

Growing Greenwich?

A Community Conversation

Community Session 3
September 17, 2025



Welcome!



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COUNTY *of* KINGS

We're glad you're here!



Tonight's Agenda



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- 7:00 – 7:10 PM** | Welcome and Opening Remarks
- 7:10 – 7:25 PM** | Presentation – What We Heard in Round 2
- 7:25 – 7:40 PM** | Summary of Project Outcomes and
Next Steps for the Municipality
- 7:40 – 8:10 PM** | Discussion and Questions
- 8:10 – 8:15 PM** | Thank you and Wrap-Up

Some Housekeeping



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- Washrooms
- Refreshments
- Participation and Discussion



About Growing Greenwich

Phase 1:

Community Visioning (May)

- We collected your ideas, concerns, and hopes for the future of Greenwich
- This phase included an in-person workshop (May 15) and an online survey (closed May 31)

Phase 2:

Focused Conversations (June-July)

- We are exploring key issues raised in Phase 1, and exploring 3 potential growth scenarios
- This phase includes stakeholder interviews, a community workshop (June 25), and an online survey

Phase 3:

Final Workshop (Now!)

- We will share a summary of what was heard in Phase 2
- We will share a summary of outcomes and next steps for the Municipality

Why This Matters (and Why Now)

Planning for the future isn't just about buildings and roads — it's about understanding what matters most to the people who live, work and farm in Greenwich.

This process gives us a chance to:

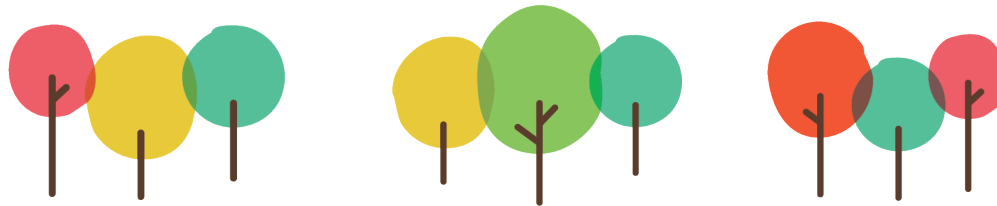
- Reflect current needs and values
- Focus on Greenwich specifically
- Support smart decisions
- Balance growth and preservation
- Ensure community voice is central



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Phase 2 – What We Heard

Growing Greenwich? Phase 2 Engagement Summary



Phase 2 – Purpose



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- **Phase 2** of the Growing Greenwich community engagement process was designed to build on the findings from Phase 1 by exploring community perspectives on three distinct growth scenarios.

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3

Phase 2 – Goals



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- The primary goals of Phase 2 were to:
 - Share a summary of what was heard in Phase 1
 - Introduce and describe three preliminary growth options for Greenwich
 - Gather detailed feedback on the perceived benefits, trade-offs, and concerns associated with each scenario
 - Understand preferences for housing types, amenities, services, and the protection of farmland and rural character
 - Continue fostering a transparent and inclusive dialogue by inviting diverse voices into the conversation

Phase 2 – Activities



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- Community Workshop: 30+ Participants
- Online Survey: 133 participants

