



September 29 2026

Planning & Development Services

# Public Meeting

Request for support for a Minister's Zoning Order

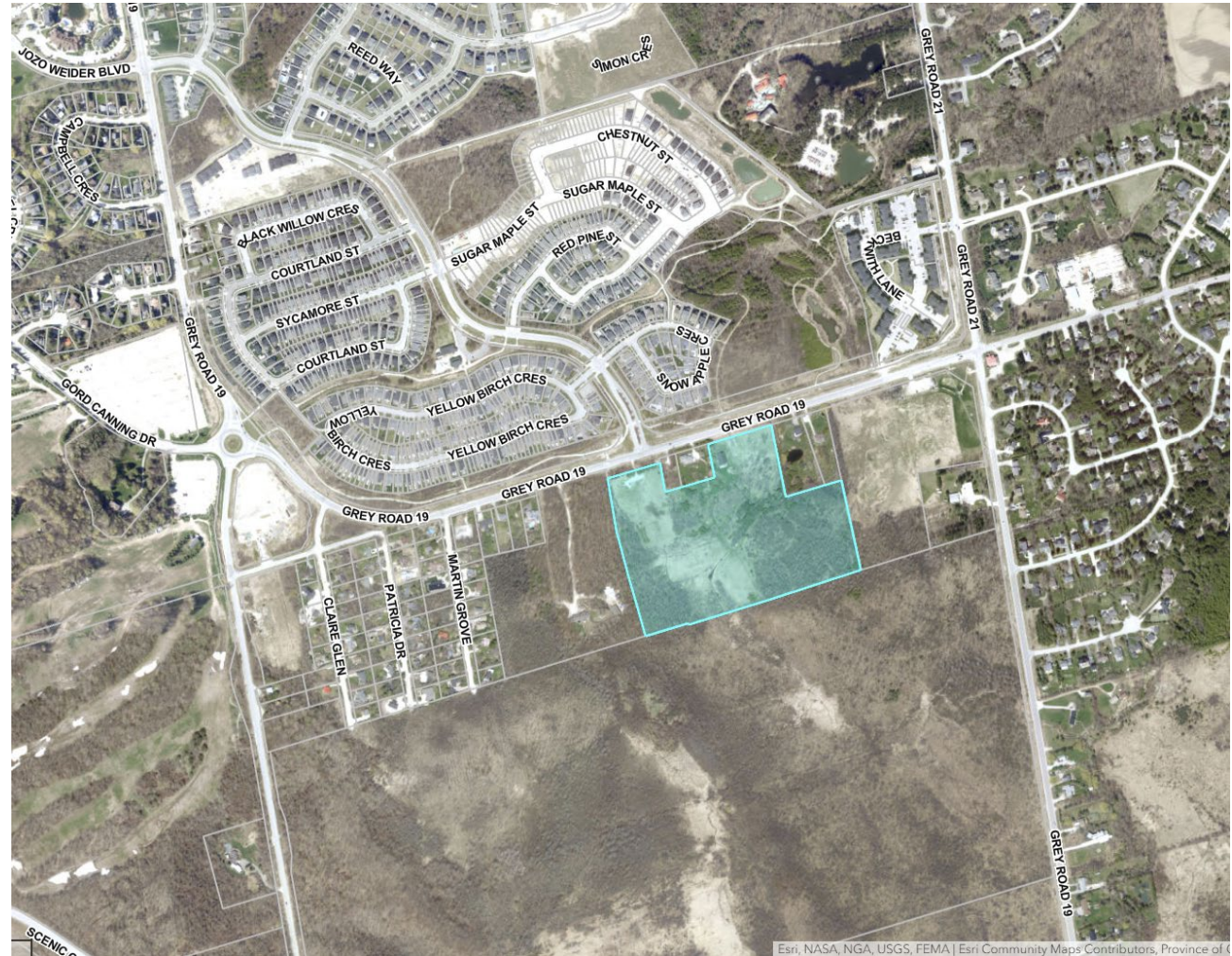
796060 Grey Rd 19

Applicant: 2483302 Ontario Inc.

