



Frequently Asked Questions

125 Peel Street Campus of Care Minister's Zoning Order (MZO)

What is a Minister's Zoning Order (MZO)?

The *Planning Act* gives the Minister of Municipal Affairs and Housing the authority to control the use of any land in the province by issuing a Minister's Zoning Order, also known as an MZO. An MZO can be used by the Minister to protect a provincial interest or to help overcome potential barriers or delays to critical projects. The Minister of Municipal Affairs and Housing may make, amend, or revoke a Minister's Zoning Order (MZO). Municipalities can request an MZO by passing a supportive Council resolution.

If there is a conflict between the MZO and a municipal bylaw, the Minister's Zoning Order prevails. The municipal bylaw remains in effect in all other respects.

As detailed in the Citizen's Guide to Land Use Planning, the Minister of Municipal Affairs and Housing stated publicly that he expects that before a municipal Council requests an MZO, they do their due diligence which includes:

- consulting in their communities
- engaging with the conservation authority responsible for regulating the lands on which the zoning order is requested
- engaging with potentially affected Indigenous communities

The Minister has also publicly stated that he expects that municipal Council requests for a zoning order include a supporting Council resolution. As Council meetings are generally open to the public, this expectation is meant to ensure public awareness of a request being made for the Minister to consider making a zoning order.

Why is the Town Requesting an MZO?

The Town has been collaborating with the Ministry of Long-Term Care on a potential Community Campus of Care project and has received a provisional allocation of 160 long-term care beds. A condition of the provisional allocation of long-term care beds is that the Long-Term Care Facility within the Community Campus of Care project be completed by 2026. Obtaining an MZO from the Ministry of Municipal Affairs and Housing will ensure that the Town is able to meet the completion date set out by the Ministry of Long-Term Care and provide much needed long-term care services to our community.

What Elements Does Council Want Included in the Community Campus of Care?

Council identified eleven (11) elements that are to be included in the Community Campus of Care project. Some of the elements have been deemed mandatory by the Province and/or the Town. Other elements have been deemed preferred but may or may not end up being included.

Element	Description	Mandatory by Province	Mandatory by Town	Preferred
A	Long-Term Care Facility – maximum of 160 beds and a maximum height of 6 storeys	X	X	
B	Attainable Labour Force Housing – minimum of 160 units with a maximum height of 6 storeys	X	X	
C	Day Care Space – minimum of 80 spaces		X	
D	Retirement Home	X	X	
E	Variety of Housing Forms – unit types, ownership alternatives (including rental, land lease, fee simple and co-housing/shared living) that include demonstrated innovation in the delivery of both attainable and market housing supply, including accessible units	X	X	
F	10 Contiguous Acres of Developable Land on the Site Reserved for Future Municipal Facilities and Retained in Town Ownership			X
G	Enhanced Naturalized Stream Corridor		X	
H	Setbacks and Road Widenings as may be Required by the Ministry of Transportation, Grey County, and Town		X	
I	Onsite and Connected to Community Active Transportation Facilities		X	

Element	Description	Mandatory by Province	Mandatory by Town	Preferred
J	High Quality Urban Design in Accordance with the Town’s Community Design Guidelines			X
K	Cohesive Architectural Theme that Compliments the Build Form within the Thornbury Community		X	
L	Environmental Sustainability – including Green Building Components, such as Net-Zero Building		X	
M	Activity Hub – both indoor and outdoor, including items such as a community garden, convenience store, café		X	
N	Public Outreach		X	
O	Elements of Design for Dementia Care		X	
P	Features of WELL Building Standard for Human Well-Being			X
Q	Conformity to Official Plan			X

About the 125 Peel Street Property

In February of 2021, Town staff brought forward [Staff Report FAF.21.040](#) which outlined a recommendation that Council purchase 125 Peel Street. Council ultimately approved the purchase of the 32.63 acre property for future use by the municipality.

Before being purchased by the Town, the 125 Peel Street property was used for many years as an apple orchard and farm homestead located at the southeast corner of Highway 26 and Peel Street.

In January of 2022, through [Staff Report FAF.22.016](#), Council approved hosting a Public Meeting to consider using a portion of the 125 Peel Street property for a Community Campus of Care project.

It is anticipated that the property will continue to be actively used for farmland until it is developed.

Does the MZO Recognize the Existing Hazard Zone Lands?

The Hazard Zone on the 125 Peel Street property refers to the approximately 30 metre-wide watercourse running through the property (grey area indicated on the mapping provided).

The portion of the property currently zoned Hazard (H) in the Town's Zoning By-law will remain Hazard Zone in the MZO. The MZO Hazard Zone will permit the same uses that the current Hazard (H) Zone of the Town's Zoning By-law permits, as well as an "enhanced naturalized stream corridor" defined as follows:

"...modifications to the existing stream corridor that results in net gain of corridor functions and provision of additional tree plantings as appropriate."