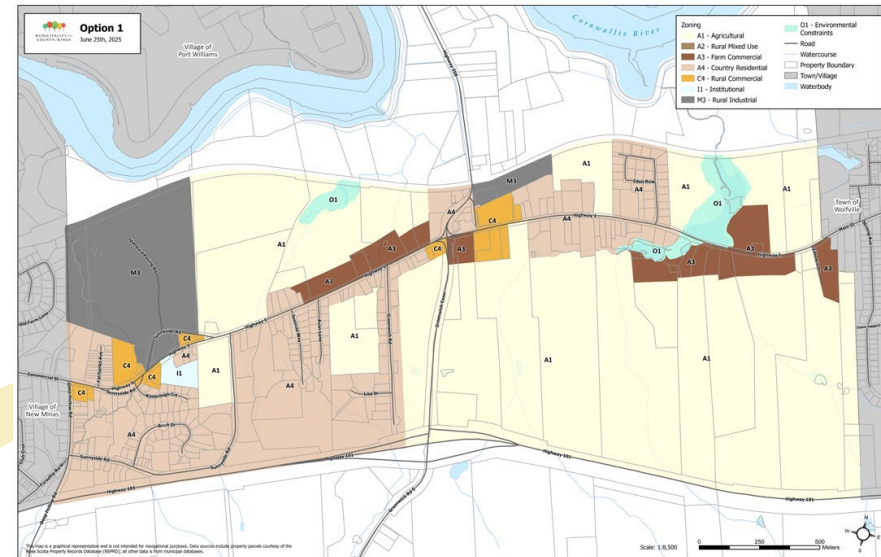
Key Themes Option 1



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Option 1:

This option keeps things the way they are—no change to the urban boundary and no new Growth Centre. Development in Greenwich would continue under current zoning, with limited housing density and no new permissions for multi-unit developments.



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Key Themes Option 1



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- Strong support for protecting farmland and rural character
- Consistent with past planning and community identity
- Concern it limits housing and service options for future generations
- Some openness to modest, targeted growth (e.g., infill, secondary suites, and development of the Old Horton High site)



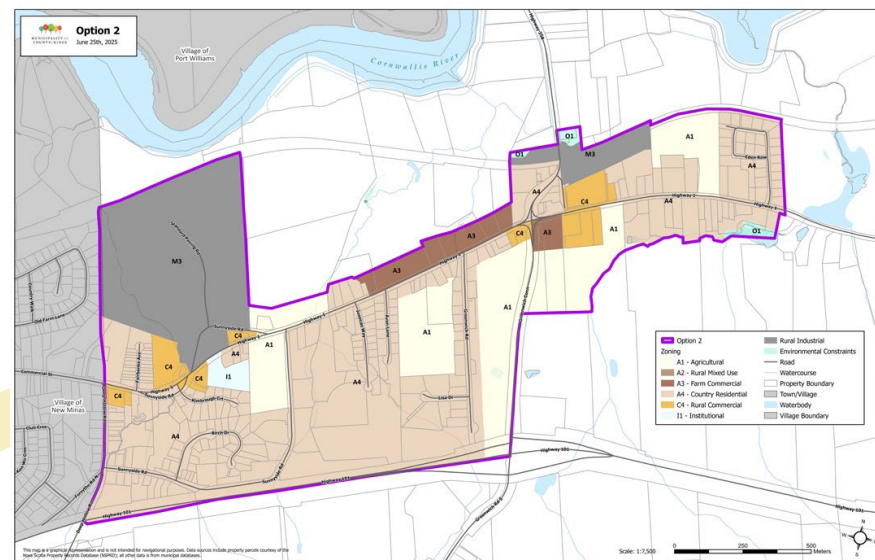
Key Themes Option 2



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Option 2:

This option includes lands that have experienced non-farm development on municipal services and includes some additional land for future expansion along Highway 1. A total of approximately 465 acres of land is included, of which 62 acres is currently actively farmed.



Key Themes Option 2

- Most strongly opposed of all three options
- Concerns about farmland loss (especially A1 land) and environmental risks
- Seen as threatening Greenwich's rural identity and small-community feel
- Infrastructure and service capacity questioned
- Limited support, only for potential to expand housing and economic opportunities



