

Attachment 1 – Approved or Requested Minister’s Zoning Orders (MZO) in TRCA Jurisdiction (As of February 2, 2022)

*Total # of MZO’s approved by Minister or requested by municipal councils in TRCA’s Jurisdiction – 48

*Total # of MZO’s requested or approved within TRCA Regulated Area – 32

*Total # of MZO’s issued within TRCA’s Jurisdiction – 34

*Total # of MZO’s issued within TRCA’s Regulated Area – 20

*Total # of anticipated MZO’s within TRCA’s Jurisdiction - 2

MZO (O.Reg #)	Location	Date Filed by Minister	Proposal	Municipal Status	Regulated	TRCA Interests	TRCA Input
Regional Municipality of York (22)							
Ontario Regulation 173/20	11110 Jane St, 10520 Jane St and 3180 Teston Rd, Vaughan	May 22, 2020	Distribution facility, outdoor storage and other uses.	MZO request endorsed by Council.	Yes	Watercourse, flood plain, Provincially Significant Wetland (PSW).	TRCA staff had no objection to the MZO request in principle subject to provincial clarifications on PSW requirements. TRCA permits have been issued.
Ontario Regulation 643/20	2901 Rutherford Rd, Vaughan	Jun 11, 2020	Residential, commercial, institutional, and recreational uses, with accessory buildings/structures.	MZO request endorsed by Council.	Yes	Stream corridor (adjacent).	TRCA staff worked on the associated planning applications and identified requirements to Vaughan staff in Nov 2021 and Jan 2022.
Ontario Regulation 644/20	Vicinity of Teston Rd & Weston Rd, Vaughan	Jun 11, 2020	Residential, commercial, institutional, and recreational uses.	MZO request endorsed by Council.	Yes	Flood plain, PSW and unevaluated wetland.	TRCA staff were not consulted prior to the MZO request. TRCA staff have been involved in the Purpleville Creek sub-watershed study and participated in Block 41 secondary planning. Phased Permit approvals are ongoing.

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Ontario Regulation 445/20	7231 Martin Grove Rd, Vaughan	Aug 12, 2020	Four storey long-term care homes, together with accessory buildings and structures.	MZO request endorsed by Council.	Yes	Watercourse, meander belt, crest of slope, flood plain, and Terrestrial Natural heritage System (TNHS).	TRCA staff were not consulted prior to the MZO request. TRCA provided comments to the Province related to an application to remove the site from the Parkway Belt West Plan. TRCA staff were also involved in a pre-consultation meeting to discuss requirements.
Privately initiated MZO request	11260 & 11424 Jane St (near Kirby Rd & Hwy 400), Vaughan	N/A	6 proposed industrial buildings (3,444,593 sq. ft. total), and accessory structures.	MZO request endorsed by Council.	Yes	Multiple stream corridors, flood plain, PSW, TNHS.	TRCA staff were consulted prior to the MZO request. TRCA staff provided comments to the Province and engaged in pre-consultation with the proponent and the City. TRCA has concerns with the valley land and wetland removal and have requested clarification from the Province on wetland classification and other provincial requirements.
Ontario Regulation 170/21	1950, 1970, 2160, 2180 and 2200 Hwy 7 and 137,163 & 175 Bowes Rd, Vaughan	Mar 5, 2021	Residential, office, retail, institutional and recreational uses, together with accessory buildings and structures.	MZO request endorsed by Council.	Yes	Watercourse, flood plain.	TRCA staff were not consulted prior to the MZO request. TRCA staff were involved in a pre-consultation meeting to discuss requirements for future applications (10 high-rise towers). Since the MZO was issued, TRCA staff have discussed a policy approach with the City to address flooding issues.

