



Public Planning Hearing

April 27, 2026

5:00 p.m.

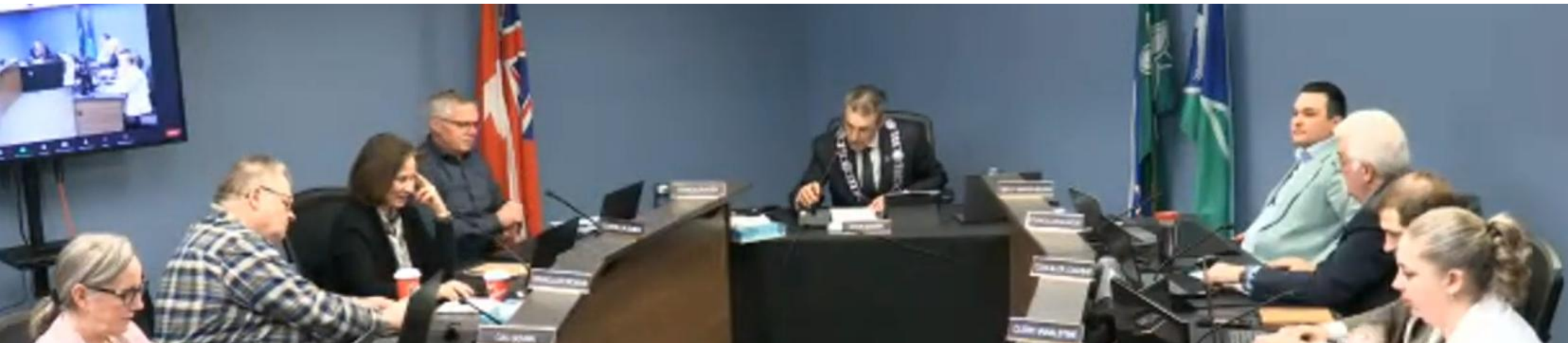
ZONING BY-LAW UPDATE & CONCURRENT OFFICIAL PLAN AMENDMENT



WELCOME

Purpose:

- Review “What We Heard”
- Discuss the key changes made between V3, V4 and V5
- Introduction of Mapping
- Receive feedback before consideration of adoption by Council



SETTING THE CONTEXT

What is a Zoning By-law?

- Legal tool regulating land use and development
- Implements Official Plan policies
- Reduces land use conflicts and supports community vision



Why are We Updating the Zoning By-law?



