The Municipality has conducted Archaeological Assessments for Parcels 2 to 6. The evaluation of potential impacts to archaeology and natural features on Parcel 1 will be addressed through a holding provision.

# AGENCY COMMENTS

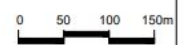
- Bruce County Planning Department: The County noted that there appears to be a deficit of available residential and industrial land over the long term planning horizon.
- The County has commented that the expansion to the East Ridge Business Park could support economic growth and the proposed residential uses would introduce housing types that are in short supply in the community and more affordable to develop.

# PROPOSED ZONING ORDER

## Schedule A - Minister's Zoning Order

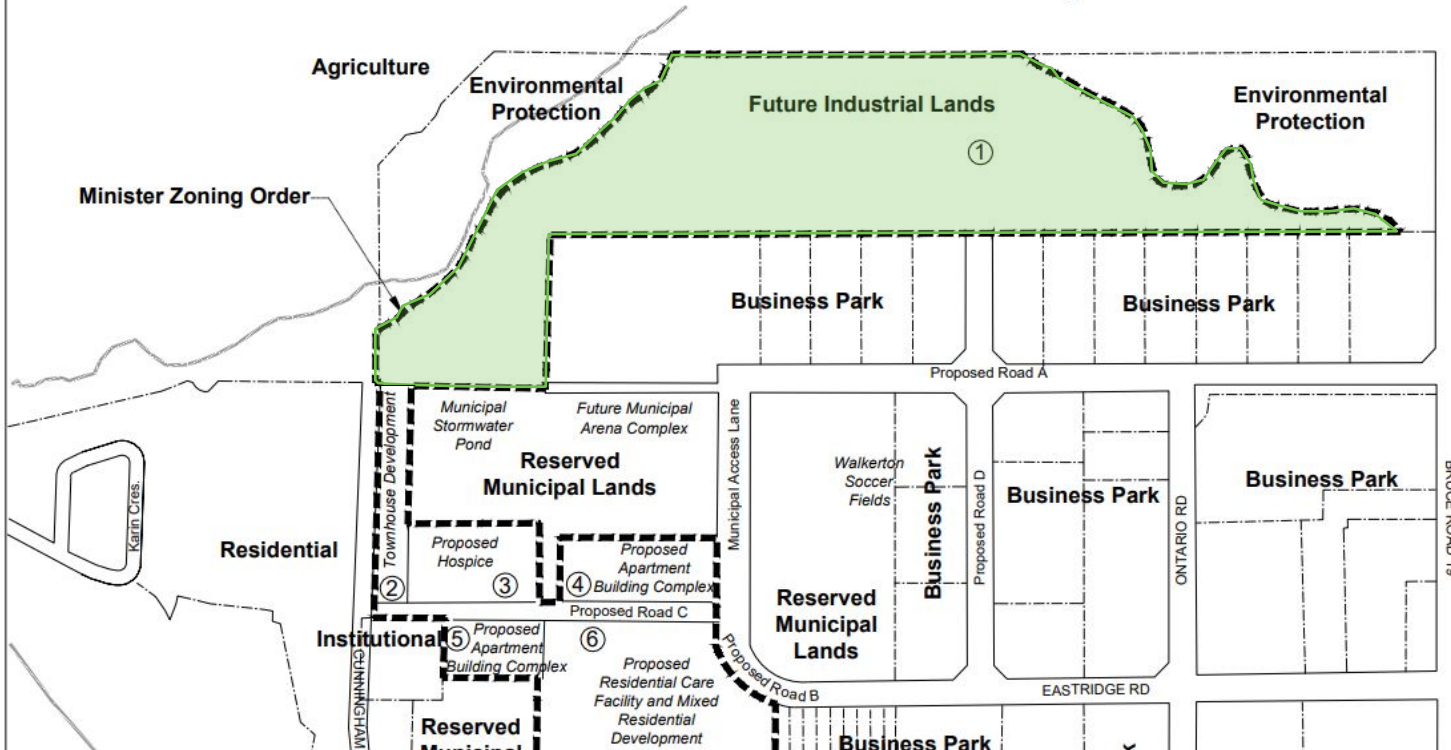


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# PARCEL 1

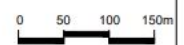
## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	General Agriculture (A1)	Business Park 1 – Special (BP1-H2)
Use:	Agricultural Farmland	The proposed zone would permit a range of industrial uses.  Zone also contains a holding provision to address requirements for an archaeological assessment and an Environmental Impact Study.
Land Area:	15.6 hectares (38.57 acres)	

