



Sent by Email

December 23, 2022

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17th Floor  
Toronto, ON M5G 2E5  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Subject: Request for a Minister's Zoning Order for Lands in Northeast Pickering  
- Community of Veraine  
File: D-1000-001

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In July of 2020 the Council of the City of Pickering unanimously passed a resolution (#347/20 & #348/20) requesting that a Minister's Zoning Order (MZO) be initiated for lands in Northeast Pickering – the Community of Veraine.

At that time, the Region of Durham could not support this request on the basis that it may impact the integrity of the Region's Provincial Growth Plan conformity exercise and Envision Durham, the Region's municipal comprehensive review of the Durham Regional Official Plan, and that it needed to be considered within the context of all other urban boundary expansion requests across the Region.

I want to stress that the position of City of Pickering Council has remain unchanged. We believe that Veraine's vision for a complete, thriving, and sustainable community presents the best use of these lands.

As you are aware Minister Clark, many significant events and impactful issues have occurred over the last two and a half years since that original request. Namely, a growing housing affordability crisis across Ontario, and significant and lasting impacts of COVID-19 on the construction industry - resulting in prolonged work delays and global supply chain shortages.

The Region of Durham has also completed its Growth Management Study for the Envision Durham process. This saw the approval of its Land Needs Assessment in May 2022, which determined how much additional urban land would be required to accommodate Durham's forecasted population and employment growth to 2051. Phase 2 of the study included identifying, assessing, and consulting on

proposed area municipal growth allocations and proposed geographic locations for Settlement Area Boundary Expansion. The proposed mapping was released in November 2022, and recommended that the subject lands in Northeast Pickering be included in the urban boundary. Also within Northeast Pickering, employment areas have been distributed along Highway 407 and clustered at planned, future interchanges.

I'd like to take this opportunity to reinforce a key point from my July 7, 2020 letter to you, which is that the MZO has the ability to spur immediate action, by creating employment opportunities in construction and related fields. It will also remove uncertainty around timelines related to development or those associated with potential business investment and expansion for Pickering and the Durham Region. Most importantly, it will provide for more homes and more choices, faster.

Minister Clark, while recognizing the many potential benefits of the MZO, referenced above, respectfully, I would like to draw your attention to the following considerations, which have been prepared by the Northeast Pickering landowners group in an effort to enhance the public benefit associated with this initiative. At your discretion, you may consider incorporating the following into the MZO:

1. The Northeast Pickering landowners group has identified approximately 465 acres of Urban River Valley land in which it proposes be designated as Greenbelt. It shares in the Government's vision of working together to protect, preserve, and grow the size of the Greenbelt. The addition of these lands would further efforts to build climate resilient communities and a thriving local economy, while also strengthening our natural heritage systems.
2. The City of Pickering supports Lakeridge Health's plan to build a new hospital in the Region of Durham. The Northeast Pickering landowners group is prepared to contribute a 50-acre parcel of land (to be held until 2030) to also support Lakeridge Health's commitment to building a strong and integrated regional health care system of the future for the communities of Durham. And furthermore, that there be no cost to the taxpayers for the attainment of this land.

I have enclosed my letters of July 7, 2020 and July 24, 2020 for your information.

Minister, I thank you for your time. The Government's ongoing efforts to support more homes faster is commended. Please do not hesitate to contact the undersigned to discuss any questions or concerns you may have.

Yours truly



Kevin Ashe  
Mayor, City of Pickering

Enclosures

Copy: The Honourable Doug Ford, Premier of Ontario  
The Honourable Peter Bethlenfalvy, MPP Pickering – Uxbridge  
John Henry, Regional Chair & CEO, Region of Durham  
Ryan Amato, Chief of Staff, MMAH  
Geoffrey Grayhurst, Dorsay Development Corporation  
Lucy Stocco, Tribute Communities

Members of Council

Marisa Carpino, Chief Administrative Officer  
Kyle Bentley, Director, City Development & Chief Building Official  
Fiaz Jadoon, Director, Economic Development & Strategic Projects



Sent by Email

July 7, 2020

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

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On June 16, 2020, we met with Minister Bethlenfalvy to discuss the opportunity to expedite a ground-breaking community in Northeast Pickering, called Veraine, with the use of a Minister's Zoning Order (MZO). We concluded that the best course of action was to obtain Council's position for this request.

I am pleased to advise that on June 29, 2020, City of Pickering Council gave unanimous support and asked me to make a request to you for a MZO for the Community of Veraine. Enclosed please find the Council resolution.

