
Complete list of Ford government MZOs

1. [March 19, 2019 – Oro-Medonte](#): temporary MZO enabled [the Boots and Hearts festival at Burl's Creek](#) to proceed. The MZO was revoked on Dec. 30, 2019
2. [April 29, 2019 – Vaughan](#): enabled the relocation of a Walmart and other zoning changes to make way for the Vaughan Metropolitan Centre, a [large mixed-use development](#) in downtown Vaughan proposed by SmartCentres (Mitchell Goldhar). SmartCentres/Penguin/Goldhar's request for an MZO was [endorsed by Vaughan council in February 2018](#).

SmartCentres' lobbyist is Tory insider [William Pristanski](#), who was Prime Minister Brian Mulroney's chief of staff.

3. [July 30, 2019 – Innisfil](#): enabled the Tollendale Village 2 seniors' home development on farmland within Innisfil. The council resolution endorsing the MZO [went against the recommendations of the town's planning staff](#). The project was also opposed by the County of Simcoe and the Lake Simcoe Region Conservation Authority.
4. [Oct. 15, 2019 – Clarington](#): [requested](#) by Durham Christian Homes, which operates the Glen Hill Strathaven home.
5. [Nov. 1, 2019 – Oro-Medonte](#): enables the construction of [Oro Station](#), an "automotive innovation park" and car-testing facility, within an environmental protection area zoned as agricultural with an exception for Simcoe airport uses.

The MZO was [requested](#) by Geoffrey Campbell (Oakleigh Developments). Campbell made \$1,786 in donations to the PC Party in 2019.

6. [April 24, 2020 – Toronto](#): expands the maximum allowable floor area of the Sunnybrook hospital. This MZO was not requested by the City of Toronto, which approved a [previous zoning change](#) for Sunnybrook in 2017.
7. [April 24, 2020 – Brampton](#): MZO was [requested](#) by the TACC Holborn Corporation (DeGasperis) to enable a big development to be located at 8863 The Gore Road. The MZO shuts down an ongoing LPAT appeal ([Case# PL170678](#)).

TACC's lobbyists include PC insiders Peter Van Loan and Amir Remtulla, who recently worked in Doug Ford's office, and the MZO benefits DeGasperis' TACC Holborn Corporation. DeGasperis and his family have donated over \$50,000 to the PC Party.

8. [April 24, 2020 – Whitchurch-Stouffville](#): enables the seniors' community proposed on farmland by the Wyview Group and Flato Developments (whose lobbyist is Peter Milczyn). According to [yorkregion.com](#) the MZO had the support of council, but there were questions about whether the developer's \$500,000 donation to the Whitchurch-Stouffville's legacy fund at the mayor's gala event may have influenced the mayor's support. This development is located on the outside border of the Greenbelt, within the [study area](#) of Whitchurch-Stouffville's new [Highway 48 Visioning Exercise](#). About half the study area lies in the Oak Ridges Moraine/Greenbelt, meaning that much of the proposed development would not be allowed under current planning rules.

Flato shares an address with 1098470 Ontario Ltd., which owns property within the study area and has applied to have this land removed from the Greenbelt. 1098470 Ontario's real estate consultant, Weston Consulting, recently hired former Ford government staffer and Jenni Byrne's EA Maddy Stieva as a lobbyist. Flato founder and president Shakir Rehmatullah has donated to the PC Party and to Doug Ford.

9. [April 24, 2020 – Vaughan](#): relates to [a request from Conmar Developments and Fenlands Vaughan](#) to build a distribution facility on agriculturally-zoned land owned by Condor Properties. The project requires the loss of three provincially-significant wetlands, and threatens the habitat of an endangered species.

The Muzzo and DeGasperi families are involved, and the lobbyist is Ford ally Frank Klees.

10. [April 30, 2020 – Innisfil](#): order [expands employment areas in Innisfil Heights](#), benefiting the Cortel Group, whose president is top PC and Ford fundraiser and donor [Mario Cortellucci](#). The Cortel Group is the biggest landowner within the Innisfil Heights area, according to [Simcoe.com](#). Other owners include Smart Centres and Great Canadian Gaming.

