



**Township of East Garafraxa  
Official Plan Amendment  
Electronic Statutory  
Public Meeting Agenda**

**Tuesday, June 28, 2022, at 4:00 P.M.**

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**Official Plan Amendment No. 9 (OPA 9)  
Electronic Statutory Public Meeting Agenda**

Zoom registration details can be found at the following link: [Electronic Statutory Public Meeting Official Plan Amendment OPA9 \(eastgarafraxa.ca\)](https://www.eastgarafraxa.ca/electronic-statutory-public-meeting-official-plan-amendment-opa9).

Additional documents and/or information can be found on the Township at the following link: [Planning and Development - Township of East Garafraxa](https://www.eastgarafraxa.ca/planning-and-development).

1. **Opening Statement from Mayor Gardhouse**
2. **Notice of Public Meeting dated May 31, 2022**
3. **Presentation**  
Township Planning Consultants, Elizabeth Howson, MCIP, RPP, and Paul Kitchen, BURPI, Macaulay Shiomi Howson Ltd. (MSH)
4. **Written Comments**
5. **Oral Comments**
6. **Closing Remarks**



## **NOTICE OF PUBLIC MEETING FOR A TOWNSHIP-INITIATED AMENDMENT TO THE TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN**

**File: OPA 9**

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In accordance with Sections 17 and 21 of the *Planning Act*, a statutory public meeting is being held concerning a Township Official Plan Amendment which proposes a number of revisions to the Official Plan. The proposed revisions are intended to assist the Township in its ability to process planning applications in a timely manner to enable the Township to provide decisions within the statutory timelines of the Planning Act as amended by the More Homes for Everyone Act, 2022.

### **DATE AND FORMAT OF PUBLIC MEETING**

This Notice is being given in accordance with *Planning Act* requirements. A final recommendation on the amendment will not be presented until after the Public Meeting and all technical comments have been received.

Please be advised that all Council and Statutory Public Meetings are being held virtually/electronically at this time. Questions and comments can be submitted by email or mail to Susan M. Stone between Thursday, June 2, 2022 and Tuesday, June 28, 2022 at the address below. The public meeting is being held electronically through Zoom and will be available for public viewing, [please register at the following link](#).

The Public Meeting date and time are as follows:

**MEETING DATE and TIME: Tuesday, June 28, 2022 at 4:00 p.m.**

**ANY PERSON** may participate in the public meeting or make written or oral representation either in support of or in opposition to the proposed Official Plan Amendment.

#### 1. Written Submission

Written submissions should be addressed to the Township Clerk at the address shown below. Written comments will be accepted until Tuesday, July 5, 2022. If you wish to be notified of the adoption or the refusal of the proposed Official Plan Amendment, you must also make a written request to the Township Clerk before the adoption of the amendment.

#### 2. Oral Submission

Oral submissions may be provided to Council at the meeting electronically. You must pre-register with the Clerk's office by email at [info@eastgarafraxa.ca](mailto:info@eastgarafraxa.ca), or telephone at 226-259-9400 or mail at the address below before 4:30 pm on Monday, June 27, 2022. Please include your full name, address, and a call-back phone number. You will be contacted by the Clerk's office to confirm your participation and receive the online and call-in information before the meeting.

The Township of East Garafraxa is processing the Official Plan Amendment as required by the *Planning Act* and welcome any comments that you may have.

### **DETAILS OF THE PROPOSED OFFICIAL PLAN AMENDMENT**

The current Official Plan was adopted by Township Council on December 14, 2004 and approved by the Minister of Municipal Affairs and Housing on October 26, 2005. The More Homes for Everyone Act, 2022 is an Act to amend various statutes with respect to housing, development

and related matters. The Act introduced a number of new planning process requirements in the Planning Act. These include application fee refunds for zoning and site plan applications when no decision is made on such applications within the statutory timelines.

Changes to the Township's policies with respect to pre-application consultation and complete application requirements in Section 9.8 of the Official Plan to reinforce the need for mandatory pre-consultation and establish a more detailed complete application review process will assist in achieving these objectives. Furthermore, due to the complexity of Planning Act applications, it is necessary to allow time for sufficient consideration of each individual application type by Council, staff, agencies and the public. For this reason, applications should not be combined or processed concurrently.