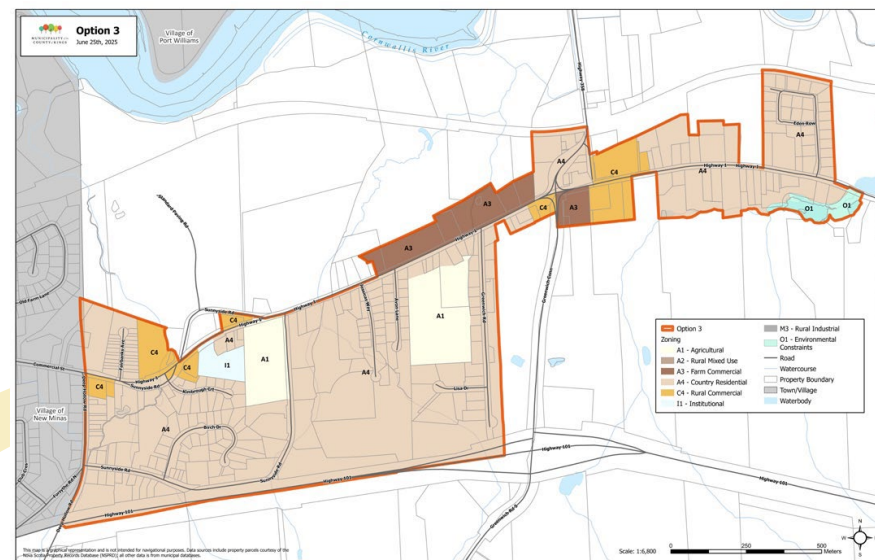
Key Themes Option 3



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Option 3:

This option includes lands that have experienced non-farm development on municipal services. This option focuses development to areas where development has already occurred. This option has the least effect on farmland, including only 15 acres of actively farmed land within the total area of approximately 313 acres.



Key Themes Option 3

- Mixed views on Option 3, some see as a compromise with “reasonable growth”, others as “too much” change
- Support for focusing growth where infrastructure already exists
- Recognized potential for housing diversity (multi-unit, senior, family suites)
- Concerns about farmland loss and long-term growth creep
- Suggestions include focusing on Horton High/Highway 101



Key Themes Housing Feedback



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- Lots of demand for affordable, modest housing (for seniors, young families, downsizing residents)
- Interest in more rental units, secondary suites, and multi-unit options in serviced areas
- Preference for housing that fits rural character — cautious about large-scale or high-density projects
- Calls for housing to serve local needs, not speculative development

Key Themes Services Feedback

- Desire for modest improvements: parks, playgrounds, walking/cycling trails
- Interest in community gathering spaces (e.g., small centre, pool, gym)
- Some support for small-scale local businesses (café, bakery, farm retail) aligned with rural identity
- Strong emphasis on supporting agricultural businesses and farm markets
- Safety and infrastructure improvements noted: sidewalks, crosswalks, traffic calming, transit upgrades

Phase 2 – Key Takeaways



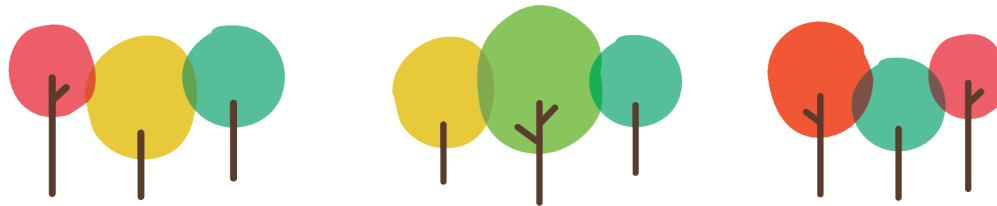
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1. Strong message of farmland protection
2. Broad support for Option 1
3. Much opposition to Option 2
4. Mixed views on Option 3
5. Housing needs are identified
as are some community amenity
and infrastructure improvements
6. Continued desire for clarity
and long-term protections



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Summary of Outcomes



Overall Community Messages



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1. Protect farmland
2. Preserve rural character and community feel
3. Openness to modest, targeted growth
4. Housing diversity needed, but at the right scale
5. Desire for modest services and infrastructure improvements

Growing Greenwich Outcomes

1. Permit development of Accessory Dwellings in Country Residential (A4) Zone
2. Boundary Change
3. Revisions to Residential Development Agreement option in Country Residential (A4) Zone