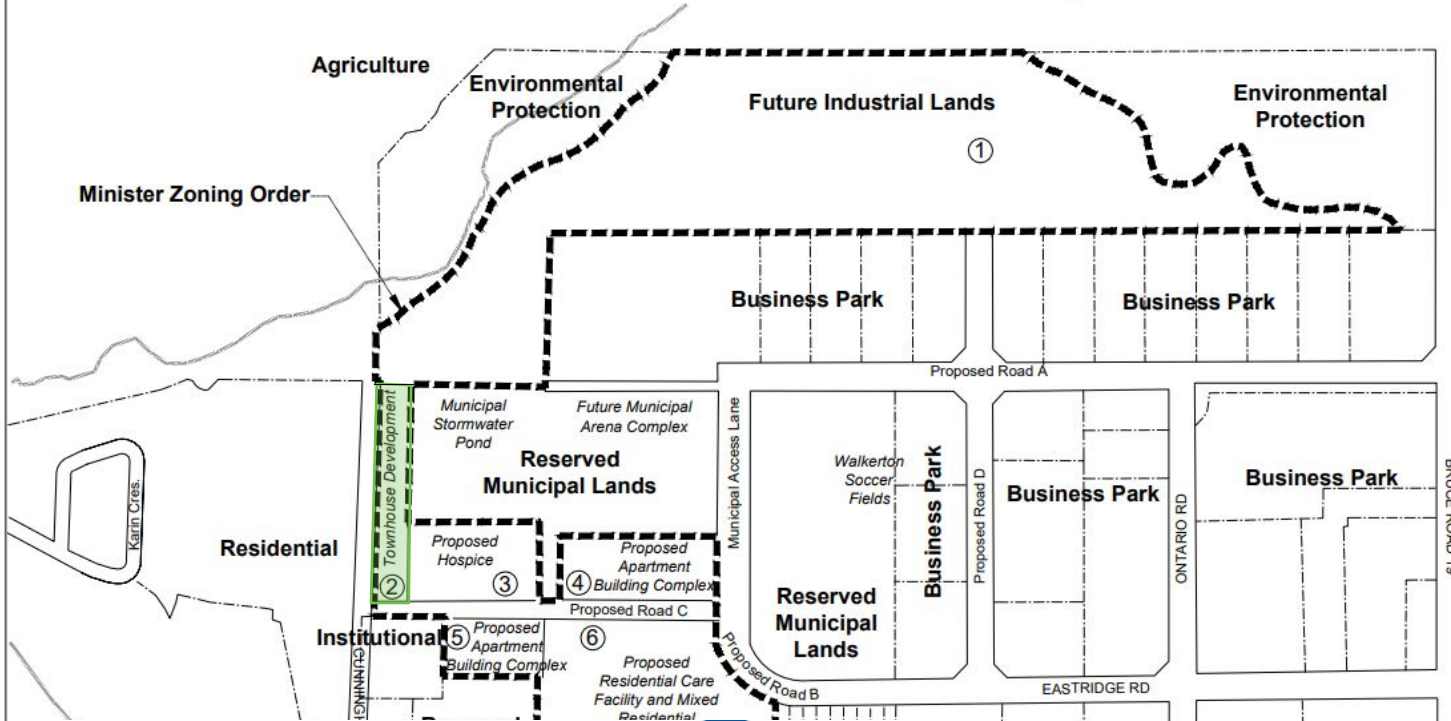


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# PARCEL 2

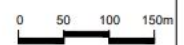
## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	Business Park 1 – Special (BP1-2)	Medium Density Residential – Special (R3-14)
Use:	Vacant Land	Residential - 22 townhouse units to be incorporated into the existing Draft Plan of Subdivision to the west. Site-specific provisions would include: <ul style="list-style-type: none"> <li>• Reduced exterior yard setback from 6m to 4.5m</li> <li>• Reduce interior yard setback from 3m to 2.5m</li> <li>• Reduce rear yard setback to covered decks from 7.5 m to 4.5 m</li> <li>• Increase lot coverage from 40% to 60%</li> </ul>
Total Area:	0.89 hectares (2.19 acres)	

