



MUNICIPALITY *of the*
COUNTY *of* KINGS

Growing Greenwich? Phase 3 Engagement Summary

October 2025



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Project Overview and Purpose

About the Project

The Municipality of the County of Kings has launched a community conversation to explore the future of Greenwich. As the region grows, the Municipality wants to understand if Greenwich could be a good fit for more homes, businesses, and mixed-use spaces. At the same time, the project is focused on protecting what makes Greenwich special — like its farmland, small-community feel, and existing services.

Through this process, the Municipality is inviting people who live, work, farm, and own businesses in Greenwich to share their thoughts, ideas, and concerns about how the community might change in the future.

Why This Matters

Planning for the future is about more than deciding where new buildings might go — it's about understanding what matters most to the people who live and work in Greenwich. This project will:

- Help ensure any future growth or development reflects community needs and values.
- Provide insights into whether and where growth might be appropriate.
- Support long-term decision-making on infrastructure, services, and land use.
- Give residents, businesses, farmers, and other stakeholders a chance to share their voices.
- Balance the need for housing and amenities with the protection of farmland and rural character.



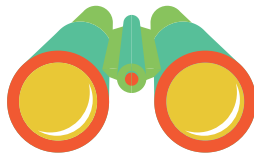
A Three-Phase Engagement Process

The **Growing Greenwich?** project is being carried out over three phases, each designed to build on the conversations and insights from the last:



Phase 1: Listening and Learning

Understand community values, concerns, priorities, and hopes for the future through broad community input, including a survey and visioning workshop.



Phase 2: Exploring Options

Dive deeper into key issues identified in Phase 1 through focused conversations with stakeholders, and community discussions to explore possible directions.



Phase 3: Checking Back

Share project outcomes and gather final feedback from the community.

Purpose of Phase 3 Engagement

Phase 3 of the *Growing Greenwich* engagement process was designed as the final “check back” with the community. Having gathered broad input in Phase 1 and explored potential growth scenarios in Phase 2, this phase focused on sharing project outcomes and future planning directions and responding to comments and questions from the community.

The purpose of Phase 3 engagement was to:

- Present a summary of “what we heard” in Phase 2, including key themes from community surveys, workshops, and stakeholder interviews.
- Share the draft planning outcomes and policy directions being considered by the Municipality of the County of Kings, including boundary changes, accessory dwelling policies, and revisions to the Country Residential (A4) Zone.
- Provide clarity on next steps in the municipal decision-making process.
- Offer a final opportunity for residents, landowners, and stakeholders to ask questions.

This phase was intended to close the loop with the community, confirm alignment between municipal planning directions and public input, and build transparency in how community voices are shaping decisions for Greenwich’s future.



Summary of Engagement Activities

Engagement Methods

Phase 3 engagement consisted of a single in-person session held on **September 17, 2025**, at the Greenwich Fire Hall.

Format:

- A structured agenda including a welcome, presentation of Phase 2 findings, a summary of outcomes and next steps, and an extended Q&A/discussion period.
- Visual materials, including presentation slides, maps and policy handouts, to summarize the draft planning outcomes.
- Facilitated discussion and question period, with responses provided by municipal staff, Council, and the project team.

The workshop was open to all interested residents, farmers, landowners, and other stakeholders in Greenwich and the broader municipality. The session drew participation from about 21 community members.

Engagement Approach

The approach for Phase 3 included:

- Closing the Loop: Information presented at the workshop highlighted how community feedback from Phases 1 and 2 had shaped the project outcomes.
- Interactive Dialogue: The central component of the evening was the Q&A, which allowed participants to raise detailed questions about proposed changes. Staff provided clarifications on technical matters, such as definitions of “as-of-right” development, secondary suite requirements, and the implications of A4 zoning changes
- Integration of Perspectives: The format ensured that both supportive and critical perspectives were recorded.
- Clarity on Next Steps: The session outlined the municipal decision-making timeline, including Public Participation Meetings, Planning Advisory Committee review, and eventual Council readings, helping participants understand how their input feeds into formal decisions.