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Ontario Regulation 467/20	8905 Bathurst St – (Bathurst & Ner Israel Dr), Richmond Hill	Nov 16, 2020	MZO amendment to remove certain lands from the Parkway Belt West Plan and the associated MZO, filed as O-Reg. 474/73.	MZO request endorsed by Council.	Yes	Crest of slope, flood plain, watercourse, TNHS, ESA, meander belt.	TRCA staff were engaged through the associated Parkway Belt West Plan amendment. TRCA provided comments to the Province on February 20, 2020. TRCA's interests are being addressed.
Privately initiated MZO request	8755 Bathurst St (Hwy 7 & Bathurst), Richmond Hill	N/A	Remove lands from Parkway Belt West Plan. Future development applications for medium and high-density residential, commercial uses.	City Staff have no objection and have commented accordingly to Province.	Yes	Valley lands, wetlands, flood plain, crest of slope.	TRCA staff have no objection to the MZO in principle and were engaged through the associated Parkway Belt West Plan amendment. TRCA provided comments to the Province on May 3, 2021.
Privately initiated MZO request	8551 and 8651 Bathurst St, Richmond Hill	N/A	Remove lands from the Parkway Belt West Plan. Future development applications mixed-use development, residential and/or commercial use as per MTSA.	City Staff have no objection and have commented accordingly to Province.	Yes	Potential wetland subject to analysis, Woodland.	TRCA staff have no objection to the MZO in principle and were engaged through the associated Parkway Belt West Plan amendment. TRCA provided comments to the Province on July 20, 2021.
Privately initiated MZO request - Denied	Between Hwy 404 & Leslie St, North of Stouffville Rd, Richmond Hill (Gormley)	N/A	Industrial uses	MZO request endorsed by Council (May 13, 2020), denied by	Yes	PSWs, flood plain, valley lands, unevaluated wetlands, Greenbelt	TRCA staff were not consulted prior to MZO request.

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				Province (Jan 27, 2021).		(Protected Countryside), ORM (Natural Linkage, Countryside).	
Ontario Regulation 698/20	1577-1621 Major Mackenzie Dr East, Richmond Hill	Dec 2, 2020	Mixed-use development, including approximately 400 residential units.	MZO request endorsed by Council.	Yes	Valley lands, flood plain, watercourse.	TRCA staff were not consulted prior to the MZO request. TRCA staff have no objection in principle. TRCA staff were contacted by consultants to discuss TRCA requirements. A TRCA permit for temporary stormwater treatment was issued. TRCA staff are working with the proponent to resolve issues pertaining to a permanent stormwater treatment proposal and final development limits.
Ontario Regulation 610/20	11776 and 11882 Hwy 48 (near Hwy 48 and 19th Ave), Whitchurch-Stouffville	Oct 30, 2020	Mixed-use development including residential and associated commercial uses.	MZO request endorsed by Council (Aug 25, 2020).	Yes	Flood plain, valley lands, unevaluated wetland.	TRCA staff were not consulted prior to the MZO request. TRCA was contacted by the consultants for the proponent and are working through TRCA's issues. Application was deemed incomplete by Town staff as required studies were missing. Town staff are working with the applicant for complete submission requirements, including a major environmental servicing plan (MESP).
Privately initiated MZO request	465 Rupert Ave, Whitchurch-Stouffville	N/A	Five-storey 120 bed retirement/long-term care facility.	MZO request endorsed by Council (Jul 20, 2021).	No	CTC Source Protection Plan (SPP) Wellhead Protection	TRCA staff were not consulted prior to the MZO request. TRCA staff had no objection in principle.