Agent : Terry Geddes/Krystin Rennie

# Application and Site Location

|                             |                                               |
|-----------------------------|-----------------------------------------------|
| Agent<br>Owner<br>Applicant | Terry Geddes et.al<br>2483302 Ontario<br>Inc. |
| Location                    | 796060 Grey Rd 19                             |
| Applications                | MZO                                           |
| Lot Area                    | 9.95 HA                                       |





# MZO Process (A Provincial Process)

☐ Proposal identified

☐ Information prepared

☒ Town receives public input

☐ Council considers position

← Applicant

← Request by applicant for Municipal Support

☐ Request sent to province

☐ Provincial review and consultation

☐ Minister makes decision - other approvals may still be required

← Applicant

# Project information

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/rental-housing-project-grey-road-19>



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## Related Documents

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Staff Reports and Council Decisions

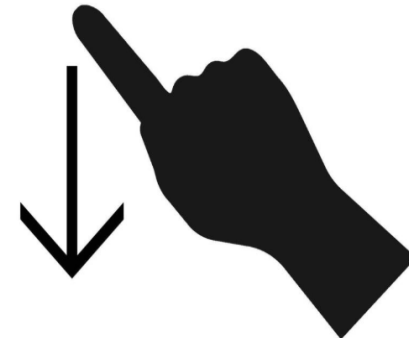
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Submission Documents

+

Approval Documents

+



# Town process to date

- November 18 2025 - Delegation to Council by landowner agents
- April 2026: Applicant submits documents for pre-review, meeting held and comments sent.
- August 2026: Applicant re-submits unrevised documents, 5 new documents (MZO, PJR, ENG Memo and EIS Memo, Parking Study and Concept) and requests Council support for an MZO
- August 25, 2026: Council directs staff to proceed with review, hold a Special Public Meeting, and return with a Recommendation Report to Committee of the Whole and Council meetings before the end of this term of Council
- August-September: Applications circulated & comments sent or on the way
- September 8, 2026: Public meeting notice issued (mail out) & Notice in Review
- September 24, 2026: Comments provided
- September 29, 2026: Public meeting held

# Next Steps

- Receive Public Meeting & any remaining department/agency comments
- Receive any responses from applicant\*
- Additional review as applicable\*
- Provide Council Report (recommendation or information)\*