Cortellucci is one of the PC Party's top donors. [He and his companies gave an estimated \\$97,871](#) to the PC Party in 1999 alone. [Cortellucci's entire family has donated generously to Doug Ford](#). Nearly a dozen members of the family donated close to the maximum amount allowable under Ontario law to Ford's leadership campaign. Combined contributions add up to \$11,100.

11. [July 2, 2020 – Toronto](#): enables a modular housing project at 11 Macey Street in Scarborough.
12. [July 8, 2020 – Toronto](#): enables a modular housing project at 150 Harrison Street in the Davenport neighbourhood.
13. [July 8, 2020 – Kawartha Lakes](#): enables the residential portion of the massive [Walmart development](#) on the corner of Hwy 35 and Colborne Street West in Lindsay. While council approved the OPA, zoning bylaw amendment and subdivision plan to enable the development, these were all [appealed to the LPAT](#) by a neighbouring landowner and developer. The MZO likely shuts that appeal down. In a [Dec. 2 2019 letter](#), former Lindsay mayor Marty Stollar said the residential project was "directly contrary" to the city's official plans, the provincial growth plan and the provincial policy statement.

The project developer is Craft Development, whose well-connected president is Carmine Nigro, who is also the Vice-President of the PC Ontario Fund. In 2019, after being appointed chair of the LCBO, Nigro [organized a fundraiser](#) for finance minister Vic Fedeli, the minister in charge of the LCBO.

14. [July 8, 2020 – Township of Perth South](#): enables a float glass factory on agricultural lands that are to be [transferred to the City of Stratford](#) by mutual agreement. According to background documents accompanying [Stratford council's Feb. 4 meeting](#) to discuss the project, the prospective glass company is [potentially Xinyi](#), the Chinese company whose previous application for a glass factory was [rejected](#) by Guelph/Eramosa council in 2018 because of the threat to the local groundwater supply. The MZO allows only for a glass factory and nothing else, [putting pressure on Stratford](#) to approve the Xinyi development on Xinyi's terms, including the cost-sharing agreement that will force Stratford residents to pay \$6 million for Xinyi infrastructure. In

September 2018, the Ontario NDP [criticized Doug Ford](#) for meeting with Xinyi executives behind closed doors, with no record in the lobbyist registry.

15. [July 8, 2020 – Toronto](#): allows for expanded use of patios in Toronto.
16. [July 10, 2020 – Caledon](#): facilitates the Mayfield West Phase 2 Stage 2 development proposal on farmland, despite a [July 6 letter](#) from Peel Region to Minister Clark opposing the MZO. Peel Region had previously [voted](#) to delay the plan. Mississauga mayor Bonnie Crombie also [expressed disappointment](#) with the MZO.

According to an [April 11, 2018 letter to Peel Council](#), the Mayfield West Phase 2 – Stage 2 Landowners Group consists of: Brookvalley Project Management Inc (major PC party donor president is Nick Cortellucci), Conservatory Group (run by the Libfeld family, also [major PC/Ford donors](#)), Fieldgate Developments (which has donated to both PCs and Liberals, as has owner Jack Eisenberger), Laurier Homes (Phil Rubinoff & family, also PC donors), Mattamy Homes (major donor to both PCs and Liberals, and the [biggest funder of Ontario Proud](#) during the 2018 election; owned by Peter Gilgan, also a major donor) and Paradise Developments (major donor to both PCs and Liberals; owned by Eddie Weisz, who has also donated to the PCs and Liberals).

17. [July 31, 2020 – Ajax](#): allows Schlegel Villages to build a new for-profit long-term care home facility at 1401 Harwood Ave.

James Schlegel, CEO of Schlegel Villages, is a major PC Party donor.