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						Area (WHPA) Q2.	
Ontario Regulation 770/21	11861 and 12045 McCowan Rd, Whitchurch-Stouffville	Nov 15, 2021	A mixed-use “agricultural-inspired” community (outside ORM), and a “community agricultural area” with on-farm diversified uses and agriculture-related uses (within ORM), with road connection through Greenbelt.	MZO request endorsed by Council (Sep 7, 2021).	Yes	Flood plain, Watercourse, Greenbelt, TNHS, CTC SPP, unevaluated wetland, meander belt, ORM (Countryside).	TRCA provided comments to Town staff recommending that no development occur on the ORM or Greenbelt and a site staking and technical studies be undertaken to determine development limits and additional natural features that require protection. A staking was undertaken (Sep 2021), an MESP is currently being prepared and TRCA permits are required.
Privately initiated MZO request	2005 Bethesda Rd, Whitchurch-Stouffville	N/A	Light employment and industrial development.	MZO request endorsed by Council (Jun 16, 2020).	No	Greenbelt (ORM), ORM (Countryside), CTC SPP	TRCA was not consulted prior to the MZO request.
Ontario Regulation 172/20	11776 Hwy 48 (north of Hamlet of Dickson Hill), Whitchurch - Stouffville / Markham	Apr 24, 2020	Housing development (townhouses and apartments) and 12 ha of associated commercial development.	MZO request endorsed by Council (Feb 18, 2020).	Yes	Watercourse, flood plain, TNHS, CTC SPP, unevaluated wetland, meander belt.	TRCA staff were not consulted prior to the MZO request. TRCA issues are being addressed through the related plan of subdivision (approved by Council on July 20, 2021). Draft Plan of Subdivision was before Markham Council Nov 22, 2021.
Ontario Regulation 169/21	36 Apple Creek Blvd, Markham	Mar 5, 2021	Long-term care facility.	MZO request endorsed by Council (Feb 9, 2021), with	Yes	Valley lands	TRCA staff were not consulted prior to the MZO request. TRCA supported City staff’s recommendation for conditional approval. A pre-consultation meeting and site staking was undertaken but the

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				condition for TRCA review.			valley's erosion hazard limits have not been determined. TRCA's interests are being addressed and correspondence is being provided to the Province.
Ontario Regulation 172/21	5474 19 th Ave and 5662 19 th Ave, Markham	Mar 5, 2021	Approximately 325- 485 single detached dwellings.	MZO request endorsed by Council (Feb 9, 2021), with condition for TRCA review.	Yes	Valley lands, flood plain, unevaluated wetland.	TRCA staff were not consulted prior to the MZO request. TRCA staff support City staff's recommendation not to support the MZO. TRCA comments being conveyed to the Province.
Ontario Regulation 599/21	3143 19 th Ave, Markham	Aug 27, 2021	Film production studio and other employment uses, with ancillary uses, collectively totalling 332,149.85 m ² .	MZO request endorsed by Council (Jul 8, 2021).	Yes	Valley lands, PSWs, flood plain, watercourse.	TRCA staff were consulted prior to the MZO request. TRCA staff have comments and are working with the proponent to resolve our outstanding issues. A site staking has been undertaken (Aug 2021).
Privately initiated MZO request - Deferred	15th Sideroad & Keele St, King (King City)	N/A	Multi-use commercial, with hotel, conference centre and seniors living (retirement home, hospice).	Deferred by Council (Dec 14, 2020).	Yes	Greenbelt (ORM Natural Core Area), watercourse, flood plain, Area of Natural and Scientific Interest (ANSI), PSWs.	Comments were submitted to King, Dec 14, 2020. No further activity since.
Privately initiated MZO request - Deferred	12650 Hwy 27, King (Nobleton)	N/A	88-unit seniors rental apartment building, 118 single detached dwellings	Deferred by Council (Dec 14, 2020).	Yes	Greenbelt (Protected Countryside), unevaluated	TRCA staff were not consulted prior to MZO request. Comments were submitted to King, Dec 14, 2020. Township staff have determined that an

