



May 13, 2025

Vision Grand Valley Official Plan and Zoning By-law Review

Statutory Public Meeting



Platinum member



Agenda

Project Overview & Timeline

Summary of Consultation

Summary of Draft Changes

Next Steps



What was the scope of the review?

- Incorporating previous amendments
- Regard to matters of provincial interest
- Consistency with the Provincial Planning Statement
- Conformity with the Dufferin County Official Plan 2017 and 2023 and 2024 updates (pending provincial approval)
- New or updated policy
- Other matters as identified through the process
- *Note: This review is not intended to satisfy site specific policy requests



The Vision Grand Valley Project

1. Background Review & Research

- Special Meeting of Council (2024-02-13)
- Pre-consultation meeting with Dufferin County
- Early Consultation with Agencies and Indigenous Communities

2. Workplan Finalizations and Presentation to Council

- Council Meeting to present Background and Directions Report (2024-05-28)

3. Official Plan and Zoning By-law Consultation and Preparation

- Online Survey #1
- Focus Group Interviews
- Draft Official Plan and Zoning By-laws

4. Draft Document Reviews and Finalization

- Online Survey #2
- Statutory Open House
- Early Consultation with Dufferin County
- Statutory Public Meeting
- Council Meeting for Adoption
- Submission to the County for approval of the Official Plan

We are here



5. Plan Approval and Project Closing

- Update to Council, following approval of the Official Plan



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Public Engagement



Special Council Meeting – February 13, 2024



Background Report Presented to Council – April 28, 2024



Survey #1 – June to August 2024 (51 responses received!)



Two Focus Groups with Agricultural Community and Business Community – August 30, 2024



Public Open House – October 29, 2024

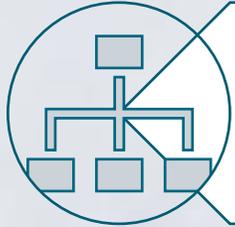


Survey #2 – October 29, 2024 to December 2024



Statutory Public Meeting – May 13, 2025

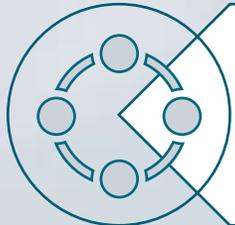
Other Consultation



Dufferin County Review of Draft OP



Agency review of Draft OP and ZBL



Indigenous Consultation

Comments received from:

- Grand River Conservation Authority,
- Infrastructure Ontario,
- Ministry of Transportation,
- Wellington Dufferin Guelph Public Health,
- Bell Canada.

Input received from:

- Six Nations of the Grand River,
- Haudenosaunee Development Institute (comments outstanding).