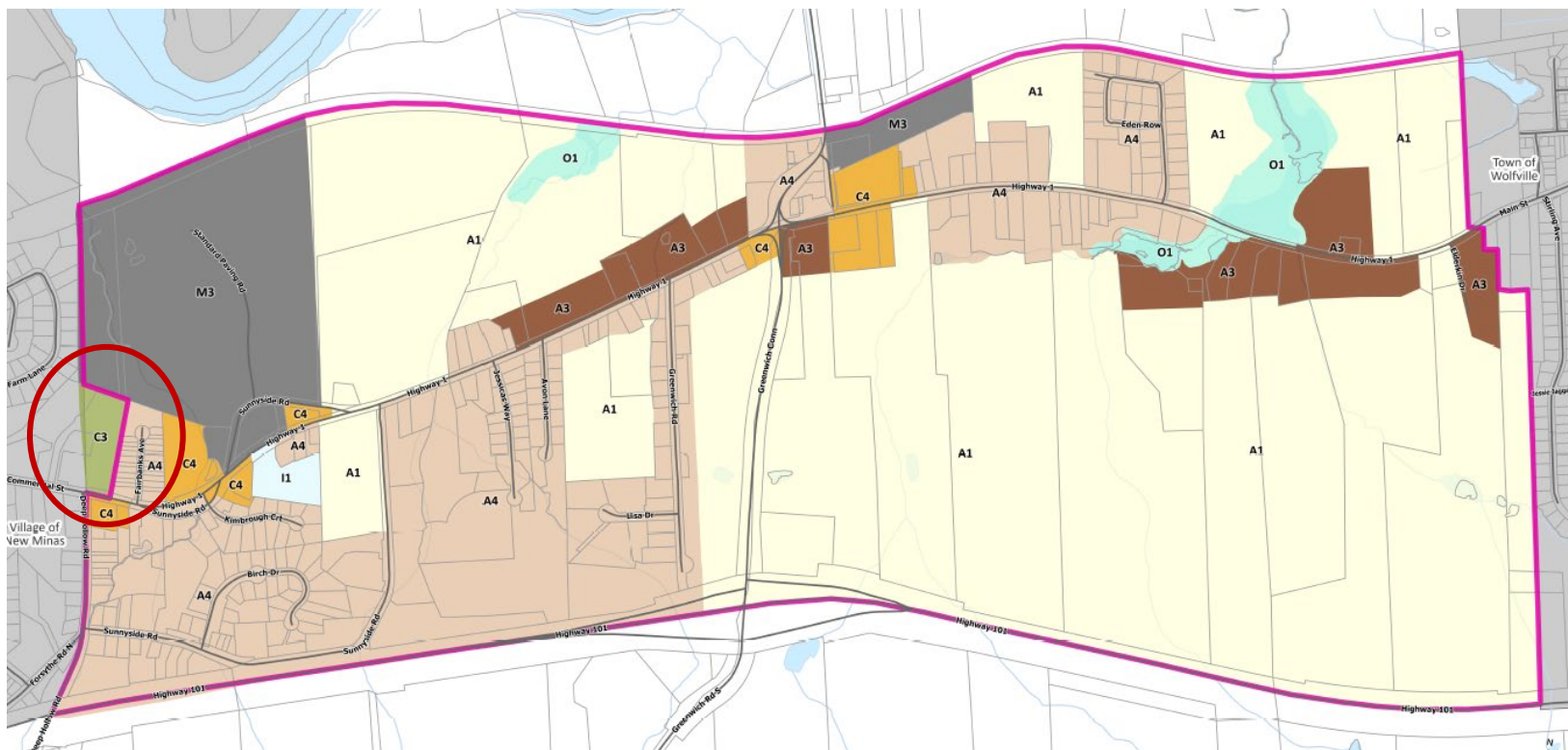
Growing Greenwich Outcomes



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Boundary Change

Expansion of New Minas Growth Centre to include Old Horton School Site



Revisions to Residential Development Agreement policy in the Country Residential (A4) Zone

1. Reduction in lot area requirement
2. Number of units under consideration linked to land area
3. Clarification on the permitted height of any proposed buildings

What's Next



Stay connected through our project webpage: countyofkings.ca/growinggreenwich

Your Questions?



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Thank You!



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