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			and 1 ha park on a 39.7 ha parcel.			wetlands, watercourses.	MZO is not required. Report provided to Township Council on Feb 8, 2021.
Ontario Regulation 449/20 (Provincially owned lands)	50 Bloomington Rd, Aurora	Aug 12, 2020	Residential development, including detached dwellings. MZO expands current permitted uses on site.	Council requested MZO be revoked on Mar 30, 2021, but MZO remains in effect.	No	Located within CTC SPP above downgradient line zone. Greenbelt (ORM), ORM (Settlement) wetland, potentially significant woodland.	Natural features on site were staked in 2017. TRCA staff were not consulted prior to the MZO. Town staff have not received any further development applications.
Regional Municipality of Durham (5)							
Ontario Regulation 475/20	580 Harwood Ave S, Ajax	Aug 28, 2020	320-bed long-term care facility and associated uses.	MZO request endorsed by Council.	No	N/A	None.
Ontario Regulation 438/20	1401 Harwood Ave N, Ajax	Jul 31, 2020	192-bed long-term care and 320-unit retirement home.	MZO request endorsed by Council.	No	N/A	None.
Ontario Regulation 773/21	221 Church St S, Ajax	Nov 15, 2021	Employment zoning to facilitate a 2.7 million sq. ft. multi-storey distribution centre.	MZO request endorsed by Council (Feb 11, 2021).	Yes	Valley lands, PSW, watercourse, flood plain.	MZO request is essentially the same as the Zoning By-law Amendment approved by Council on Dec 7, 2020 (supported by TRCA staff). The approval was appealed to the LPAT/OLT by the property owner and the City of Pickering. TRCA staff were engaged.

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Ontario Regulation 607/20	1802 Bayly St, 1902 Bayly St and 2028 Kellino St, Pickering ("Durham Live")	Oct 30, 2020	Initially a mix of commercial, employment, and residential uses. Province issued an Amending Zoning Order to remove certain land and zoning permissions from O.Reg.607/20. This property was identified as a Warehousing and Logistics Zone in O. Reg. 607/20 which permitted warehouse distribution facilities, amongst other uses.	MZO issued with Council endorsement. Council requested MMAH revoke MZO through March 22, 2021 meeting , as it applies to lands west of Squires Beach Rd. MZO remains in place on lands east of Squires Beach Rd. Province issued an Amending Zoning Order on July 2, 2021 (O.Reg.515/21) to amend O.Reg.607/20 by removing certain land and zoning permissions.	Yes	PSW, unevaluated wetland, watercourse.	TRCA staff objected to the MZO. A borehole permit and agreement issued. Permit conditions to remove the PSW were granted at a Hearing on March 12, 2021. The end user withdrew their application, and the City of Pickering requested the Minister revoke the MZO. MZO was amended to exclude 1802 Bayly Street.

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Privately initiated MZO request - Denied	Salem Rd & 7 th Concession Rd, Pickering ("Veraine/ Dorsay")	N/A	Mix of employment and residential uses, including seniors' residences.	MZO requested by City at proponent's request. Durham Region objected. Adjacent landowners objected. Minister denied MZO request.	Yes	Unevaluated wetlands, stream corridor, flood plain.	TRCA noted that the MZO request would be a departure from the Municipal Comprehensive Review (MCR) process and would prefer the MCR process continue with input from the Carruthers Creek Watershed Plan.
Regional Municipality of Peel (9)							
Ontario Regulation 448/20 (Provincially owned lands)	Eglinton Ave E and Hwy 403 Interchange, Mississauga	Aug 12, 2020	Long-term care homes, accessory buildings, uses and structures, detached/semi- detached dwellings, townhouses, apartments.	MZO issued w/o Council endorsement; Motion passed by Council requesting land be used for affordable housing.	No	N/A	Not Regulated by TRCA. No objection.
Ontario Regulation 171/20	Northeast corner of Queen St and The Gore Rd, Brampton	Apr 24, 2020	Detached homes, townhouses, high- density mixed-use residential/commerc ial, employment/office.	MZO request endorsed by Council.	Yes	Valley lands, flood plain.	TRCA's interests have been satisfied.

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Privately initiated MZO request	Bramalea Rd and Steeles Ave, Brampton		“Emerald Heights” – High density mixed- use (residential, office and commercial)	MZO request endorsed by Council (Oct 22, 2021). Council endorsed a revised resolution (#C411-2021) to extend MZO boundary. MZO proposal modified (Jan 19, 2022) to reduce the quantity of parcels contemplated from 43 to 12.	Yes	Stream corridor, flood plain, Special Policy Area (SPA).	TRCA staff were not consulted prior to the MZO. This application is within the Avondale SPA and needs further study regarding potential flood remediation and SPA modifications. Comments were submitted to the City and Province (Nov 15, 2021). TRCA staff are in discussions with City staff.

