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COMMUNICATION
COUNCIL – March 21, 2023
CW (1) - Report No. 11, Item 1

From: [IRENE FORD](#)
To: Clerks@vaughan.ca; [Todd Coles](#)
Cc: Council@vaughan.ca; [Wayne Emmerson](#)
Subject: [External] MZO = CIHA Order only sugar coated
Date: February-28-23 1:43:25 PM

Clerks,

Please add this as my communication for when this item goes to Council.

Vaughan Council Members,

Make no mistake that this is only a new and fancy version of MZO's giving super powers to a sole elected individual Minister Clark. While it may be more sugar coated to appear that the public will be consulted, that it is compliant with our planning legislation, that it is for needed housing, at the end of the day it is only required because some aspect of the application can not satisfy our planning legislation and policies as written. If Council chooses to use this new MZO I hope that the reasons for it's use, what can not be satisfied, why the normal planning process can't be followed and why the development application deserves priority is abundantly transparent. I also hope that if servicing capacity is prioritized that this too is abundantly transparent.

If a CIHA application will take the same amount of time as an OPA or zoning by-law amendment application then why would this route be chosen? Unless it is because there are elements of the provincial policy statement or other planning legislation that are not in conformity? The applicant wants to ensure that the application can not be appealed or ensure their development has servicing capacity ahead of all others?

It is anticipated that the review and processing of development applications including a CIHA request will take four (4) months, consistent with the timeline requirements of an official plan amendment and zoning by-law amendment under the Act.

The only aspect that staff indicates compliance might be an issue is w/ York Region's newly approved Official Plan. I find that highly, highly frustrating as I just spent the last two years delegating and giving my feedback on the policies contained with in this plan. There is no mention of regional review of applications, is the other reason that a 'planning tool' like this is needed is to **boycott** regional review and approval of a development application?

Broader Regional Impacts/Considerations

Development proposals that are successful in obtaining a zoning order through the CIHA process may not conform to the YROP 2022.

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=133059>

I have followed the six MZO's approved by Vaughan Council and the only reasons I have been able to fathom there were required is open LPAT's/OLT's, destruction of natural heritage (wetlands, woodlots) and to force CA permits that would otherwise not be given (Block 41).

I remain deeply skeptical of the reasons why a development application can not following the planning process and requires a Minister's Order or MZO. The reasons have never been straight forward and tend to open up a Pandora's box of planning unknowns and unintended consequences.

I truly believe that if Vaughan Council wanted to prioritize an application especially for affordable housing there is a multitude of otherwise this can be done. If applications are compliant with our local and regional official plan and zoning by-laws the process is efficient, the obstacles seems to be that developers and builders do not want to build as per the way the municipalities have laid out plans and would like to go backwards in time to a world were climate change didn't exist and the importance of natural heritage, natural asset management was not understood.

I am concerned that the first CIHA request will stem from a political motion put forward by Councillor Martow already. That involves Infrastructure Ontario lands being sold at a 'nominal fee' to a charity that showed up during Bill 23 Committee hearings to speak in support. Reenas appears to do good work and is a charity with extensive resources, according to their most recent financial statement they have \$64M in land and buildings in Canada.

[Ontario Newsroom](#)

<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=129132>

<https://www.charitydata.ca/charity/reena/108093642RR0001/>

I would like to have trust but this government and certain members of Council have made that difficult time and again.

Thank you for reading and your consideration.