Required by the *Planning Act*
after three years of passing a
new Official Plan



Last full update: 2004

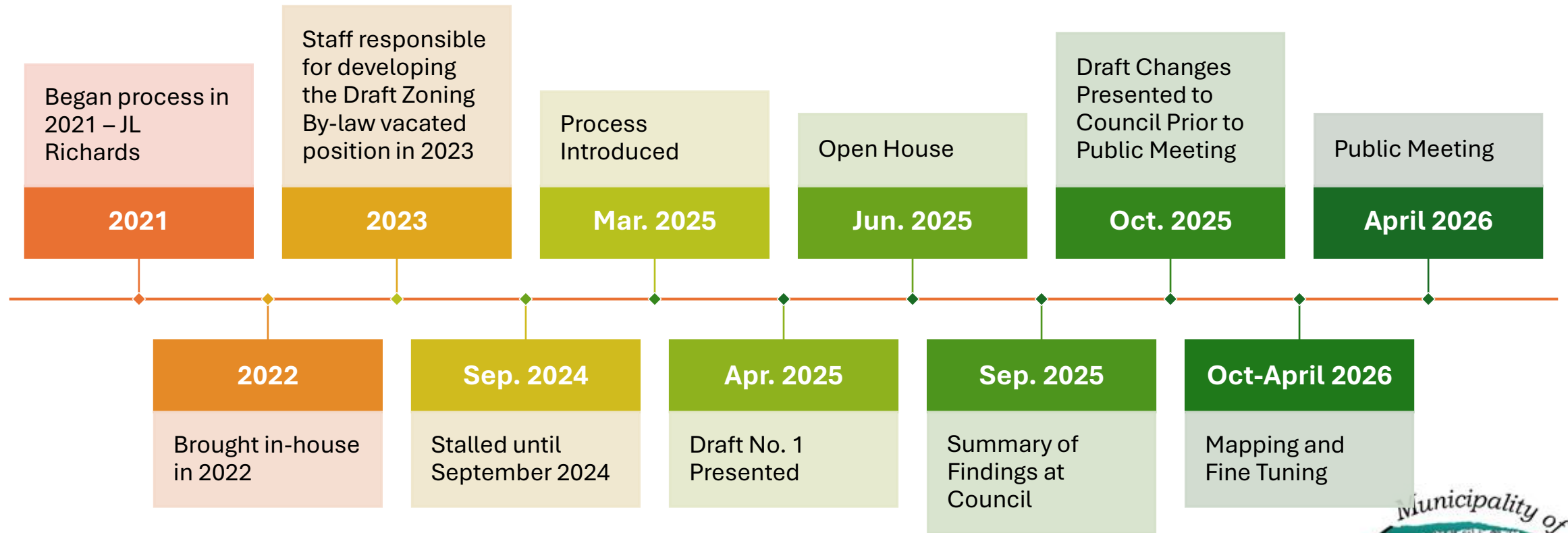


Major changes in provincial
policy, housing priorities, and
community needs

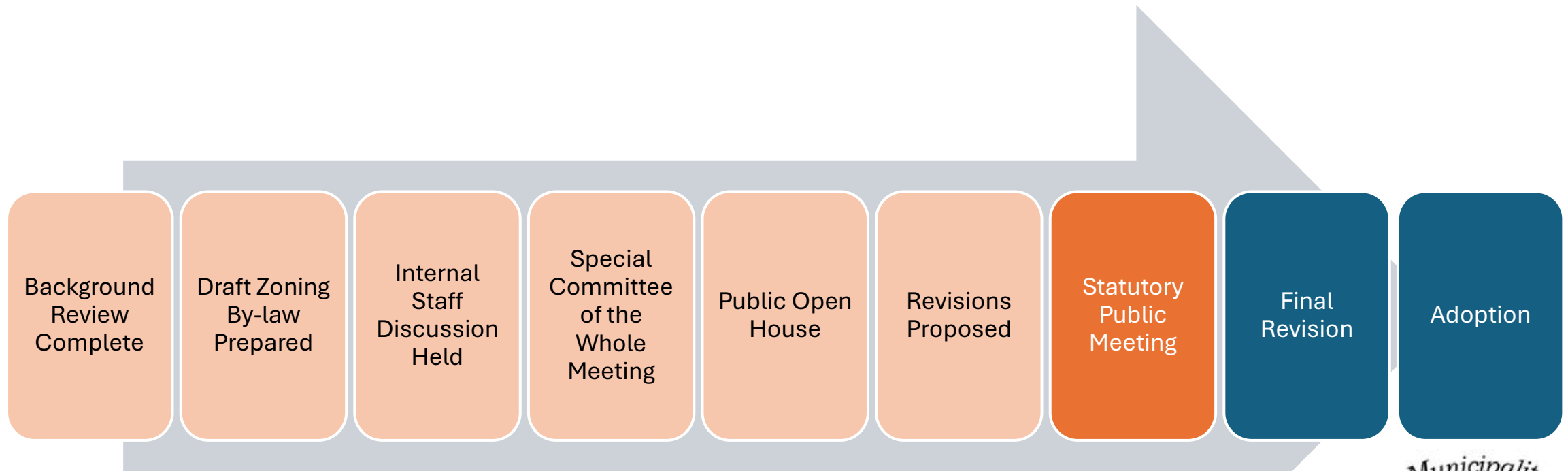


Support growth, housing
choice, economic development
and environmental protection