18. [Aug. 12, 2020 – Vaughan](#): enables a long-term care facility on publicly-owned lands near Martin Grove and Highway 407. Infrastructure Ontario has recently [offered](#) these lands for sale, with the MZO noted as a selling point. There appears to be no record of a request by Vaughan or York council for this MZO.
19. [Aug. 12, 2020 – Oakville](#): enables a long-term care facility on vacant provincially-owned land at 2165 Dundas Street West, near the new Oakville hospital. Infrastructure Ontario has recently [offered](#) these lands for sale, with the MZO noted as a selling point. The land includes the Smith-Carrique Barn, [a heritage property](#). There appears to be no record of a request by Oakville or Halton council for this MZO.
20. [Aug. 12, 2020 – Hamilton](#): enables single-family housing on provincially-owned Mountain Brow lands that include Century Manor, a heritage property that was once part of the former Hamilton Psychiatric Hospital. The MZO [contradicts municipal plans](#) for healthcare, education and institutional uses for the lands. The MZO also further reneges on a [2017 deal](#) struck by the Liberal government to sell the land to Mohawk College. The Ford government [backed out](#) of that deal in October 2018. The MZO was not requested by Hamilton council, and was enacted without consulting Hamilton officials, catching the mayor and council by surprise.
21. [Aug. 12, 2020 – Mississauga](#): enables residential development on or near the Andy Bathgate Driving Range. There appears to be no record of a request by Mississauga or Peel council for this MZO.
22. [Aug. 12 – Aurora](#): enables detached housing on or near the provincially-owned lands of the former Pine Ridge Centre (50-100 Bloomington Road West), which the town of Aurora [designated as a heritage property](#) last year. Infrastructure Ontario has recently [offered](#) these

lands for sale, with the MZO noted as a selling point. Apparently the municipality was not aware of the MZO, and Mayor Tom Mrakas [criticized](#) the MZO in November, calling it “unacceptable.”

23. [Aug. 12, 2020 – Toronto](#): enables residential development on or near the provincially-owned lands of the former [Thistletown Hospital](#) in north Etobicoke, which was designated by the city as a heritage property in 2014. There appears to be no record of a request by Toronto council for this MZO.
24. [Aug. 13, 2020 – East Gwillimbury](#): enables a [28-acre auto sales campus](#) with up to seven dealerships on rural-zoned lands at 1656 Green Lane East, near Woodbine. Council [requested](#) the MZO on Jan. 21, 2020.

The [development](#) is co-sponsored by the NewRoads Automotive Group (whose president, Michael Croxon, has donated to the PC Party) and by the Rice Commercial Group (whose president, Michael Rice, has donated to both the PC and Liberal parties, as well as to both Doug Ford and Stephen Del Duca). It seems the MZO resolution was passed without notice or public consultation.

25. [Aug. 28, 2020 – Toronto](#): enables a [new 320-bed long-term care facility](#), along with ancillary uses such as retail and restaurants, at the Finch location of the Reactivation Care Centre (the former Humber River Regional Hospital), at 2111 Finch West.
26. [Aug. 28, 2020 – Ajax](#): enables a [320-bed long-term care home](#), along with a retirement home and ancillary uses such as retail and restaurants.
27. [Aug. 31, 2020 – Mississauga](#): enables a new hospital and [640-bed hospice centre](#), along with ancillary uses such as retail, restaurants and a cogeneration power plant, at the site of the new Heart House residential hospice palliative-care centre at 2210 Speakman Drive.
28. [Oct. 22, 2020 – Toronto](#): enables a 45-storey and 32-storey [mixed-use tower development at 125R Mill Street](#).

The developer is WDL 20 LP, a partnership between Dream Unlimited, Kilmer Group, and Tricon Capital Group. Dream Unlimited’s CEO Michael Cooper appears to have donated to both Doug Ford’s and Caroline Mulroney’s leadership campaign in 2018.

29. [Oct. 22, 2020 – Toronto](#): enables up to three buildings at the provincially-owned Dominion Foundry Complex at 153 to 185 Eastern Avenue. According to [Waterfront Toronto’s West Don Lands Block Plan and Design Guidelines](#), the site represents “the largest concentration of heritage buildings to be preserved within the Precinct.” The properties were among [several West Don Lands properties](#) put [up for sale](#) by the Ford government in late 2018.
30. [Oct. 22, 2020 – Toronto](#): enables two nine- to 13-storey residential buildings and one 11-storey residential building at 373 Front Street East and 90 Mill Street.

The developer is WDL 3/4/7 LP, which is also a partnership between Dream Unlimited, Kilmer Group, and Tricon Capital Group (the same developers of the 125R Mill Street project). The Toronto Star [reports](#) that senior staff of the developers appear to have donated over \$25,000 to the PC Party since 2018.

31. [Oct. 30, 2020 – Pickering](#): enables a [warehouse distribution centre and a film studio](#) that is part of the massive Durham Live development, which is anchored by a new casino resort. The development would pave over a provincially-significant wetland and an endangered species habitat. The City of Ajax [opposes](#) the MZO.

