

# Enhanced Minister's Zoning Orders (MZOs)

Comments to the Province

January 27, 2021



## Background

- The Minister can directly zone lands through an MZO, but in recent decades this power was rarely used.
- The Government has used MZOs more frequently and expanded these powers in July 2020 as part of Bill 197.
- The Minister now has the authority to address site plan matters and require Inclusionary Zoning (IZ).
- The Province is seeking feedback on how to use these enhanced MZO powers.

# Key Comments

## 1) MZOs should not be used routinely

- MZOs can circumvent the Province's planning framework, municipal autonomy and community engagement.
- Staff are receiving an increased number of inquiries about site specific MZOs.

## 2) MZOs may not provide a more timely response to zoning changes than the regular statutory process

- Mississauga is proud of its service record in issuing permits.
- Staff question if MZOs always provide a more timely response than the regular statutory process.

# Key Comments

## 3) Regional growth amendments benefit from a comprehensive review process

- Staff consider regional planning matters benefit from undergoing a comprehensive review process, as piecemeal decisions can lead to fragmented communities that are more costly to service.
- MZOs should not be used when they impact major municipal infrastructure investments.

## 4) MZOs require province to be involved in highly localized planning matters

- Two MZOs have been issued in Mississauga.
- MZOs do not align with Zoning By-law or meet some of City engineering requirements. Province should consult with local municipalities prior to issuing an MZO.
- Province should have a lead role in communicating the contents of an MZOs to the local community.

# Key Comments

## 5) If the Government decides to frequently use of MZOs, it could use tool where it provides direct public benefits

- The Province could establish clear criteria to guide use of MZOs.
  - Projects that support affordable housing, public health and/or significant job creation
  - Projects that have support from both lower and upper tiers of Council
  - Projects that will not require a municipality to make major infrastructure investment.
  - All MZOs should be reviewed by the local municipal Planning Department, prior to being issued.

## Key Comments (Cont)

- Other steps could be taken by the Province to support affordable housing.
  - Use MZOs to mandate IZ on government owned lands before they are sold or developed.
  - Expand IZ powers so they can be applied city-wide and enable conditional zoning for municipalities.
  - Streamline or reduce the role of LPAT in municipal decision making.
- More long-term care beds are clearly needed in Mississauga and the Province could consider locating future facilities on land it owns where conversions are not required.

## Next Steps

- Staff are seeking General Committee endorsement of these comments.
- Staff have suggested that the Mayor also be authorized to provide comments in writing to the Province on this matter.
- All comments are due to the Province by January 30, 2021.