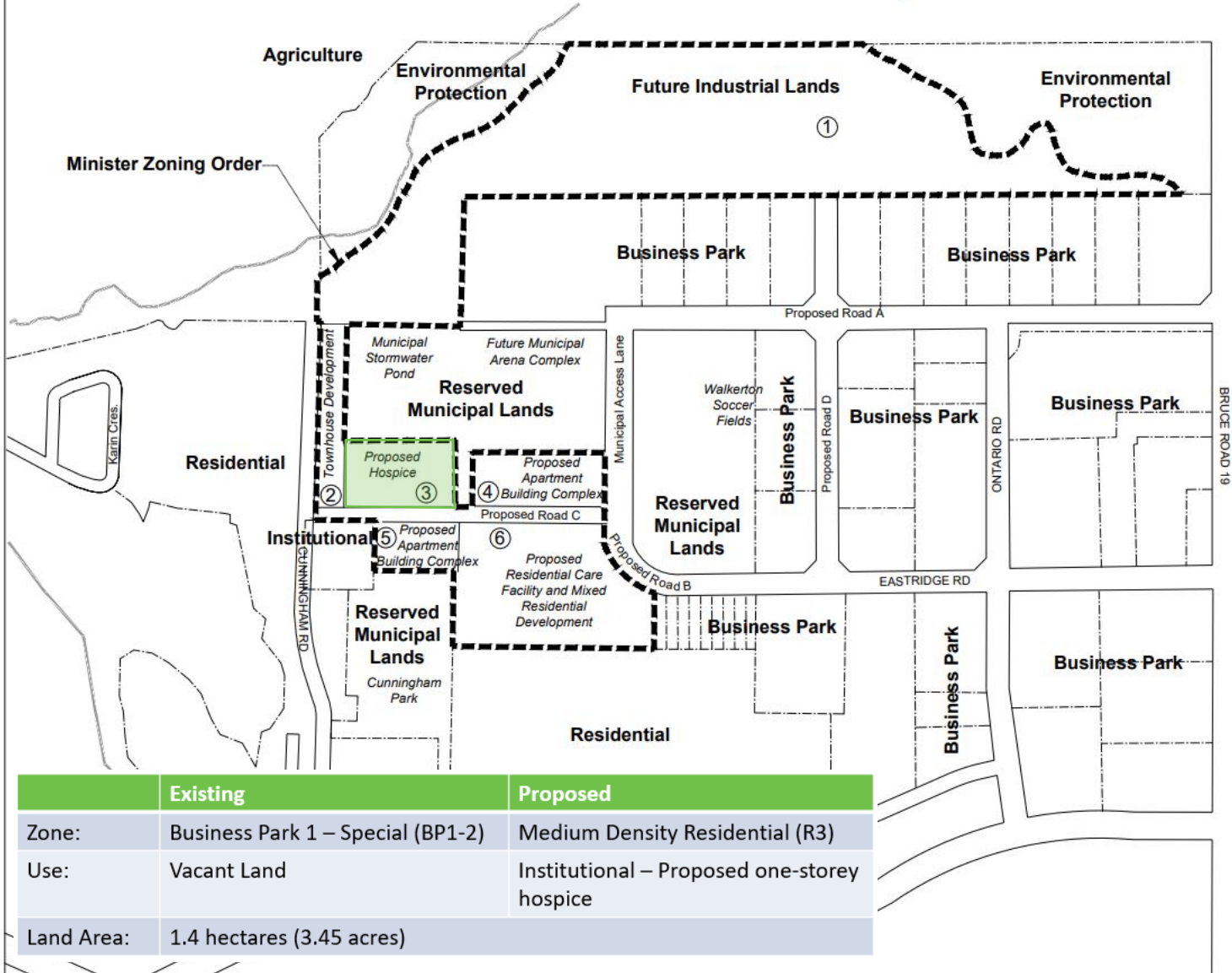


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# PARCEL 3

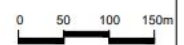
## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	Business Park 1 – Special (BP1-2)	Medium Density Residential (R3)
Use:	Vacant Land	Institutional – Proposed one-storey hospice
Land Area:	1.4 hectares (3.45 acres)	