The proposed changes affect lands throughout the entire Township of East Garafraxa, therefore a key map or description of the affected lands has not been provided. Proposed changes include:

- i) making Pre-Application Consultation mandatory;
- ii) establishing that terms of reference or other criteria for specific studies, or other information or material, shall be established by the Township through the Pre-Application Consultation as required for a complete application, in consultation with the County of Dufferin, appropriate Conservation Authority or other agencies;
- iii) adding a direction that the Township shall review and evaluate the studies or other information or material submitted to ensure that the terms of reference or other criteria have been satisfied prior to the Township making a determination that an application can be deemed complete;
- iv) adding a policy stating that only one application for an official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium or site plan control shall be deemed complete if applications are submitted concurrently; and,
- v) updating the policy regarding fees required by the Township and other agencies to include fees for mandatory Pre-Application Consultation.

#### **ADDITIONAL INFORMATION:**

Additional information relating to the proposed Township Official Plan Amendment may be requested by email, mail, fax, or telephone from the Township at the address below.

#### **PLANNING ACT REQUIREMENTS:**

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Township of East Garafraxa before the proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Township of East Garafraxa to the Ontario Land Tribunal.

If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Township of East Garafraxa before the Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If the proposed Official Plan Amendment is adopted by the Township of East Garafraxa, it will be submitted to the County of Dufferin for approval. If you wish to be notified of the decision of the County of Dufferin, in respect of the proposed Official Plan Amendment, you must make a written request to:

County of Dufferin  
Development and Tourism  
[planner@dufferincounty.ca](mailto:planner@dufferincounty.ca)  
30 Centre Street, Orangeville, ON L9W 2X1

**DATED AT THE TOWNSHIP OF EAST GARAFRAXA THIS 31<sup>st</sup> DAY OF MAY, 2022.**

Susan M. Stone, A.M.C.T., CAO/Clerk  
TOWNSHIP OF EAST GARAFRAXA  
065371 Dufferin County Road 3, Unit 2 | East Garafraxa | ON | L9W 7J8  
Tel: 226-259-9400 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812  
Email: [sstone@eastgarafraxa.ca](mailto:sstone@eastgarafraxa.ca)



**STATUTORY PUBLIC MEETING  
OFFICIAL PLAN AMENDMENT  
NO. 9 PRESENTATION**

**June 28, 2022**

# Presentation Outline

- Background
- Key Proposed Policy Modifications
- Next Steps

# Background

- More Homes for Everyone Act, 2022 (the Act) amends various statutes with respect to housing, development and related matters.
- The Act introduced a number of new planning process requirements. These include application fee refunds for zoning and site plan applications when no decision is made within statutory timelines.

# Background

- Revisions to the Official Plan are required in response to the changes introduced by the Act including with respect to:
  - Mandatory pre-application consultation;
  - Complete application requirements to establish a more detailed complete application review process; and,
  - Requiring that applications generally not be combined.

# **Key Proposed Policy Modifications**

- Policies apply to the entire Township.
- Pre-application consultation will be mandatory.
- Township will establish terms of reference or other criteria for specific studies or other information required through the pre-application consultation process.



# **Key Proposed Policy Modifications**

- Township to review/evaluate studies to ensure terms of reference are satisfied prior to making a determination that an application can be deemed complete.
- Generally only one planning application shall be deemed complete at a time, if applications are submitted concurrently.
- Establish that fees are required for pre-application consultation.

# Comments Received

- **County Planning**
  - The Township should ensure that all policies meet the requirements of the Planning Act, are consistent with the Provincial Policy Statement, 2020 and conform to the Dufferin County Official Plan.
  - As the approval authority for the proposed Official Plan Amendment, County Council has the authority to approve, approve with modifications, or refuse to approve all or parts of the Official Plan.
  - Following the proposed Official Plan Amendment complete adulteration (sic) by the Township of East Garafraxa, a complete package to be submitted to the County of Dufferin for approval.
- **GRCA**
  - The GRCA has no objection.

# THANK YOU

- Please submit any comments and questions to the Township by email or mail to Susan M. Stone ([sstone@eastgarafraxa.ca](mailto:sstone@eastgarafraxa.ca)) by July 5, 2022.