



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

File: OPA 9

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, 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
30 Centre Street, Orangeville, ON L9W 2X1

DATED AT THE TOWNSHIP OF EAST GARAFRAXA THIS 31st 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