



**Township of East Garafraxa**  
**Official Plan Amendment No. 9**  
**Electronic Statutory Public Meeting Minutes**  
**Tuesday, June 28, 2022**

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The Township of East Garafraxa held an Official Plan Amendment Electronic Statutory Public Meeting for Official Plan Amendment No. 9, by video conference at 4:00 p.m. on June 28, 2022.

Members Present: Mayor Guy Gardhouse  
Deputy Mayor John Stirk  
Councillor Lenora Banfield  
Councillor Frances Pinkney

Members Absent: Councillor Tom Nevills (with notice)

Staff/Consultants Present: Susan Stone, CAO/Clerk  
Jessica Kennedy, Acting Clerk/Deputy Clerk  
Liz Howson, Planning Consultant, Macaulay Shiomi Howson Ltd.  
Paul Kitchen, Planning Consultant, Macaulay Shiomi Howson Ltd.

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## **1. Opening Statement from Mayor Gardhouse**

This is a statutory public meeting which is being held in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c. P.13, to consider a Township Official Plan Amendment (OPA 9) 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.

This meeting is being held to receive input from the public with respect to the proposed Amendment. The input received will be considered by the Township in their review of the Amendment. A final recommendation on the amendment will not be presented until after the Public Meeting and all technical comments have been received.

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.

Following the presentation by the Township planning consultant, if there are any members of the public that would like to make oral comments on the Amendment, please type in the chat feature "I have comments" and you will be moved to a panelist in the meeting and will be able to speak, please note this will enable your video and audio features. When providing oral comments please provide your name and address prior to commenting.

Written comments can be sent to the Township and will be accepted until Tuesday, July 5, 2022. In addition, if you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment, you must also make a written request to the Township CAO/Clerk Susan Stone at [ssstone@eastgarafraxa.ca](mailto:sstone@eastgarafraxa.ca). 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 [planner@duffercounty.ca](mailto:planner@duffercounty.ca).

Any person may attend a public meeting and make representations in response to the proposed Amendment. All information including personal information, opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. This information may be posted on the

Township of East Garafraxa website and/or made available to the public upon request. Questions about this collection should be directed to the CAO/Clerk Susan Stone.

## **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) Presented the Public Presentation on screen.

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.

Key Proposed Policy Modifications Policies that apply to the entire Township include:

- 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.

### **4. Written Comments**

The following written comments were received:

- **Dufferin County**

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.

- **Grand River Conservation Authority (GRCA)**

The GRCA has no objection.

### **5. Oral Comments**

There were no public in attendance. Nothing at this time.

### **6. Closing Remarks**

Comments and questions are to be submitted to the CAO/Clerk by email or mail by July 5, 2022.

Susan Stone (Original Signed)

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Clerk

Guy Gardhouse (Original Signed)

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Head of Council