Summary of Key Themes

The Phase 3 community workshop provided a final opportunity for residents and stakeholders to respond to the draft outcomes of the *Growing Greenwich* project. The discussion was focused and detailed, reflecting both ongoing community concerns and questions about how earlier feedback was being translated into planning directions. Several key themes emerged:

1. Clarity on Zoning and Policy Language

Participants sought greater clarity on technical planning terms and proposed changes, particularly around the A4 (Country Residential) Zone. Questions were raised about what is permitted “as-of-right,” how height and lot size requirements are defined, and how accessory dwellings and secondary suites are regulated. Municipal staff emphasized that height and density limits remain low, with density changes still requiring a Development Agreement (DA), while lot area requirements were being modestly reduced to improve development feasibility.

2. Infrastructure and Servicing Concerns

Concerns about infrastructure capacity were raised. Participants questioned whether the sewer system and road network could accommodate new development. Municipal staff explained that most roads in Greenwich are provincial, but conversations with the Province are ongoing. The Mayor and CAO confirmed that a study of sewage capacity and site suitability is underway, with results expected in the near term.

3. Farmland Protection and Community Character

Several attendees reiterated the importance of protecting Greenwich’s farmland and preserving its rural identity. One participant reflected that the community’s existing character including quiet farmland, open landscapes, and close-knit culture, is precisely what makes Greenwich attractive. Others echoed earlier feedback heard by calling for growth to remain modest, locally grounded, and respectful of agricultural uses.

4. Housing Diversity and Affordability

Questions highlighted the ongoing concerns between providing more housing and maintaining community scale. Concerns were raised about the availability and affordability of existing housing, in particular apartments. Participants asked whether proposed policies would ensure the “right type” of housing was being built (i.e., housing that meets local needs). Staff explained that proposed changes aim to support modest, low-density forms such as accessory dwellings and small-scale multi-unit options.

5. Balancing Growth and Community Expectations

While many participants expressed skepticism about further growth, others noted the need for some flexibility to ensure Greenwich remains sustainable. For example, that growth can support infrastructure, parks, and services through property tax revenue, framing the proposed approach as a reasonable compromise.

6. Trust, Process, and Next Steps

Some participants questioned the origins of the planning process and whether past decisions or council motions influenced the current direction. Councillors and staff clarified that the present process was initiated because of landowner requests and was shaped by successive rounds of community input.



Overall Takeaways from the *Growing Greenwich* Engagement Project

Looking across all three phases of engagement, several clear and consistent messages have emerged from the community:

1. Protect Farmland and Rural Character

At every stage, residents emphasized that Greenwich's farmland is central to its identity, economy, and sustainability. Protecting A1 soils and preserving the rural, small-community feel remain the top priorities.

2. Support Modest, Targeted Growth

While there is little appetite for large-scale expansion or high-density development, there is recognition that Greenwich should allow for modest, carefully managed growth. Secondary suites, small-scale multi-unit housing, and redevelopment of sites like the Old Horton High property are seen as more acceptable ways to accommodate local needs.

3. Plan for Housing Diversity and Affordability

Participants acknowledged that housing options must evolve to support seniors, young families, and downsizing residents. The call is for gentle density and affordable choices that respond to local demand without undermining community character.

4. Infrastructure and Services Must Keep Pace

Concerns about sewer capacity, road safety, and traffic congestion have been consistent. Residents have underscored that infrastructure and community amenities like sidewalks, trails, and gathering spaces should be addressed alongside any planning for growth.

5. Transparency and Trust are Essential

Participants want assurance that their voices are shaping policy, not just being collected. Building trust requires ongoing clarity and communication.