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Privately initiated MZO request	11176 Hwy 50, Brampton		Corporate head office and skilled labour training centre	MZO request endorsed by Council (Oct 20, 2021).	Yes	Stream corridor	TRCA staff were not consulted prior to the MZO request. TRCA dealt with the Secondary Plan for the area and its OLT appeal. An MESP was completed for the Secondary Plan, but this site (employment area block) was exempt from the Block Plan process and area of the related Environmental Implementation Report. An EIS is needed to verify development limits. Comments were submitted to the City and Province (Nov 24, 2021).
Privately initiated MZO request (Property currently owned by Metrolinx)	3,5,7,9 Railroad St, 42,46,50,52,54 Elizabeth St N, 26,28,30 Nelson St W and 41 George St N, Brampton	N/A	Minimum of 200,000 Sq. ft. of office and retail uses, with space for additional future office and residential uses, co-located with Downtown Brampton GO Station ("Rogers Campus").	MZO request endorsed by Council (Jan 26, 2022).	Yes	Floodplain, SPA	TRCA staff were not consulted prior to the MZO request. A portion of the lands are within the Brampton Central Core SPA and further study regarding potential flood remediation and SPA modifications may be required. TRCA staff are providing correspondence to City staff and Province. TRCA permits will be required for any development within TRCA's regulated area.

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MZO (O.Reg #)	Location	Date Filed by Minister	Proposal	Municipal Status	Regulated	TRCA Interests	TRCA Input
Privately initiated MZO request	8200 Dixie Rd, Brampton	N/A	1,200,000 sq. ft. of industrial logistics and up to 25 acres of residential development along Dixie Road.	MZO request endorsed by Council (Jan 26, 2022).	Yes	Floodplain	TRCA were not consulted. TRCA staff are providing correspondence to City staff and the Province regarding flood remediation, stormwater management and ecological enhancement. TRCA permits will be required for development in TRCA's regulated area.
Anticipated - Privately initiated MZO request	0 and 12245 Torbram Rd, Caledon	N/A	To facilitate 5 million sq. ft. of logistics, product distribution, and industrial uses.	MZO request before Council referred back to staff with direction to engage TRCA and Peel Region (Jan 17, 2022).	Yes	Valley lands, stream corridors, unevaluated wetlands, floodplain, significant woodland, Greenbelt.	TRCA staff were engaged prior to the MZO request. TRCA has been working on the Town's planning process for this area, which includes an OPA, ZBA and Draft Plan of Subdivision. The site is outside the 2031 urban settlement boundary, so a MCR is also required.
Ontario Regulation 362/20	Mayfield Rd & McLaughlin Rd, Caledon	Jul 10, 2020	Townhouses, mixed- use residential/ commercial uses, and associated stormwater management.	MZO request endorsed by Council (Caledon), not Regional Council.	Yes	Valley lands, PSW, flood plain, watercourse.	TRCA reviewed through the previous planning process. TRCA's issues will be addressed through process.
Ontario Regulation 171/21	Bolton Go Station Study Area (North of King St, east of Humber Station Rd) Caledon	Mar 5, 2021	To facilitate a future GO transit station in Bolton.	MZO request endorsed by Council, as per Town's request, (Sep 29, 2020).	Yes	Area of Interference (AOI) of PSW (study area).	TRCA staff have been circulated a Local OPA to approve the Macville Secondary Plan, which includes the transit station MZO.

