

# Vision Grand Valley Official Plan and Zoning By-law Review

## Final Draft Presentation



# Agenda

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- 1 Project Overview & Timeline
- 2 Summary of Draft Changes
- 3 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 and legislation
- Other matters as identified through the process
- \*Note: This review was 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 (2024-04-28)

## 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



**J.L. Richards**

ENGINEERS · ARCHITECTS · PLANNERS



# Public & Stakeholder Engagement



Special Council Meeting – February 13, 2024



Background Report Presented to Council – April 28, 2024



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



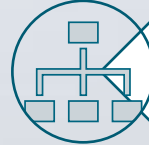
2 Focus Groups with Agricultural Community and Business Community – August 30, 2024



Public Open House – October 29, 2024



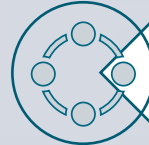
Survey #2 – October 29, 2024 to December 2024



Dufferin County Review of Draft OP



Agency review of Draft OP and ZBL



Indigenous Consultation



Statutory Public Meeting – May 13, 2025  
Further agency and public comments received



# Summary of Minor Changes Since May



## Official Plan

- Terminology change to include odour impacts as part of a Noise and Air Quality Study required for proposed cannabis production
- Updated policies for Wellhead Protection Areas to refer to the GRCA's Source Protection Plan
- Added policies:
  - to state that secondary uses are permitted in utility corridors, subject to appropriate permitting from Hydro One
  - To encourage turning circles and traffic calming at key intersections
  - To encourage design standards which feature the employment lands at County Road 109 as a Town gateway
  - To restrict ADUs to outside of natural hazard areas and require safe access during times of hazard
  - To allow GRCA floodplain mapping updates to schedules C1 and C2 without amendment



# Summary of Minor Changes Since May



## Official Plan

- For Plans of Subdivision and Condominium, replaced existing list of application requirements with reference to the requirements of Section 51 of the Planning Act
- Minor updates as a result of MMAH modifications to approval of County OPA #4
- Updated reference to specific First Nations and Indigenous rights holders for consultation
- Appendix B – Trails added
- Appendix C – Long Term Development Plan Modified
- Updates to definitions, technical terminology, legislative titles, and cross-references for clarity (particularly for growth and intensification policies)



# Summary of Minor Changes Since May



## Zoning By-law

- Updates to definitions, technical terminology, legislative titles, and cross-references for clarity
- Updated regulations for Wellhead Protection Area overlay to simplify reference to the Source Protection and provide direction for development proponents in consulting with the GRCA
- Provisions for electric vehicle parking were removed; provisions for bicycle parking were retained
- Reduced front yard setbacks for Agricultural Zone from 30 to 10 m
- Added regulation for ADUs to more clearly:
  - restrict location to outside of natural hazard areas (EP Zone)
  - require that all setback requirements are met.
- Restrictions to the location of parking in front or exterior side yards on all except the A Zone where a lot abuts County Road 109



# Summary of Minor Changes Since May

## Zoning By-law

- Similar to the OP, added a regulation permitting secondary uses in utility corridors, subject to appropriate permitting
- Clarification added to identify temporary asphalt and concrete plants
- Schools were added as a permitted use in all Residential Zones
- Updates to definitions, technical terminology, legislative titles, and cross-references for clarity

## Schedules

- Corrected street names





# Final Project Steps

Presentation to  
Council for adoption

Today



Submission to Dufferin  
County for approval

November 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.



Marilyn Cameron, MA, MSc, RPP, MCIP  
Planner

[mcameron@jlrichards.ca](mailto:mcameron@jlrichards.ca)



Alison Bucking, RPP, MCIP  
Planner

[abucking@jlrichards.ca](mailto:abucking@jlrichards.ca)



[www.jlrichards.ca](http://www.jlrichards.ca)