\* MZOs do not fall within the approval authority of the municipality

# Submission contents

**NEW**

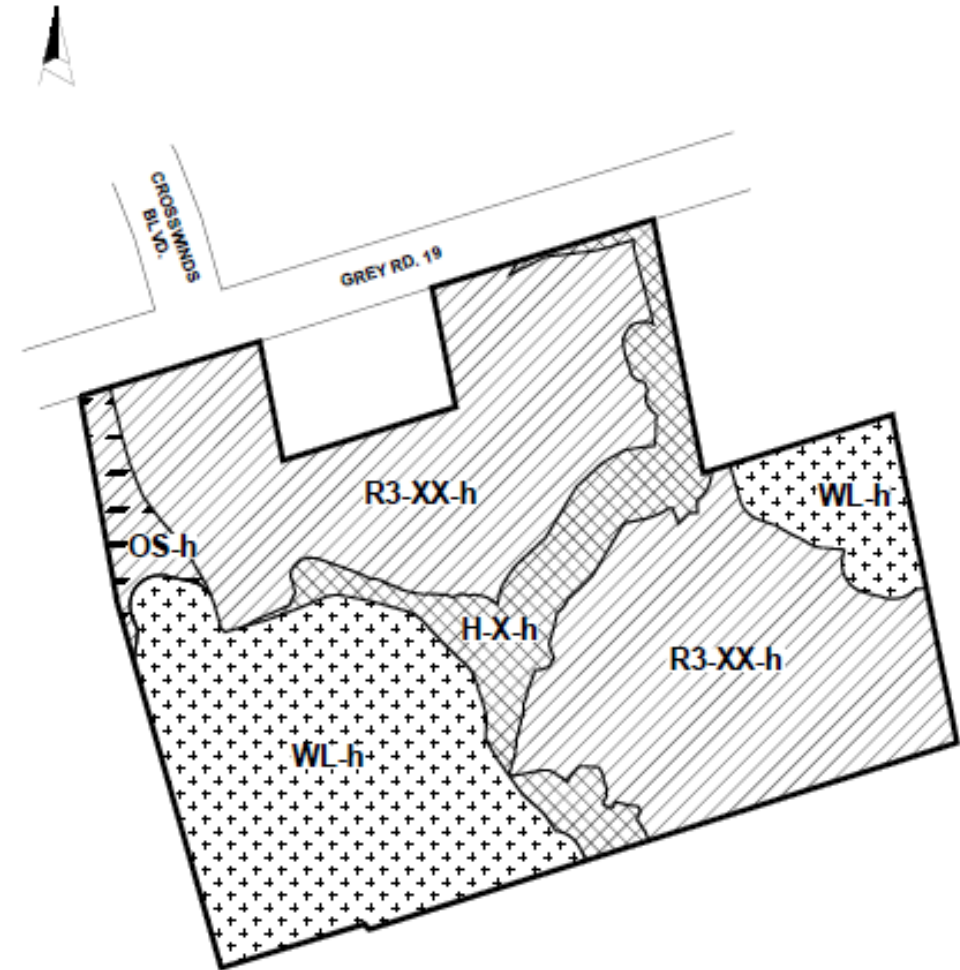
**NO  
Change**

**TBC**

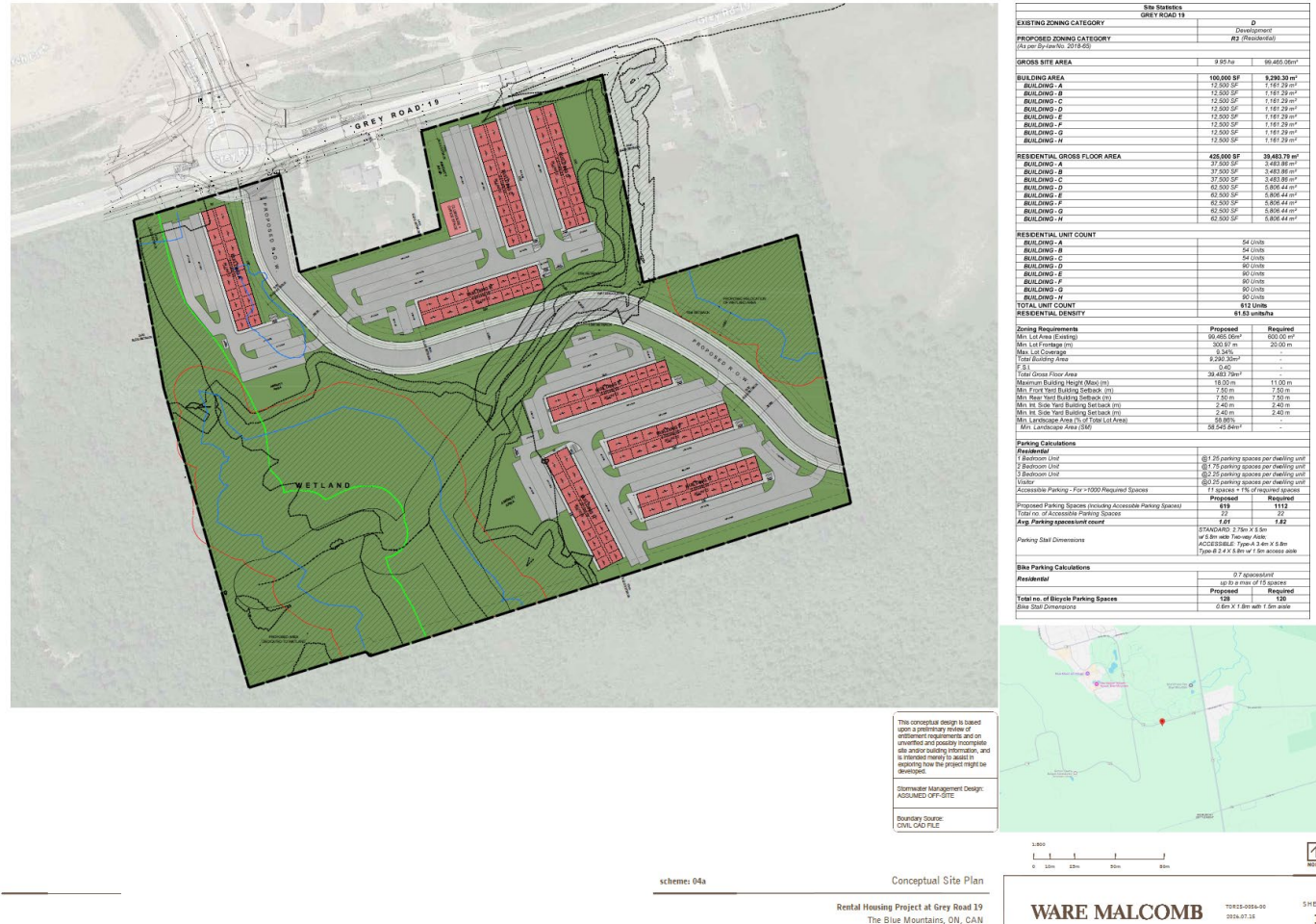
| Study                                         | Author        | Date           | Revised/New                       |
|-----------------------------------------------|---------------|----------------|-----------------------------------|
| Exec Summary Engineering Memo (NEW)           | Crozier       |                | June 24, 2026                     |
| Exec Summary Environmental Impact Study (NEW) | Birks         |                | June 19, 2026                     |
| Planning Justification Report (NEW)           | Rennie/Hale   |                | Undated                           |
| Draft MZO (NEW)                               | Rennie/Hale   |                | Undated                           |
| Site Plan (NEW)                               | Ware Malcombe | June 6, 2025   | July 15, 2026                     |
| Parking Study* (NEW)                          | Tatham        | (Feb 3, 2026)  | Aug 20, 2026                      |
| Archaeological Stage 1&2                      | ACC           | (Feb 8, 2024)  |                                   |
| Natural Hazards Brief                         | Tatham        | (Aug 27, 2024) |                                   |
| Natural Heritage Constraint Analysis          | Birks         | (June 6, 2023) |                                   |
| Environmental Impact Study                    | Birks         | (March 2026)   |                                   |
| Phase II ESA & Stockpile Quality              | Fisher        | (Dec 8, 2023)  |                                   |
| Hydrogeological Study                         | Tatham        | (May 3, 2024)  |                                   |
| Geotechnical Investigation                    | Fisher        | (Dec 8 2023)   |                                   |
| Stormwater Management Report                  | Tatham        | (Feb 5, 2026)  |                                   |
| Functional Servicing Report                   | Tatham        | (Feb 6, 2026)  |                                   |
| Housing Report                                | Parcel        | (Feb 18, 2026) |                                   |
| Traffic Impact Study *                        | Tatham        | (Feb 3, 2026)  | Not submitted with formal request |