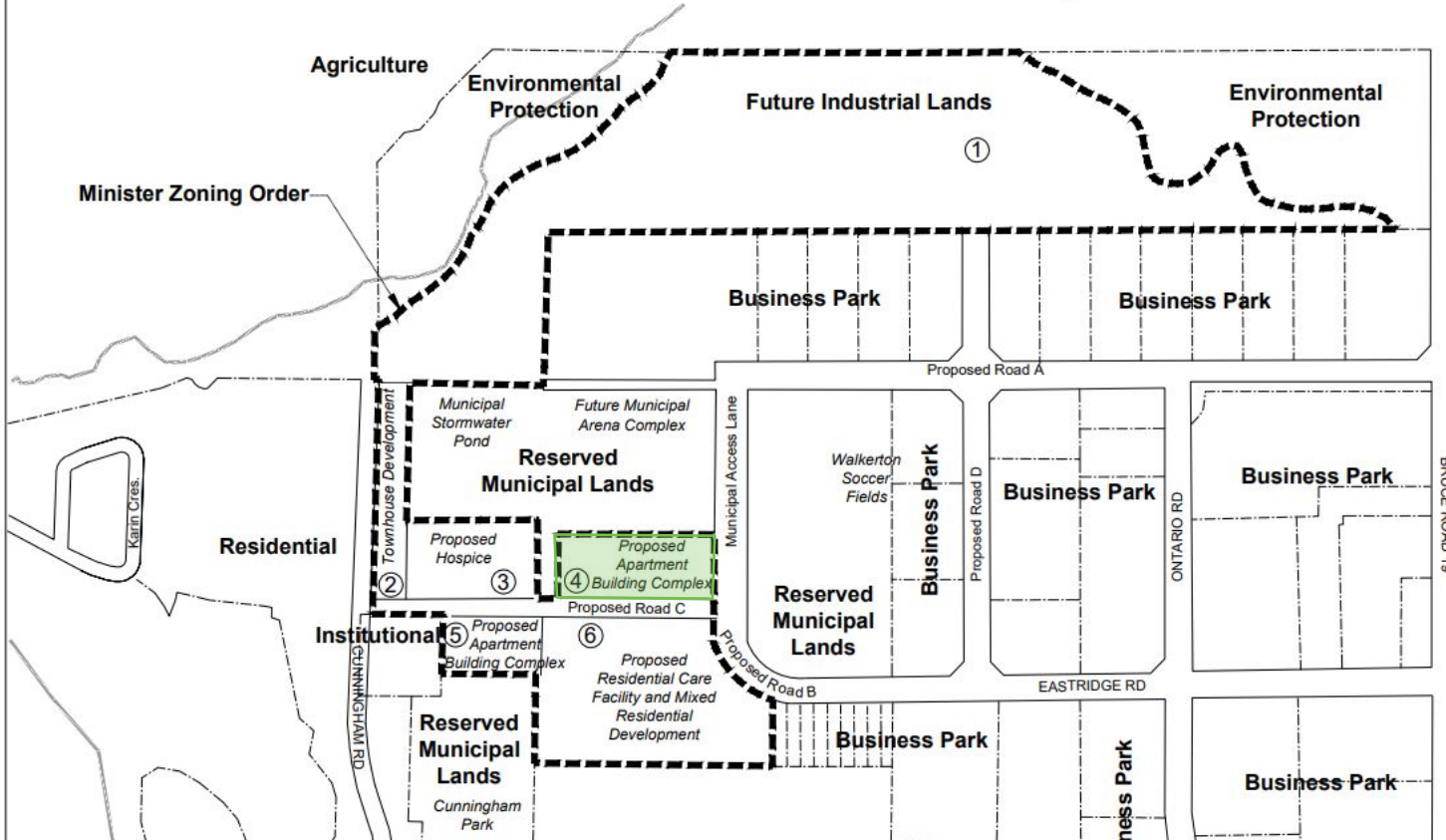


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# PARCEL 4

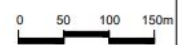
## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	Business Park 2 (BP2)	Medium Density Residential (R3)
Use:	Vacant Land	Residential – Proposed development of two apartment buildings with the a total of up to 118 units
Land Area:	1.22 hectares (3.03 acres)	



