

March 5, 2021

Sean Fraser, Director
Provincial Planning Policy Branch
Ministry of Municipal Affairs and Housing
777 Bay Street, 13th floor
Toronto, ON M7A 2J3

Email: Sean.Fraser@ontario.ca

Dear Mr. Fraser:

Re: York Region Council Supplementary Comments – ERO Number 019-2811: Province’s enhanced authority for Minister’s Zoning Orders through Bill 197

Further to our letter of January 29, 2021, Council considered the staff comments regarding Bill 197 at the February 11, 2021 Committee of the Whole meeting and confirmed their comments at the February 25, 2021 Council meeting. As a result, Council provided some supplementary comments and clarifications.

Staff recommendations are summarized below with Council additions shown in bold:

1. At a minimum, support of both local and Regional Councils should be sought prior to issuing Minister’s zoning orders **including those on Provincially owned land** to help ensure proposals are in keeping with municipal plans **or initiatives**.
2. Inclusionary Zoning is a helpful tool. Where Minister’s Zoning Orders are used for affordable housing and seniors long-term care facilities, those developments should comply with the municipal Official Plan **or initiatives** and apply appropriate development standards including provisions to secure affordability for the long term.
3. Site plan approval should remain with local municipalities that have ability to expeditiously complete the required review, collect and address necessary commenting agency requirements and do so in the context of Council approved plans **or initiatives**.
4. Municipalities **and the public** should be engaged prior to Minister’s Zoning Order issuance, and the public and municipality be informed of the permissions granted, the reasons for approval, and the subject site identified on a map attached to the notice. Further reducing notice requirements diminishes the transparency of the decision.

5. The use of Section 47 of the Planning Act should only be used sparingly, supportive of the public interest, and where there is a demonstrated need.

Once again, York Region staff thank the Ministry of Municipal Affairs and Housing for the opportunity to comment on Section 47 of the *Planning Act* amendments approved last year.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Freeman', followed by a period.

Paul Freeman, MCIP, RPP
Chief Planner, Planning and Economic Development

PF/kw
Edocs #12665885