HOW WE GOT HERE



WHERE WE ARE IN THE PROCESS



MEETING FORMAT



Open House

Informal, drop-in style

Visual materials, staff/consultant available

Opportunity for public to ask questions, fill out
comment forms



Public Meeting

Scheduled as a Public Planning Hearing

Formal feedback under the Planning Act

PURPOSE OF PUBLIC MEETING

- Provide an opportunity for the public to participate in the decision-making process regarding land use policies.
- Allows citizens to express their views on proposed changes, which can impact their properties and the community as a whole.
- Participation ensures that their interests are considered.
- Flag areas of concerns that are not yet addressed.
- Encourage those with individual, property-specific inquiries to reach out to us directly
- **No decision yet.**



WHAT WE HEARD

Engagement Summary

- Online survey + two open houses (June 2025)
- Feedback received from residents, businesses, agencies
- PL.25.29 summarizes all public input received during this initial consultation process



TOP THEMES

- Housing
- Shipping Containers
- Refreshment Vehicles
- Shoreline Buffer Provisions
- Holding Provisions for Environmental Features
- Maximum Height of Downtown Buildings



HOUSING FLEXIBILITY

- Strong public support for tiny homes and ADUs to improve affordability
- Several respondents indicated support for mobile homes in the rural and agricultural areas, on larger lots
- Support for home-based businesses
- Concerns raised around:
 - Short-term rentals
 - Maintenance/property standards
 - Servicing limitations
 - Environmental vulnerability
 - Visual compatibility in established neighbourhoods, fear of neighbourhood devaluation



SHIPPING CONTAINERS

- 80% indicated no objection to their use
- Concerns:
 - Visual appearance and screening
 - Placement in residential zones
 - Their use for storage without proper regulation or screening
 - Supported on large rural lots
 - Others wanted complete prohibition in residential neighbourhoods
- Further Consideration:
 - Screening or design standards



REFRESHMENT VEHICLES

- Comments requested clarity on where refreshment vehicles can locate
- Concerns include:
 - Location on vacant lots
 - Impacts on bricks-and-mortar businesses
 - Seasonal use and mobility
 - Proximity to schools and event areas
- Desire for:
 - Clear guidelines on where and when they're permitted
 - Avoidance of creating loopholes for commercial use on improperly zoned lands



SHORELINE BUFFER PROVISIONS

- Strong support for shoreline protection
- Key Public Feedback:
 - Lack of enforcement of existing rules
 - Loss of vegetation due to shoreline clearing
 - Long-term environmental impacts of shoreline development
 - Some concerns about the infringements of property rights
- Desire for:
 - More public education
 - Stronger requirement to re-naturalize altered shorelines



HOLDING PROVISIONS

- Key Public Feedback:
 - Some confusion around:
 - How holding provisions work
 - When and how they are removed
 - Interest in ensuring:
 - That professionals remain involved to assess hazard
 - That technical studies are required before development proceeds
- Concern that weakened protections could allow sensitive lands to be developed prematurely
- Policy revised to allow technical adjustments without ZBA (if mapping incorrect)
- Staff may remove holding symbol through delegated authority (to be confirmed)

MAX HEIGHT IN DOWNTOWN CORE

- Key Public Feedback:
 - Mixed reactions to increasing maximum building heights
- Concerns include:
 - Shadowing and privacy impacts
 - Loss of small-town character
 - Fear of incompatible intensification
- Some support for height increases in:
 - Downtown cores, if well-designed
 - Areas with municipal servicing
- Requests for:
 - Clear urban design standards



SO, WHAT CHANGED? V3 to V4

- **Definitions:**

- Agricultural-Related
- OFDU
- Compatible
- Secondary
- Places of Worship
- Propane Exchange Station
- Safe Access