Permitted uses of the MZO Hazard (H) Zone are those found in Table 8.1 (pg. 83) of the [Town's Zoning By-law](#).

What Land Uses Can the Community Campus of Care Zone Include?

If approved, the MZO will lay out what land uses will be permitted on the portion of the property being proposed in the Community Campus of Care Zone. Although not all land uses may eventually be developed as part of the Community Campus of Care, the list outlines those uses that could be developed. However, certain land uses were identified by Council as required elements within the Community Campus of Care Zone, such as:

- Long-Term Care Facility
- Attainable Labour Force Housing
- Retirement Home
- Day Care
- Variety of Housing Forms and Unit Types

The MZO would permit the uses of the Residential One (R1), Residential Two (R2) and Residential Three (R3) Zones found in Table 6.1 (pg. 76) of the [Town's Zoning By-law](#). The MZO would also permit the uses of the Institutional (I) Zone found in Table 8.1 (pg. 83) of the Town's Zoning By-law.

The MZO would also permit a selection of commercial uses including:

- Business Office
- Commercial Fitness Centre
- Commercial School
- Dry Cleaning Depot
- Laundromat
- Medical Office
- Parking Area
- Personal Service Shop
- Retail Store that Retail Local Convenience Goods

- Retail Store that Retail Pharmacy Related Goods
- Outdoor Recreation Use

How Do the MZO Requirements Differ from the Zoning By-law?

'R1-3' Zone

Change Requested	Rationale
An accessory apartment unit would be permitted in the detached dwelling, AND another accessory apartment unit would also be permitted within a detached accessory building.	Council Resolution sought a variety of housing forms and unit types that include demonstrated innovation in the delivery of attainable housing supply.
Parking for a detached dwelling REDUCED from 2 spaces to 1.5 spaces per detached dwelling unit.	Council Resolution for a variety of housing forms and unit types that include demonstrated innovation in the delivery of attainable housing supply onsite and connected to community active transportation facilities.

'R2' and 'R3' Zones

Change Requested	Rationale
One accessory apartment unit is permitted in a semi-detached, duplex or townhouse dwelling, AND one accessory apartment unit is permitted within a detached accessory building to a semi-detached or duplex dwelling.	Council Resolution sought a variety of housing forms and unit types that include demonstrated innovation in the delivery of attainable housing supply.
Maximum building height for a retirement home INCREASED from three storeys and 11 metres to 6 storeys or 25 metres.	Council Resolution for a retirement home with a maximum of six (6) storeys.
Maximum building height for an apartment building or multiple dwelling containing employee housing INCREASED from three storeys and 11 metres to 6 storeys or 25 metres.	Council Resolution for labour force housing with a maximum height of six (6) storeys.

Change Requested	Rationale
<p>Parking for a semi-detached, rowhouse and townhouse dwelling REDUCED from 2 spaces to 1.5 spaces per dwelling unit. Parking for an apartment or multiple dwelling unit REDUCED from;</p> <ul style="list-style-type: none"> i. 1 parking space per studio/bachelor unit; ii. 1.25 parking spaces per 1-bedroom unit; iii. 1.75 parking spaces per 2-bedroom unit; iv. 2.25 parking spaces per 3-bedroom unit or larger; and, v. Plus 0.25 parking spaces per dwelling unit for visitor parking. <p>...TO</p> <ul style="list-style-type: none"> i. 0.8 parking spaces per studio/bachelor or 1-bedroom; ii. 1 parking space per 2-bedroom or larger; iii. An additional 0.25 parking spaces per unit for visitor parking; and iv. 0.7 bicycle parking spaces per apartment or multiple dwelling unit to a total maximum of 15 bicycle parking spaces. 	<p>Council Resolution for a variety of housing forms and unit types that include demonstrated innovation in the delivery of attainable housing supply, and onsite and connected to community active transportation facilities.</p>

'I' Zone

Change Requested	Rationale
<p>Maximum building height for a long-term care facility INCREASED from 11 metres to 6 storeys or 25 metres.</p>	<p>Council Resolution for a long-term care facility with a maximum height of six (6) storeys.</p>
<p>Required parking spaces for a long-term facility REDUCED from 0.5 spaces per bed to 1.5 spaces per 4 beds. Required loading space per long term care facility or community centre is a minimum of 1.</p>	<p>Council Resolution for onsite and connected to community active transportation facilities.</p>