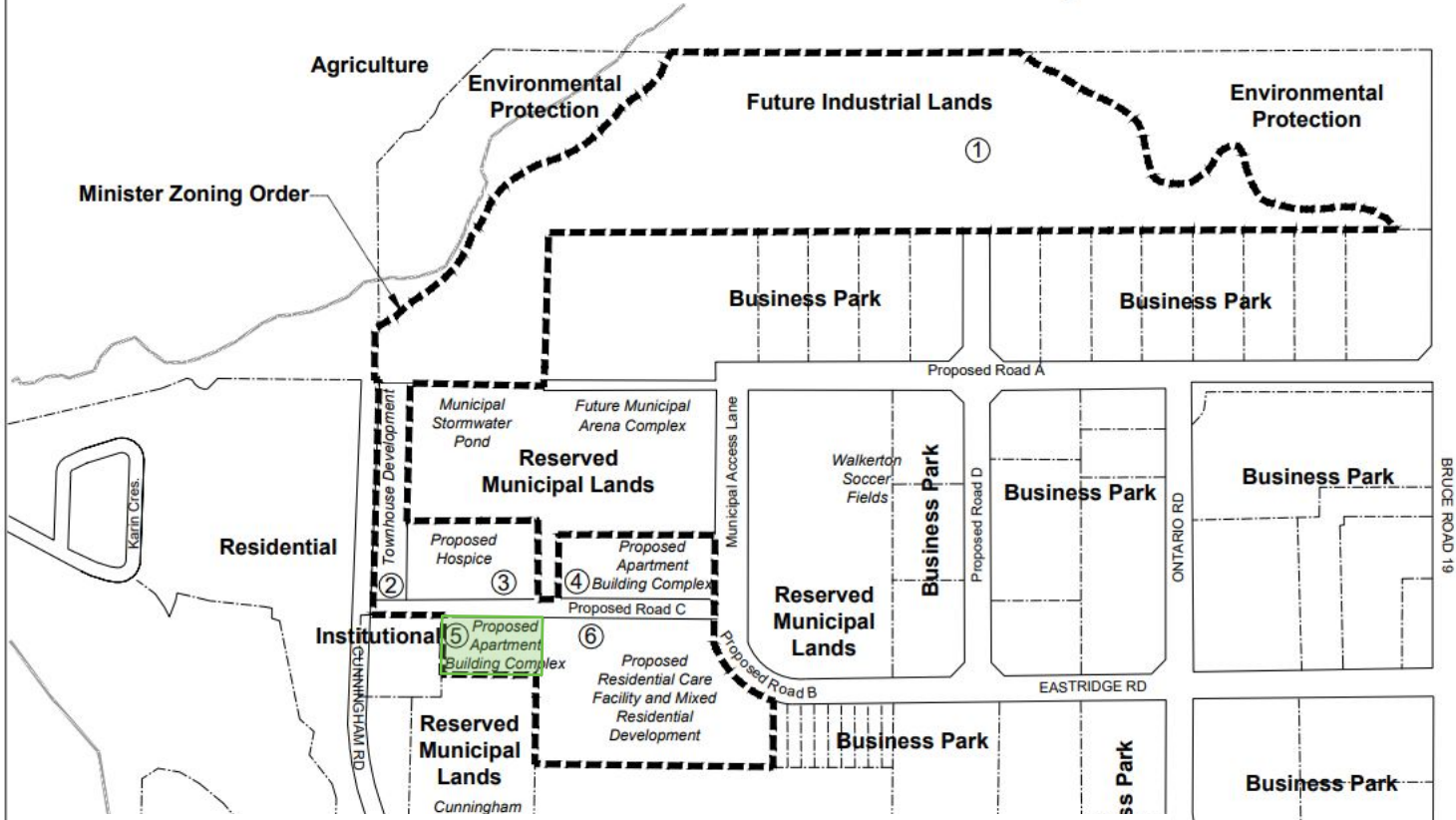
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# PARCEL 5

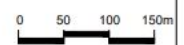
## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	Business Park 1 (BP1)	Medium Density Residential (R3)
Use:	Vacant Land	Residential – Proposed development of one apartment building with a total of up to 59 units.
Land Area:	0.68 hectares (1.69 acres)	