SO, WHAT CHANGED? V3 to V4

- **Technical Revisions**
 - Natural features holding provisions
- **Zones**
 - Added Future Development
- **Additional Residential Units**
 - Eliminated opportunity for properties within NEP to permit detached ADUs, as restricted in NEP
- **Home Industry**
 - Permitting Home Industry on lots between 5 and 20 ha, maximum of 100 square metres.
- **Setbacks on Development Fronting on County Roads**
 - Wording in By-law indicates that this setback is not applicable in urban settlement areas
- **Height Restrictions**
 - Added “step-back” height regulations.
- **Fence Requirements**
 - Height of fences in commercial/industrial zone increased from 1.8 to 2.5 metres

SO, WHAT CHANGED? V3 to V4

- **Development within Regulated Area**
 - Modified reference to old Ontario Regulation to new
- **Parking Design Standards**
 - Eliminated need for bicycle parking to encourage developers to be as close to the front lot line as possible
- **Driveway and Entrance Widths**
 - Modified maximum entrance widths from 6.5 to 7 metres, based on current entrance policy
- **Agricultural Zone**
 - Added Home Industry as a permitted use for properties under 20 ha, but no less than 5 ha
 - Clarified that OFDU must be secondary to an agricultural use
- **Residential Zone**
 - Reduced min. lot area for full-service properties from 500 to 300 per unit. Increased lot coverage to encourage density
- **Residential Multiple Zone**
 - Increased lot coverage from 45% to 50% and height requirements from 15 metres to 20 metres

SO, WHAT CHANGED? V3 to V4

- **Downtown Commercial Zone**

- Increased lot coverage from 50% to 80% for properties solely on sanitary
- Increased minimum front yard from 0m to 0.6 m as requested by Operations staff
- Added maximum front yard, forcing new construction on full service and municipal sanitary to be 1.5 metres
- Increased maximum height from 11m to 20m, and created a min. height to ensure new development has a second storey

- **Mixed Use Commercial Zone & Institutional Zone**

- Increased max. height from 11m to 20m

- **Recreational Resort Zone**

- Changes reflect direction from NEC, and match the local OP

- **Holding provisions**

- Now reflects a 120m setback for PSW, instead of 30m



DISCUSSION PAPER: WETLAND BUFFER

- Clarifies confusion caused by recent changes to provincial wetland policies
- Identifies inconsistency between 30 m Conservation Authority setback and the Natural Heritage Guidelines
- Public feedback highlighted concerns about losing ecological oversight if buffer reduced
- County staff confirmed that they will review applications within 120 m if the holding provision is maintained



DISCUSSION PAPER: OFDUs

- Video to Summarize Misconceptions
- Prepared in response to confusion and concern expressed by the public about what OFDUs allow
- Confirms that the draft ZBL matches County Official Plan policies
- Public concerns included:
 - Scale of uses permitted
 - Potential for conflict with rural character
 - Perceived lack of clarity in current definitions
- Paper recommends refining the local OP language to improve clarity
- Includes examples from other municipalities that implement more restrictive or detailed zoning rules

COMMITTEE OF THE WHOLE MEETING

- On Farm Diversified Uses
 - Agreed to proceed in draft with maximum 250 square metre requirement +750 square metre outside storage requirement, as-of-right
- Confusion re: Impact of Holding Provisions
 - Holding provisions for PSW already exist. The holding provisions that were added, were for significant habitat, natural linkages and identified karst.
- Refreshment Vehicles could be seen as an economic driver
 - Do we want to restrict them on vacant lots?
- Building Height and Downtown Character
 - Is 2.5 m step-back enough?
- Recreational trailers on seasonal basis on Rural lots
 - Is this a permitted use we want to allow?
- Addition of a Conservation Zone
 - Eliminated golf course from the list of permitted uses in OS



