

Township of Southgate

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Staff Report CAO2022-002

Title of Report: Flato Proposal Request for Support to Seek Ministers
Zoning Order Report

Department: Administration

Council Date: January 19, 2022

Council Recommendation:

Be it resolved that Council receive staff report CAO2022-002 as information; and

That Council provide direction to staff on how to proceed on the MZO proposal received from Flato.

Background:

Flato has been in discussions with Grey County Planner Randy Scherzer, Southgate Planner Clint Stredwick and CAO Dave Milliner to seek support for a Ministers Zoning Order (MZO).

Flato President Shakir Rehmatullah has requested a delegation status at the January 19, 2022 Council meeting to discuss his proposal with Council members to ensure understanding of a MZO and what it will achieve.

Staff Comments:

Staff have assessed the issues related to a Ministry Zoning Order (MZO) that are positives and have considered the possible concerns and challenges of the process.

The following are the comments on the process and what staff offer as suggestion on how we could mitigate the challenges:

Benefits of the MZO Process:

- Reduces cost, time and the red tape to apply zoning to parcel(s) of property.
- Orders can have flexible Zoning that allows the municipality to make some changes to zoning mixes for commercial, industrial and mixed residential uses.
- Orders can spell out residential mixes to include factors related to and percentages of affordable, intensification and rental stock levels. A definition of affordable housing can be included in the MZO.
- This one process will also place the lands in the urban development boundary of Dundalk.
- Time not spent on zoning process can be refocused to project development within the development agreement for each phase of project(s) design, consultation and review to support the following:

- Affordable and Rental Housing Projects reviewed by the Affordable-Attainable Housing Committee, Development Committee and Council.
- Highway Commercial development reviewed by EDO, Development Committee, Chamber of Commerce and Council.
- Industrial development projects reviewed by EDO, Development Committee and Council to ensure job creation and good community fit.
- A Development Agreement would be part of the conditions of Council approval in requesting a Ministry Zoning Order from the Ministry of Municipal Affairs and Housing that would require the following of Flato Developers:
 - Amendment of the County and Southgate Official Plans;
 - Master Servicing Agreement;
 - Transportation Study;
 - Upfronting Development Charges to support Municipal Capital Infrastructure Project(s) that cannot be funded by existing reserves to prevent external financing through borrowing.

Challenges of the Process & Mitigation:

- No input from the public
 - Hold a public information meeting lead by Flato as the developer that most benefits from this MZO process.
- No appeal process.
 - Concerns can be dealt with through flexible zoning allowed in the MZO to refine concerns during the development agreement process.
- No assessment of the requirements to service land that has MZO and available RU's for water and waste water.
 - Southgate has a completed both a short term and long term capital planning for the Township's servicing needs for water (water tower & EA for future well) and wastewater (completing Wastewater EA with present Treatment RFP & future expansion of capacity needs assessment).
- Approval before details of development are provided or understood.
 - The Township has a high level vision on the best location for commercial, industrial and residential development based on the present development fabric and transportation access & corridors.
- Lack of due diligence with respect to other aspects of development such land set aside for schools, indigenous consultation and costs to the municipality as a result of development. As an example, will we require more policing or fire protection services?
 - Discussions with Bluewater School Board for lands that would be available as part of this pre-MZO planning process.
 - Indigenous consultation would be required and would be the responsibility of the developer.

- The Township would require a Development Agreement as part of the post MZO process to phase and establish a process.

Post MZO Processes:

- Draft Plan of Subdivision process
- Allocation of servicing by agreement and Council approval for water and wastewater by the municipality based on developer request and municipal availability of reserve capacity at the time of the request.
- Still requires normal Residential Development studies and agreements as part of the subdivision approval process:
 - Environmental Studies
 - Lighting Study
 - Stormwater Management
 - Site Alteration and Pre-Servicing Agreements (if required)
 - Draft Plan Conditions and Approval
 - Subdivision Agreement Approval and Registration
- Site Plans, Site Plan Agreements, Council approval and registration on title for Commercial and Industrial Development projects.

Financial Impact or Long Term Implications

There is no financial impact as a result of this report as Flato will be required to complete the work to support the MZO request, the Planning work and the costs related to any Public Meeting(s).

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public. Southgate CAP Goal – Trusted, Timely, Transparent, Decision Making.

Goal 1-Attracting New and Supporting Existing Businesses & Farms

Action 1: The residents and businesses of Southgate envision a growing and diverse local economy, which respects our agricultural background while also attracting new businesses and new employment opportunities in keeping with the renewed growth of our population.

Strategic Initiatives 1-A (2019-2023):

By 2023, together with existing businesses and other partners, the Township will have identified the types of new business opportunities that are likely to have emerged when Dundalk's 10-15 year growth has taken place and the Dundalk population approaches 4500 people. This business opportunity projection should project the likely demographic make-up of that future population and its likely work, travel, and shopping patterns. It should also identify possible municipal incentives that could facilitate the emergence of these future business opportunities

Strategic Initiatives 1-C (2019-2023):

By 2023, the Township will have entered into an appropriate agreement to sell its Hwy 10 frontage for the purposes of commercial development, and development will be underway.

Strategic Initiatives 1-E (2019-2023):

By 2023, the Township will have updated the Official Plan and zoning bylaw to provide flexibility for business, help to reduce processing requirements, and help to provide more opportunity for success.

Action 3:

The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023):

By means of appropriate policies, incentives and development partners, the Township will facilitated a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments

1. That Council receive this report as information.
2. That Council provide direction to staff on this MZO proposal from Flato.
3. Staff have included a recent MZO (Attachment #1) issued in Kawartha Lakes (Lindsey) as example of what an Order could look like as information for consideration.
4. Staff feel the MZO approval could provide a process for zoning that is inevitable for properties adjacent to Dundalk as development lands and provide time to better plan and discuss with the public our true needs in the housing types and commercial/industrial services and jobs that would best serve our community.

Respectfully Submitted,

Planner approval: Original Signed By Clint Stredwick – Municipal Planner
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CAO approval: Original Signed By Dave Milliner – CAO
dmilliner@southgate.ca 519-923-2110 x210

- Attachment #1 – Sample MZO issued recently in Kawartha Lakes