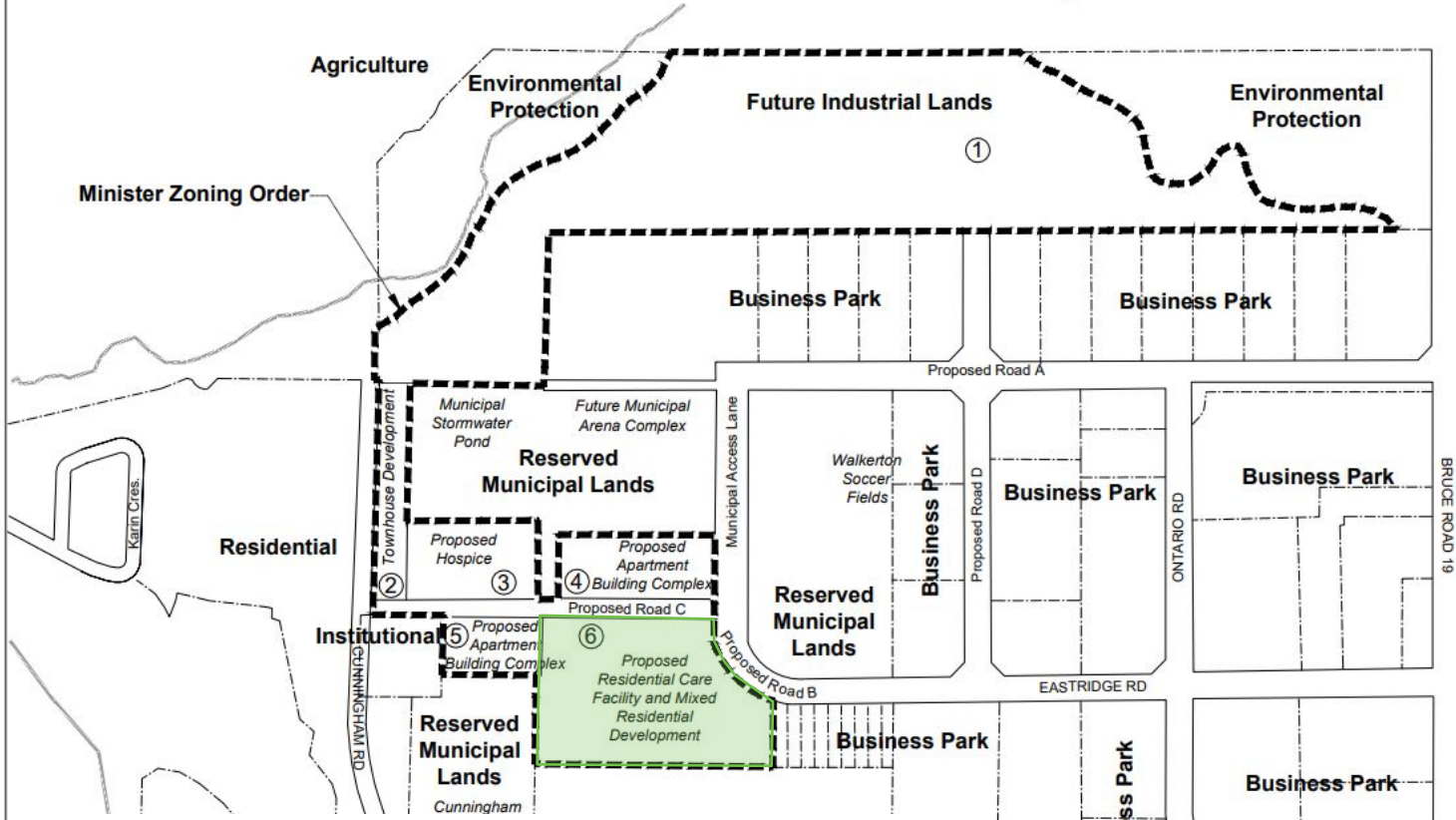


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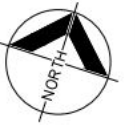


# PARCEL 6

## Schedule A - Minister's Zoning Order



	Existing	Proposed
Zone:	Business Park 2 (BP2)	Low Density Multiple Residential (R2)
Use:	Vacant Land	Institutional & Residential – Proposed multi-residential development of a residential care facility with 250 units, 43 townhouse dwellings, and 16 single detached dwellings
Land Area:	3.92 hectares (9.68 acres)	



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# 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!