# MZO details (applicant) \*

- Apartment, accessory & limited commercial uses 525m<sup>2</sup> or more as determined later
- 65 units/gross HA
- 3,5 and 6 storey buildings (within 40, 40-80 and beyond 80m of Grey Rd 19)
- 1.2 parking spaces/residential unit
- Holding provision
- MZO supercedes ZBL 2018-65
- All other matters deferred to site plan



# Concept/Feasibility Plan



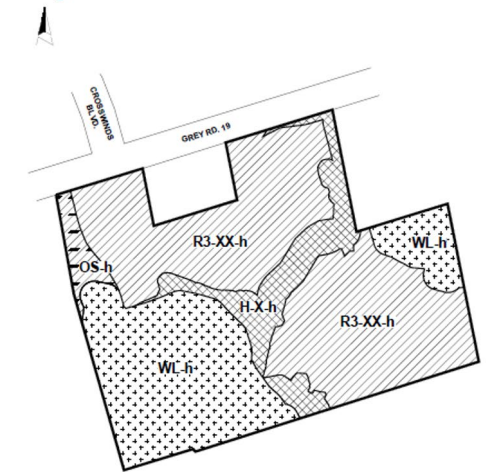
# \*Clarifications

- Rental housing tenure
- Total amount of commercial
- Density and unit count
  - 117 units/gross HA if 656 units
  - 65 units/HA = 339 units
  - Or new definition
- Height in metres is required to assess impact
- Parking spaces (commercial + ratio vs actual spaces)
- Holding provisions vs conditions & agreements

- Applicable zoning standards
- Limits of site plan & other approval requirements
- Open space, road, hazard, wetland and parcels