SO, WHAT CHANGED? V4 to V5

- Minor technical items that have no impact on regulation
- Technical Revisions
 - Ability to add and revise information on maps or schedules related to:
 - The Hazard Zone (locally significant wetlands), upon confirmation of actual boundary by Conservation Authority and/or County of Grey Ecology Department.
 - Eliminated reference to Wetland Zone (PSW), this will require a lift and hold for adjacent lands.
 - Eliminates requirement for the owner to apply for a rezoning when mapping is incorrect.
- Definitions
 - Nano Brewery – 70 sq. m. max as a home business with strict regulations
- General Provisions
 - On Farm Diversified Use
 - Modified gross floor area of buildings to not exceed 250 square metres with a maximum of 750 square metres for outdoor storage.

SO, WHAT CHANGED? V4 to V5

- Rural
 - Added golf course as a permitted use, eliminated from Open Space
- Residential
 - On municipally serviced residential uses, increased density related to lot frontage, lot area and maximum lot coverage.
- Highway and Service Commercial (C2)
 - Added uses, including Farm Supply Outlet, Farm Produce Outlet, Food Catering Shop and Greenhouse
- Light Industrial (M1)
 - Added uses, including Transportation Terminal and Warehousing
- Open Space (OS)
 - Added uses, including Stormwater Management, eliminated golf course

SO, WHAT CHANGED? V4 to V5

- Recognition of Past Removal of Holding Provisions
 - Blanket Statement added
 - If property was previously subject to a holding provision related to environmental features, and where the holding provision was removed through passage of zoning by-law based on supporting studies, or County/Conservation Authority approval, they don't need to go through process again
 - Proposed development must be substantially consistent with the development contemplated at time of the original holding provision removal
 - There must be no material changes to the environmental conditions, applicable policy framework or regulatory requirements
 - Will not allow development beyond what was previously authorized through the removal of the holding provision

SUMMARY OF CHANGES IN MAPPING

- Mapping finalized in draft form
- Added Holding Provisions for:
 - Identified Karst (not potential)
 - Natural Linkages
 - Significant Woodlands (based on County mapping + buffer)
- Hazard layers have been updated based on most recent CA mapping
- Reviewed all Special Provisions, eliminated several (approximately 400)
- Elimination of Neighbourhood Commercial, site-specific assessment has taken place, mostly rezoned to Highway and Service Commercial (C2)
- Settlement Areas boundaries now match County mapping
- Some site-specific changes

COMMENTS SINCE V5

- Swimming Pools
 - Consideration for alternative safety options instead of fencing in rural area
- Restricting intensive agricultural near sensitive environmental features
- Some concern related to removal of C3
- Some expressing frustration with the concept of zoning all together, not wanting to be restricted on the property they own

OFFICIAL PLAN AMENDMENT

- Proposed Changes:
 - Alignment with the Zoning By-law Update changes **ONLY**
 - Full review for consistency with the County OP and the PPS will take place after
 - Development and site alteration in Hazard and/or Natural Features
 - Specify how to demonstrate no negative impacts on the natural features and their ecological function (by way of an Environmental Impact Study, or confirmation from County Ecology Department/Conservation Authority)
 - Modifications to Additional Residential Unit policies, to support Zoning By-law changes and eliminated reference to garden suites
 - Modified language related to areas subject to site plan control to ensure OFDUs and agricultural-related uses are captured)
 - Support statements re:
 - Short Term Accommodations in compliance with Zoning & Licensing By-law
 - Urban horticulture
 - Personal livestock accessory to a rural residential use
 - Renewable energy systems and energy storage systems as permitted uses
 - Cabin as permitted main use in Rural Area
 - Step-back regulations for development over 3 storeys

ARE THERE OTHER CONCERNS?

Are there other concerns that Council had regarding the Zoning By-law that requires analysis or refinement?

WHAT'S NEXT?