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Privately initiated MZO request	12035 and 0 Dixie Rd, (Northeast corner of Dixie Rd and Mayfield Rd), Caledon	N/A	To facilitate e- commerce warehousing, road networks and stormwater management facilities.	MZO request before Council Oct 19, 2021.	Yes	Valley lands, stream corridors, Significant and unevaluated wetlands, significant woodlands.	TRCA staff have been engaged since pre-consultation. TRCA staff have commented on associated planning applications and TRCA permit application to restore/realign watercourse.
City of Toronto (12)							
Ontario Regulation 450/20 (Provincially owned lands)	51 Panorama Crt., Toronto	Aug 12, 2020	Long-term care housing, detached/semi- detached homes, multiplexes, townhouses, apartments.	MZO issued w/o Council endorsement.	Yes	Valley lands, flood plain, unevaluated wetland.	Development limits were previously established through the concept review process, the limits of which have been respected in the MZO.
Ontario Regulation 474/20	2111 Finch Ave W, Toronto	Aug 8, 2020	320-bed long-term care home.	MZO request endorsed by Council.	No	N/A	None.
Ontario Regulation 170/20	2075 Bayview Ave, Toronto	Apr 24, 2020	3-storey addition to Sunnybrook Hospital to add 47 in-patient beds.	MZO issued at City's request, but w/o Council discussion.	Yes	Valley lands, ANSI.	No objection.
Ontario Regulation 343/20	11 Macey Ave, Toronto	Jul 2, 2020	56 dwelling units in the form of modular supportive housing.	MZO issued at the request of Council, as per City's request.	No	N/A	None. Project built.

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Ontario Regulation 354/20	150 Harrison St, Toronto	Aug 7, 2020	44 dwelling units in the form of modular supportive housing.	MZO issued at the request of Council, as per City's request.	No	N/A	None. Project built.
Ontario Regulation 358/20	Applies to <u>all</u> lands in Toronto (CafeTO)	Aug 8, 2020	Zoning by-law relief to permit outdoor patios for eating establishments.	MZO issued at the request of Council, as per City's request.	N/A	N/A	None.
Ontario Regulation 596/20 (Provincially owned lands)	Vicinity of Front St & Cherry St, Toronto	Oct 22, 2020	Mixed-use buildings, apartment buildings, a commercial parking garage and a community centre.	MZO issued without Council endorsement.	No	N/A	None.
Ontario Regulation 594/20	Vicinity of Mill St & Cherry St, Toronto (125R Mill St West Don Lands, Block 20))	Oct 22, 2020	661 rental units on provincially owned lands.	MZO issued without Council endorsement.	No	N/A	None.
Ontario Regulation 595/20 (Provincially owned lands)	Vicinity of Eastern Ave & Rolling Mills Rd, Toronto	Oct 22, 2020	Mixed-use buildings, apartment buildings, a commercial parking garage and a community centre.	MZO issued without Council endorsement.	No	N/A	None.
Ontario Regulation 547/21	20 Bracebridge Ave, Toronto	Jul 30, 2021	Zoning by-law relief to allow for construction of apartment building and ancillary	MZO issued with Council endorsement.	No	N/A	None.

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			buildings and structures.				
Ontario Regulation 546/21	877 Yonge St, Toronto	Jul 30, 2021	Zoning by-law relief to require 20 parking spaces and 100 bicycle parking spaces.	MZO issued with Council endorsement.	No	N/A	None.
Ontario Regulation 545/21	222 Spadina Ave, Toronto	Jul 30, 2021	Zoning by-law change in commercial residential zone to permit up to 84 additional units.	MZO issued with Council endorsement.	No	N/A	None.
Anticipated - Privately initiated MZO request	21 Don Roadway, 30 Booth Ave, 375 & 385 Eastern Ave, Toronto (East Harbour Transit Oriented Community Development)	N/A	13.25 million sq. ft mixed-use community of residential (4,300 units) and employment + Broadview Ave extension and Broadview Eastern Flood Protection Projects.	Draft Plan of Subdivision Application) and Zoning proposal submitted to City; MZO not yet formally requested.	Yes	Floodplain, SPA.	Design, funding, and implementation of Broadview Eastern Flood Protection Project (and remainder of flood protection infrastructure) critical to project. Given the complexities of the site being within a floodplain SPA, any MZO should include detailed conditions developed by the City, TRCA and other relevant agencies via a collaborative and integrated approach with the Province.

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