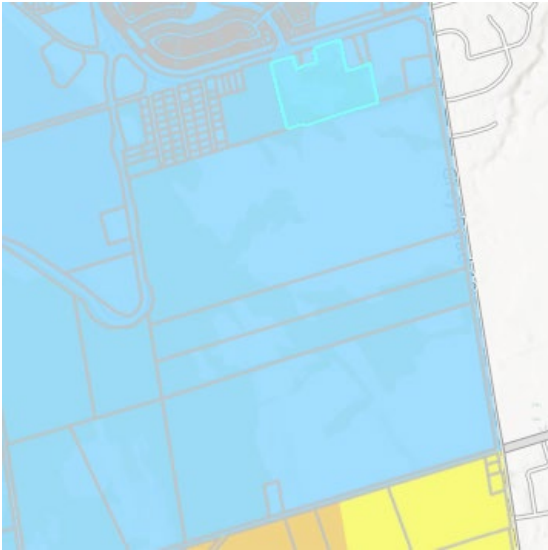
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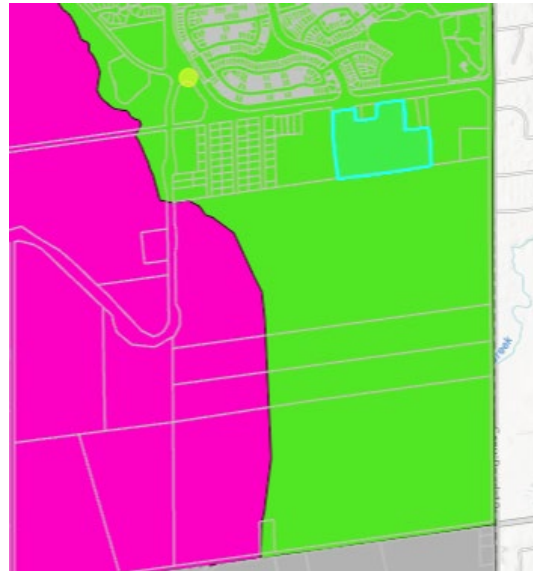


# Current Development Framework

**Niagara Escarpment Plan**  
Escarpment Recreation  
Area



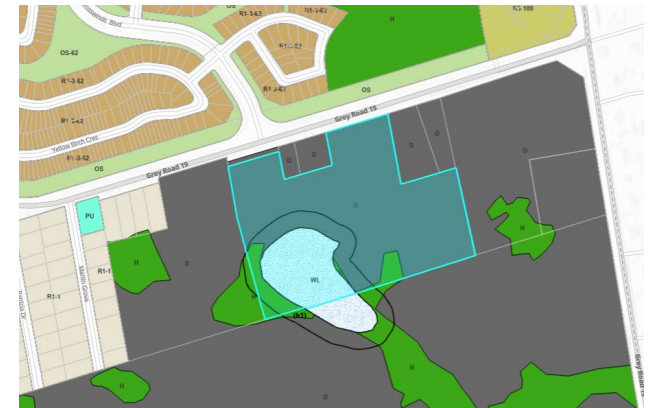
**Grey County OP**  
Recreational Resort  
Settlement Area