'C1' Zone

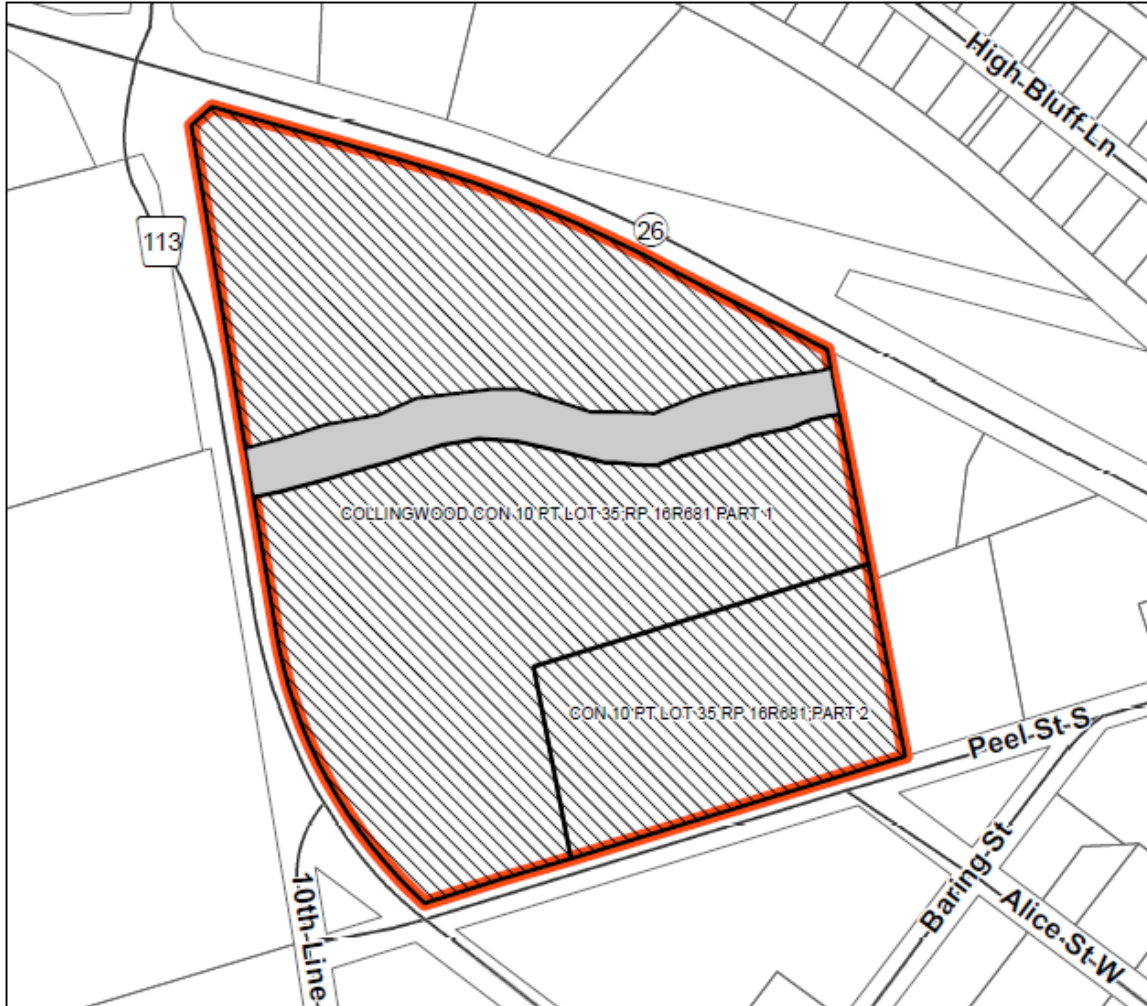
Change Requested	Rationale
Parking for business office, commercial fitness centre, commercial school, dry cleaning depot, laundromat, medical office, personal service shop, or retail store REDUCED from various parking ratios to a generic parking ratio of 1 space per 33m ² .	Council Resolution for an onsite and connected to community active transportation facilities.

For All the Zones

Change Requested	Rationale
Requirement for frontage of a public street REMOVED.	Potential for lots to be severed internal of the site that may not have frontage on either a public road or a private road (plan of condominium).
Requirement for planting strips SIMPLIFIED.	Planting strip provisions simplified for easier understanding, and the potential to reduce planting strip width eliminated.
Surface treatment exemptions for parking spaces, parking areas and driveways to any parking area or parking lot REMOVED.	Certain Zones and uses can be exempt from the requirement of hard surfacing, this exemption has been eliminated. Community Campus of Care will require a surface treatment of asphalt, concrete, concrete pavers or pervious materials.
Requirement that a model home or temporary sales office be permitted only on lands with the Draft Plan of Subdivision or Condominium REMOVED.	To allow a model home or temporary sales office on the lands without the requirement that the lands be subject to a Draft Plan of Subdivision or Condominium approval, as a Draft Plan of Subdivision or Condominium may not ever apply to the lands.
Building or structure setback of 12.5 metres from the existing right-of-way of Peel Street South ADDED.	Council resolution for setbacks and road widenings as may be required by the Town of The Blue Mountains

Location Map – 125 Peel Street

Legal Description:
COLLINGWOOD CON 10 PT LOT 35;RP 16R681 PART 1
CON 10 PT LOT 35 RP 16R681;PART 2



Legend

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|-------------------------------|--------------------|
| Subject Lands | Road Network |
| Community Campus of Care Zone | Assessment Parcels |
| Hazard Zone | |