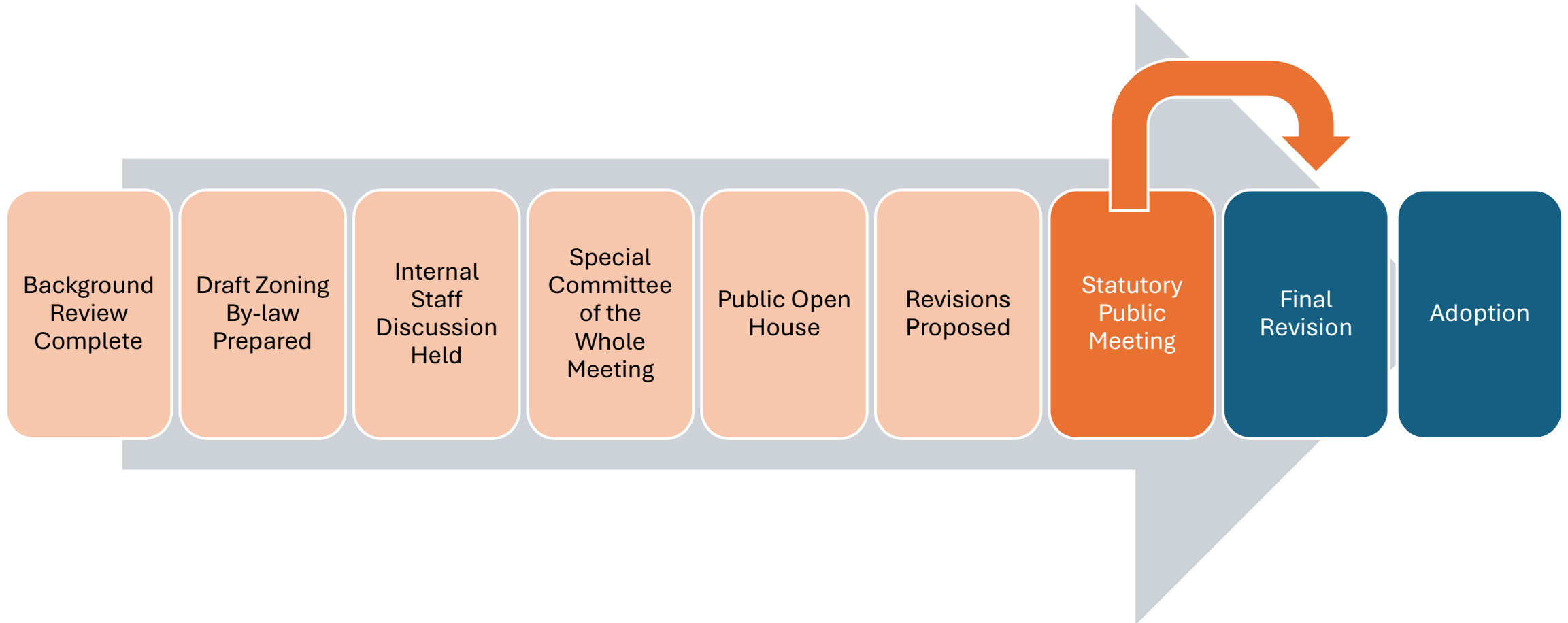
- Ongoing technical refinements + mapping updates based on feedback received
- Final Draft By-law and Official Plan Amendment to follow, for consideration at Council



GUIDELINES FOR COMMENTS

- Each speaker allocated 5 minutes.
- Whether in writing, or verbal, your comment will have the same weight.
- If related to an individual site-specific issue, it is suggested that you reach out to us individually.
- If you have a mapping question related to your property and didn't get a chance to attend drop-in, we are still taking inquiries and will ensure each is responded to prior to bringing the By-law back to Council for consideration
- There may be questions posed that we do not have the answer for tonight. All questions will be addressed in a follow up report for Council at an upcoming meeting.

WHERE WE ARE IN THE PROCESS



Contact

Stay Tuned:

www.zonegreyhighlands.ca

Send correspondence to:

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