**Town OP**  
Future Secondary Plan

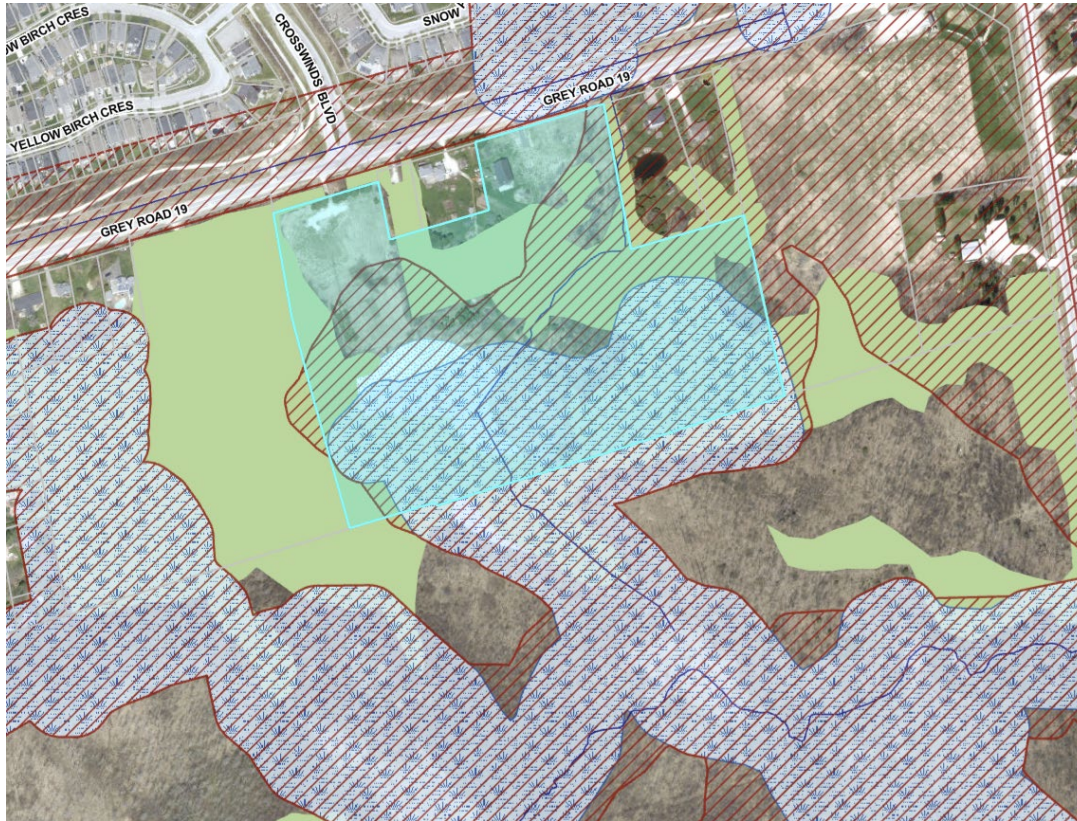


**Town Zoning By-law**  
Development D Zone  
Wetland WL Zone  
Hazard

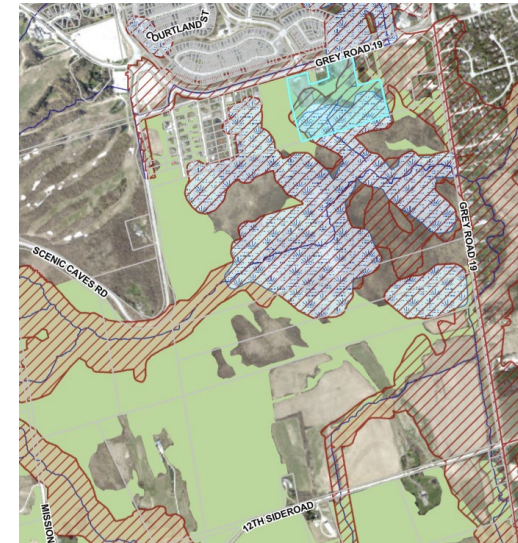


# Current Development Framework

Site



Site and surrounding area



-  Significant woodlands (County Town)
-  Wetlands (NVCA)
-  CA Regulated Area (NVCA)
-  Watercourses (NVCA)

# Circulation

Departments and agencies (August 25, 2026)

- Town departments
- Town natural heritage peer reviewer
- County of Grey
- Nottawasaga Valley Conservation Authority
- Niagara Escarpment Commission
- Indigenous groups

Public

- Website created <https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/rental-housing-project-grey-road-19>
- September 2, 2026 Notice in “The Review”
- September 8, 2026 Mailout to surrounding residents

# Key issues

1. Proposal clarification
2. Impact on the Future Secondary Plan and surrounding area
3. Water, wastewater and required off-site infrastructure
4. Natural heritage protection
5. Flooding, groundwater, stormwater and safe access
6. Visual impact, building design and Grey Road 19 gateway and community character
7. Roads, access, pedestrian access, traffic (all modes) and parking
8. Public benefits & financial & other costs
9. Indigenous engagement
10. Timing

# MZO Questions – Overview

- 1 What exactly would the MZO permit?
- 2 Is this the right location, timing and density for development both generally and before the Future Secondary Plan Area is planned?
- 3 Are water, wastewater, roads and other off-site works available, funded and timed to support the development?
- 4 Who pays for required infrastructure and is the Town protected from unplanned costs or financial risk?
- 5 Can wetlands, woodlands, the creek and wildlife habitat be protected?
- 6 Can flooding, groundwater, stormwater and safe access be managed without creating on-site or downstream impacts?
- 7 Will the project fit the Grey Road 19 gateway, transportation network and surrounding community?
- 8 Are the housing and public benefits used to support the MZO clear, measurable and legally secured?



# Thank you for your time

Project Website:

<https://www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/rental-housing-project-grey-road-19>

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