Summary of Proposed Changes to the Official Plan and Zoning By-law

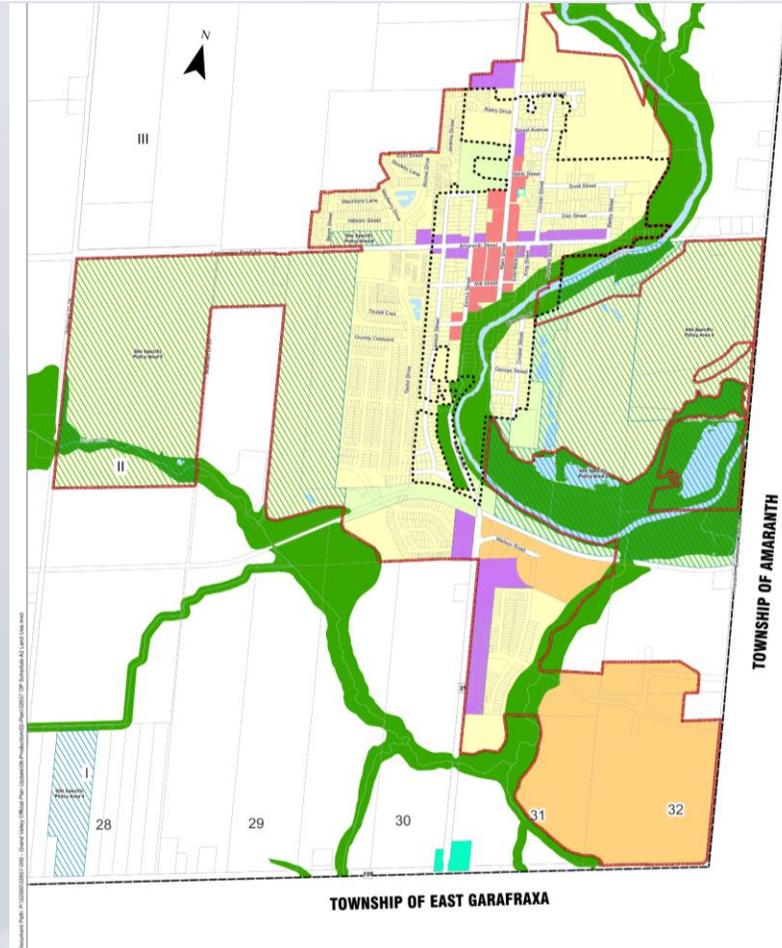
Growth and Settlement

Official Plan

- New projections: **16,500 people and 4,600 jobs by 2051**
- Established a new intensification target: 40% of new residential development occurring annually must be within built-up area
- New Density Target for Designated Greenfield Area: 44 residents and jobs combined per hectare
- Applied a site specific policy to specific new residential expansion areas to ensure that these lands are planned comprehensively and with an appropriate mix of uses. It further requires that a master servicing plan be complete prior to any development
- Added employment areas and lands designated Mixed Use

Zoning By-law

- Development (D) Zone on lands added to settlement area
- New mixed-use zone!



Summary of Key Changes Made Due to Consultation



- Creation of a site-specific policy area for new residential expansion areas to ensure development is coordinated and that a master servicing plan be complete prior to development.
- Revised approach to County Natural Heritage System. Applying a zoning overlay rather than a designation to provide flexibility while encouraging the creation and protection of a linked system. Key features remain designated.
- Require development within 60 metres of the Grand River to consult with Indigenous Communities.
- Refinement of Natural Areas and Features on mapping.
- Including Wildlife Hazard Areas as an appendix to improve readability of hazards schedule.
- Increased parking size requirements.
- Improved the legibility of the draft schedules.



Summary of Proposed Changes to the Official Plan and Zoning By-law

Housing

Official Plan

- 2 additional residential units permitted on a residential lot containing a single detached, semi-detached or townhouse dwelling subject to specific criteria
- Affordable housing and supportive housing policies

Zoning By-law

- New Urban Residential (UR) Zone
 - (formerly Village Residential and Multiple Residential Zones)
 - Greater range of housing types permitted (i.e. townhouses, low rise apartments, duplexes)
 - New more urban (compact) standards



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Summary of Proposed Changes to the Official Plan and Zoning By-law

Natural Features and Hazards

Official Plan

- Expanded natural areas
- Policy updates consistent with PPS and conforming to County OP
- Easier to reference schedules for natural features and hazards
- New policies and mapping for Wildfire Hazards
- Removal of Environmental Conservation Overlay and redesignate lands Environmental Protection
- Creation of Natural Heritage System Overlay to provide flexibility while encouraging the creation of a linked Natural Heritage System
- Requirement that development proposals within 60 metres of the Grand River consult with Indigenous Communities to determine whether an additional environmental review is required

Zoning By-law

- Updated flood plain mapping on Schedules
- Inclusion of NHS overlay to indicate to property owners that additional consultation is required to determine the extent of the physical features on site.



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Summary of Proposed Changes to the Official Plan and Zoning By-law

Agriculture

Official Plan

- New On-Farm Diversified Uses policies
- Updates to agriculture-related use policies
- Policies to allow additional residential units

Zoning By-law

- New On-Farm Diversified Uses regulations
- Updated minimum separation distance requirements
- New standards (i.e. setbacks, lot size) for surplus farm dwelling severance lots
- New additional residential unit regulations

Climate Change

Official Plan

- New sustainability policies to:
 - Support compact development in the settlement area
 - Promote renewable energy systems
 - Encourage alternative forms of transportation
 - Promote the use of green infrastructure

Zoning By-law

- New electric vehicle and bicycle parking regulations for certain development types
- Regulations for alternative and renewable energy facilities



Summary of Proposed Changes to the Official Plan and Zoning By-law

Employment



Official Plan

- Designation of new employment areas
- Updates to policies to encourage economic development
- New policies to guide the development of Cannabis Production Facilities

Zoning By-law

- New separation requirements between industrial and sensitive uses (i.e. residences, day cares) per Provincial D-6 guidelines
- New permissions for accessory and ancillary retail uses in the Employment (M1) Zone
- Expanded permitted uses in the Highway Commercial (CH) Zone
- New regulations for Cannabis Production Facilities

Other

Official Plan

- Provincial legislative or policy updates related to:
 - Parkland dedication and cash-in-lieu
 - Heritage buildings and areas
 - Site plan control
- New glossary section
- Stormwater management best practices, low impact development (LID), and protect shorelines from stormwater runoff



Zoning By-law

- Updated definitions
- Reorganized sections for readability



Final Project Steps

Tasks	Timeline
Statutory Public Meeting	Today
Finalize OP and ZBL	May to June 2025
Presentation to Council for adoption	June 2025
Submission to Dufferin County for approval	June 2025

Thank You!

If you have any questions, feedback, or thoughts to share following today's open house, please feel free to reach out to the JLR team.



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