

Local Planning Appeal Tribunal

The Local Planning Appeal Tribunal (LPAT) is an adjudicative tribunal that hears cases in relation to a range of land use matters, heritage conservation and municipal governance. Appeals that come before LPAT are identified through policies found in the Planning Act, Aggregate Act, Heritage Act, Municipal Act, Development Charges Act and Expropriations Act. These include matters such as official plans, zoning by-laws, subdivision plans, consents and minor variances, land compensations, development charges, electoral ward boundaries, municipal finances, aggregate resources and other issues assigned by numerous Ontario statutes.

Land Use Planning Framework

The responsibility for long-term planning in Ontario is shared between the province and municipalities. The province sets the ground rules and directions for land use planning through the *Planning Act* and the *Provincial Policy Statement (PPS)*. In certain parts of the province, provincial plans provide more detailed and geographically specific policies to meet certain objectives, such as managing growth, or protecting agricultural lands and the natural environment. The plans applicable to East Garafraxa are: The Greenbelt Plan, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. These plans work together with the Provincial Policy Statement (PPS).



Municipalities implement the province's land use planning policy framework. Municipalities prepare official plans and make land use planning decisions to achieve their communities' economic, social and environmental objectives, while implementing provincial policy direction.

Township of East Garafraxa

Building/Demolition Permits and Planning Information



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This pamphlet is intended to provide preliminary information only.

Building/Demolition Permits

Building permits are required for the construction of new buildings or structures, building additions, renovations, pools, decks, sheds, and structural alterations among other possible projects and must comply with the provisions of Township By-Laws and the Building Code. Demolition permits are also required for the removal of buildings and structures.



The County of Dufferin Building Department provides services to various municipalities in Dufferin County including the Township of East Garafraxa.

As of February 18, 2020, all building/demolition permit applications are to be submitted online through the e-permitting system. Instructions can be found on the County of Dufferin website at <https://dufferincounty.ca/services/building-services>

The Township Planning Department reviews applications based on Township zoning requirements and other applicable law (and issues Municipal Approvals). The County of Dufferin Building Department reviews applications pursuant to the Building Code and issue the building/demolition permits. All reviews are completed through the e-permitting system.

Township Development Charges may be applicable, please visit the Township website for more information. Please note that the County of Dufferin Building Department has fees associated with building permits and also collects County and Education Development Charges (if applicable). Please contact the County of Dufferin Building Department with respect to associated fees and Development Charges.

It is also possible that a Conservation Authority permit or clearance could be required prior to the issuance of the Municipal Approval.

When a project is proposed on a lot that does not already have an emergency number (civic address number) one will be required prior to the issuance of Municipal Approval. The emergency number shall be installed in accordance with County requirements and must be in place prior to the issuance of a building permit.

Land Use Planning

Land use planning means managing land and resources to help communities to set goals about how to develop and change and to work out ways of reaching goals while keeping important social, economic and environmental concerns in mind. It balances the interests of individual property owners with the wider interests and objectives of the whole community.

Planning Applications

The Planning Act prescribes the manner in which certain planning applications are circulated including the information to be included in Notices, the number of days in which an application has to be circulated in advance of the Statutory Public Meeting, the property owners and agencies to be circulated, appeal periods etc..

All planning applications are subject to fees and deposits pursuant to Township By-Law(s) regarding Planning Tariff of Fees. Please visit the Township website or contact the Township office for more information.

The Township does not have a Committee of Adjustment therefore this municipality does not process Minor Variance Applications. However, variances can be done through Zoning By-Law Amendment applications.

In addition to the Statutory Public Meeting of Council, some applications will be subject to a meeting of the Township Planning Advisory Committee (PAC).

Applicants/owners are encouraged to attend the Planning Advisory Committee meeting (if applicable) and the Statutory Public Meeting (Council Meeting).

A pre-consultation appointment with the Director of Planning may be required prior to submitting a planning application.

Planning applications can include but are not limited to:

- Plans of Subdivision
- Consent (Severance)
- Zoning By-Law Amendment
- Temporary Use
- Holding Removal
- Official Plan Amendment
- Site Plan Control

Zoning By-Law

What is a Zoning By-Law?

- Intent is to protect the public interest by restricting the use of land, location of buildings and structures;
- Applicable law under the Ontario Building Code, requires compliance with Zoning By-Law in order to obtain a building permit;
- Defines property owners land use permissions.

Official Plan

The Township Official Plan is intended to form the foundation for decisions on planning applications that are to be made by Council, members of the public and government agencies with respect to future land use in the Township of East Garafraxa, while providing members of the public with a sense of assurance as to the future development of their lands and the lands around them.

Site Plan Control

Township By-Law 8-2007, as amended by By-Law 26-2018, classifies all Commercial uses, Industrial uses, Institutional uses, Recreational uses, and all cannabis, marihuana (marijuana), or hemp-related uses, as Site Plan Control Areas.

Approval Authority

Council of the Township of East Garafraxa is the approval authority for various planning applications including, Consents (severances) Zoning By-Law Amendments/Temporary Use/Holding Removal Applications, Site Plan Approval Applications and Plans of Subdivision, as well as Planning documents including but not limited to Official Plans, Zoning By-Laws and Development Charges By-Laws. The County of Dufferin is the approval Authority for Official Plan Amendments (OPA's). However, an OPA application must be adopted by Township Council prior to County approval.