For the last seven years, Dorsay (Pickering) Limited (Dorsay) has been working collaboratively with the City of Pickering to cultivate a vision for Veraine, a healthier more sustainable community. This vision is centered on implementing a purpose-built community design that will renew the land, create a dynamic sense of place, and fuel opportunity for individuals and enterprises. It is focused on the mental and physical well-being of its residents and the sustainability of its natural environment. This will be done through ground-breaking practices in environmental and social place-making that will foster a more healthful and prosperous way of life.

Over this past year, Dorsay and the City of Pickering have worked together to help refine the guiding Community Development Principles for Veraine. The MZO we are requesting would permit urban uses on the lands while allowing Dorsay to continue working with City staff on an Official Plan Amendment, and other implementation tools to enable development that enshrines the Veraine Principles. We are careful to ensure that the process allows for the vision for this community to come to fruition.

I am confident that the commitment Dorsay has shown to date, to create a healthy, inclusive and thriving community, will be solidified and empowered through this process. The MZO will enable immediate action creating employment opportunities in construction and professional jobs. It will remove uncertainty with timelines for local and overall development, and with timelines associated with potential employers interested in locating in the community. It will provide for more homes and more choices faster.

Therefore, on behalf of the City of Pickering, I am respectfully requesting that your office work with Dorsay and the City of Pickering to prepare and subsequently approve a MZO for Veraine.

In support of this request, we are providing the following additional materials listed below, and accessed electronically here: <https://we.tl/t-kTE60rPxmM>

1. Letter from Geoffrey Grayhurst, Dorsay (Pickering) Ltd, dated June 17, 2020;
2. Why Veraine? Settlement Boundary Expansion Rationale prepared by Sorensen Gravely Lowes Planning Associates Inc., dated June 2020;
3. Veraine Master Plan Report prepared by Sasaki, dated October 2019;
4. Veraine Environmental Conditions Report: Final Report prepared by GeoProcess Research Associates, dated June 2020;
5. Veraine Hydrologic and Hydrogeologic Characterization Final Report prepared by GeoProcess Research Associates, dated June 15, 2020;
6. Preliminary Transportation Study Veraine, Pickering: Final Report prepared by IBI Group, dated October 2019;
7. Preliminary Master Servicing Report Veraine – North East Pickering prepared by SCS Consulting Group Ltd., dated April 2020;
8. The Veraine Sustainability Report prepared by Urban Equation, dated October 2019;
9. High Level Agricultural Assessment for Agricultural Capability, Livestock Operations and Identification of Agri-food Network Operators Durham Region prepared by DBH Soil Services Inc., dated October 2019;
10. Draft MZO, with Explanatory note by Dentons LLP; and
11. Council Directive Memorandum, City of Pickering.

I thank you for your consideration of this request. Please do not hesitate to contact the undersigned to discuss any questions or concerns you may have.

Yours truly



Kevin Ashe  
Deputy Mayor & Regional Councillor, Ward 1

Enclosure

Copy: The Honourable Doug Ford, Premier of Ontario  
The Honourable Peter Bethlenfalvy, MPP Pickering-Uxbridge  
The Honorable Rod Philips, Minister of Finance and MPP, Ajax  
John Henry, Regional Chair & CEO, Region of Durham  
Mayor Shaun Collier, Town of Ajax  
Alex Beduz, Chief of Staff, MMAH  
Geoffrey Grayhurst, Dorsay Development Corporation

Mayor Ryan  
Members of Council  
Marisa Carpino, Interim Chief Administrative Officer  
Kyle Bentley, Director, City Development & Chief Building Official  
Fiaz Jadoon, Director, Economic Development & Strategic Projects  
Catherine Rose, Chief Planner



Sent by Email

July 24, 2020

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

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We are writing further to our submission of July 7, 2020 requesting a Minister's Zoning Order for lands in Northeast Pickering known as the community of Veraine. We request a minor amendment to the submission materials by providing the attached revised MZO text and corresponding schedule.

The amended mapping includes lands south of Highway 7 around the Community of Greenwood, an area known previously referenced on the submission materials as future study area.

These lands have always been identified as part of the Veraine Community and as such should be included in the MZO request. The entire community will be planned comprehensively in accordance with our Council endorsed Community Development Principles.

It has also been brought to our attention that the WeTransfer link containing all supporting documents has expired. We have fixed the issue and provide the following link that will not expire. <https://we.tl/t-vspqgLGYS9>

I would be pleased to discuss this request with you and continue to be eager to work with your staff to see this innovate and sustainable community come to fruition.

Yours truly

A handwritten signature in black ink, appearing to read "Kevin Ashe". The signature is written in a cursive style with a large initial "K" and "A".