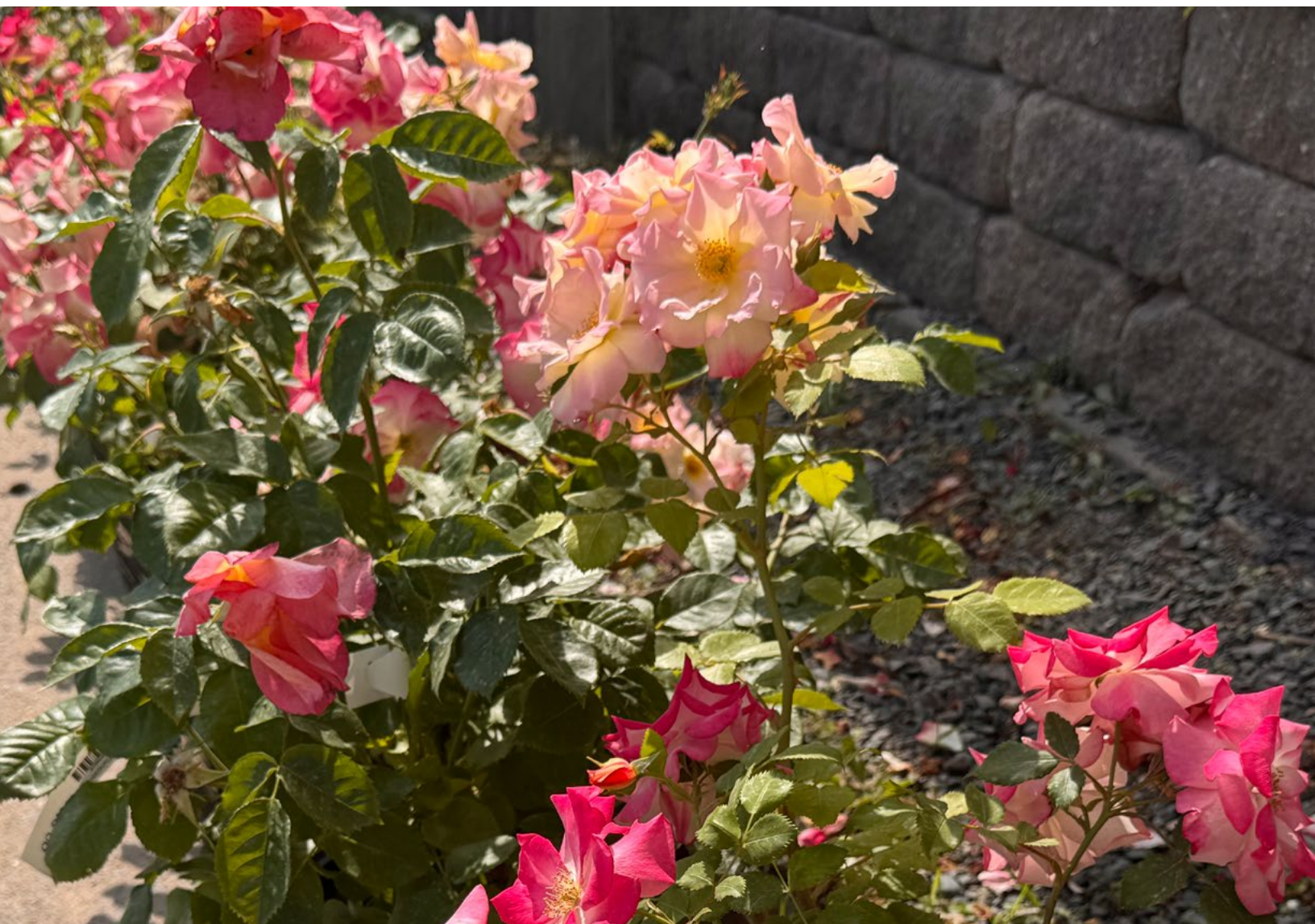
Together, these takeaways form a roadmap for how the Municipality of the County of Kings can move forward: by balancing farmland protection with modest growth, ensuring housing diversity, investing in infrastructure, and maintaining transparency throughout the process.



Conclusions

Phase 3 of the *Growing Greenwich* engagement process marked the final step in a three-phase community conversation about the future of Greenwich. This session provided an opportunity to confirm that the draft outcomes reflected the values and concerns expressed throughout earlier phases.

Across all three phases, several consistent themes have emerged: the strong desire to protect farmland and preserve Greenwich's rural character; cautious openness to modest, targeted growth that addresses local housing needs; and the importance of ensuring infrastructure capacity and community services keep pace with any change.



Next Steps

Following this final round of engagement, the Growing Greenwich project will move into the municipal decision-making process. Key steps include:

- **Public Participation Meeting:** Residents will have an additional opportunity to comment on the draft planning directions in a formal setting.
- **Planning Advisory Committee Review:** The Committee will consider community feedback and provide a recommendation to Council.
- **Council Readings and Public Hearing:** The draft policies will be brought forward for first and second readings by Council, including a formal public hearing.

Community members are encouraged to stay engaged through these next steps. Updates will continue to be shared on the project webpage (countyofkings.ca/growinggreenwich) and through municipal communication channels.

The voices of Greenwich residents, farmers, and stakeholders have been central throughout this process. Their input has shaped the draft outcomes and will continue to inform how the Municipality of the County of Kings balances growth, farmland protection, housing needs, and rural character in future planning decisions.