The developer is the Triple Group of Companies, whose CEO and co-owner Steve Apostolopoulos has donated thousands of dollars to the PC Party and its candidates since 2018, including \$1,222 to Pickering-Uxbridge MPP and Treasury Board president Peter Bethlenfalvy.

32. [Oct. 30, 2020 – Springwater](#): enables the [Elmvale Active Seniors Residence](#).
33. [Oct. 30, 2020 – Oro-Medonte](#): enables a “[Medical Innovation Advanced Manufacturing Park](#)” proposed by Geoffrey Campbell of Oakleigh Developments (which received an MZO in 2019 for its proposed Oro Station automotive innovation park) and David Yeaman of Molded Precision Components.

Geoffrey Campbell donated \$1,786 to the PC Party in 2019.

34. [Oct. 30, 2020 -- Whitchurch-Stouffville](#): enables a [mixed-use development](#) on 60 hectares of greenfield that is currently zoned as Agricultural, Flood Hazard, and Environmental. The land is right next to the Greenbelt/Oak Ridges Moraine. The developer is Flato Developments, which in April 2020 received another MZO for land immediately adjacent to these lands. The staff document says “On July 16, 2020, Town staff was approached by the Minister's Office advising that the Minister would like to have a Town Council position before issuing the Zoning Order,” suggesting that Flato lobbied the Ford government for the MZO before the matter came before council. The mayor of New Tecumseth recently [said](#) the Ford government pressured council to approve a different Minister's Zoning Order sought by Flato. A consultant report says that a new road will be needed that would cut through the Oak Ridges Moraine.

Flato founder and president Shakir Rehmatullah has donated to the PC Party and Doug Ford.

35. [Oct. 30, 2020 – Cambridge](#): enables a [mixed-use infill project](#) on 73 acres of commercial-zoned land owned by Smart Centres.

SmartCentres’ lobbyist is Tory insider [William Pristanski](#), who was Prime Minister Brian Mulroney’s chief of staff.

36. [Nov. 6, 2020 – Vaughan](#): enables a mixed-use development on greenfields at the southeast corner of Rutherford Road and Jane Street. The MZO was [requested](#) Oct. 13, 2020 by the Cortel Group, whose president is top PC and Ford fundraiser and donor [Mario Cortellucci](#). The Cortel Group made an application for a development on the same lands in 2018. In a [response](#) to that application, CN Railway warned of potential conflicts between residents and its nearby Macmillan Yard. CN had appealed the Vaughan Mills Centre Secondary Plan, as it applies to the subject lands, to the LPAT. This MZO came two days after the LPAT issued a [decision](#) on the secondary plan.

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37. [Nov. 6, 2020 – Vaughan](#): enables the [Block 41 secondary plan development](#) on greenfields and farmland just west of Highway 400, bounded by Kirby Road, Weston Road, Teston Road and Pine Valley Drive. Roughly half of the plan's subject lands lie within the Greenbelt, and the plan would also require a new access road through protected lands.

The MZO was [requested](#) by the Block 41 Landowners Group, whose members include companies controlled by influential developers Elvio De Meneghi (Lormel Homes), Jack Eisenberger (Fieldgate), Bobby Pilliteri (CDC Contracting), Silvio De Gasperis (TACC Construction), Edith Divico (Azuria Group) and Eddy Mastrogiuseppe (Mastro Capital Partners, Rivalda Ceramic Tiles). Most of these landowners have donated to the PC Party, Doug Ford or local PC MPPs, and many employ lobbyists with ties to the PC Party or Doug Ford.

38. [December 2, 2020 – Richmond Hill](#): enables development on greenfields located near Highway 404 at 1577-1621 Major Mackenzie Drive East.

Treasure Hill, is developing the project on behalf of the Rice Commercial Group. The Rice family, the Rice Group and Treasure Hill CEO Nick Fidei have all made major donations to the PC Party.

According to [YorkRegion.com](#) they all have also made significant donations to councillor Carmine Perrelli, who made the council motion to request the MZO. Richmond Hill councillor Karen Cilevitz was one of two councillors to oppose the MZO request, warning in a [Facebook post](#) of the risks of bypassing environmental scrutiny and public consultation.