Kevin Ashe  
Deputy Mayor & Regional Councillor, Ward 1

Enclosure

**Veraine Minister’s Zoning Order – Explanatory Note**

Dorsay (Pickering) Limited (“Dorsay”) has been working with the City of Pickering for the last seven years to cultivate a vision for a healthier, more sustainable community, Veraine, in northeast Pickering. The purpose of this Minister’s Zoning Order (“MZO”) is to permit the below urban uses and facilitate the development of this community in a manner that protects and implements the principles that are central to the Veraine vision. The City of Pickering is in the process of initiating an Official Plan Amendment for Veraine which will allow for further refinement and visioning of the community, as well as further study of the Carruthers Creek watershed, ultimately culminating in area-specific Official Plan policies for Veraine that reflect these principles. This MZO, together with the forthcoming Official Plan Amendment, will allow for the Veraine principles to be implemented and the vision for this community to be realized.

The MZO would permit urban uses on the lands to be zoned Living Area Zone and Employment Area Zone. The locations of these uses have been strategically planned to ensure compatibility with the Oshawa Airport, and the proposed Pickering Airport, and their respective Federal Airport Zoning Regulations. The MZO recognizes that the development of the lands will comply with any applicable Airport Site Zoning Regulations and/or any applicable Noise Exposure Forecast Contours. The following uses would be permitted in each of the zones:

<b><i>Living Area</i></b>	<b><i>Employment Area</i></b>
All forms of housing	Manufacturing
Institutional uses	Assembly and processing of goods
Retail and service commercial uses	Service industries
Entertainment, recreation and cultural uses	Research and development facilities
Parks and open spaces	Warehousing
Natural heritage areas and systems	Offices and business parks
Hotels clustered in centres and corridors	Hotels
Office uses clustered in centres and corridors	Storage of goods and materials
Major retail uses clustered in centres and corridors	Freight transfer and transportation facilities
	Natural heritage areas and systems
	Parks and open spaces

Protection and Implementation of the Veraine Principles:

The intention of the MZO is to facilitate the development of Veraine, while preserving municipal oversight by the City of Pickering, and protecting and implementing the Veraine Principles. The permitted uses are not to be developed until the City of Pickering has completed its Official Plan Amendment process. As such the MZO:

- Acknowledges and specifically contemplates the City of Pickering’s forthcoming Official Plan Amendment and implementing Zoning By-law for Veraine, which will include area specific Official Plan policies, zone categories, provisions and general development standards, restrictions and permitted uses for the Living Area Zones and Employment Area Zones;
- Recognizes that the City of Pickering may enact zoning by-laws that are more restrictive than the MZO (under section 34 of the *Planning Act*); and
- Contemplates the potential use of an Interim Control By-law (under section 38 of the *Planning Act*) by the City of Pickering until such time as the Official Plan Amendment study (and/or other further study) has been completed.

## **Veraine MZO – Revised July 2020**

Ontario Regulation

Made under the Planning Act

Draft Zoning Order – City of Pickering, Region of Durham

### **Application**

1. This Order applies to,
  - a. Lands in the City of Pickering in the Regional Municipality of Durham, in the Province of Ontario, being lands identified on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.
  - b. The intent of this order is to create a prototypical community focused on the mental and physical well-being of its residents and the sustainability of its natural environment.
  - c. Amend in part O. Reg 102/72. This MZO governs in the event of conflict between this MZO and O. Reg 102/72.

### **Definitions**

2. In this Order, italicised words are defined as follows:
  - a. Business Park: means areas comprised of corporate offices oriented to and serving the business community, research and development facilities and light industries.
  - b. Major Retail Use: means large-scale, retail operations and commercial facilities, having a gross leasable area of 2,000 m<sup>2</sup> or greater.

### **Use of Land, Living Area Zone**

3. Every use of land and every erection, location or use of any building or structure is prohibited in the Living Area zone as shown on the map referred to in section 1, except for:
  - a. All forms of housing
  - b. Institutional uses
  - c. Retail and service commercial uses
  - d. Entertainment, recreation and cultural uses
  - e. Parks and open spaces
  - f. Natural heritage areas and systems
  - g. Hotels clustered in centres and corridors
  - h. Office uses clustered in centres and corridors
  - i. *Major retail* uses clustered in centres and corridors.

### **Use of Land, Employment Area Zone**

4. Every use of land and every erection, location or use of any building or structure is prohibited in the Employment Area zone as shown on the map referred to in section 1, except for:
  - a. Manufacturing
  - b. Assembly and processing of goods
  - c. Service industries
  - d. Research and development facilities
  - e. Warehousing
  - f. Offices and *business parks*
  - g. Hotels
  - h. Storage of goods and materials
  - i. Freight transfer and transportation facilities
  - j. Natural heritage areas and systems
  - k. Parks and open spaces.

### **Terms of Use**

5. Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
6. Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
7. Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
8. Nothing in the Order prevents the strengthening or restoration to a safe condition of any building or structure.
9. Council for the City of Pickering shall enact By-law(s) to implement the approved Veraine Area-Specific Policies of the Official Plan and shall include zone categories, provisions and general development standards, restrictions and permitted uses for the Living Area Zones and Employment Area Zones.
10. Nothing in this Order prevents the Council of the City of Pickering from passing a by-law under section 34 of the *Planning Act* that applies to the land described in section 2 and that is more restrictive than the provisions of this Order.
11. Nothing in this Order prevents the Council of the City of Pickering from passing a by-law under section 38 of the *Planning Act*.
12. Every use of land described in section 3 and every erection, location or use of any building or structure on land described in section 3 shall comply with any

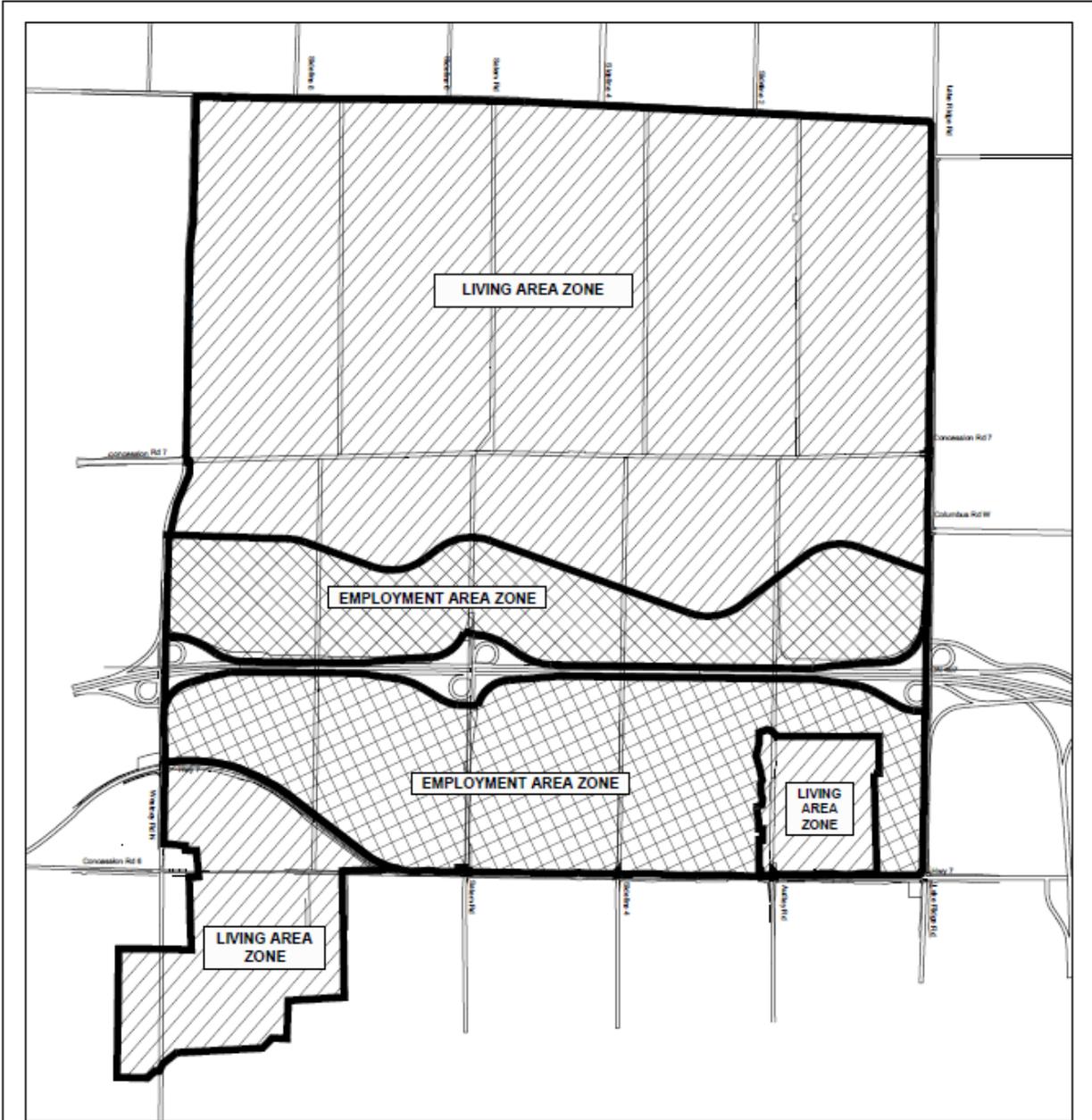
applicable Airport Site Zoning Regulations and/or applicable Noise Exposure Forecast Contours.

**Deemed by-law**

13. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the Council of the City of Pickering.

**Commencement**

14. This Regulation comes into force on the day it is filed.



**MZO Mapping**

