



CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

065371 Dufferin County Road 3, Unit 2 • East Garafraxa ON • L9W 7J8
 T: 226-259-9400 • Toll Free: 877-868-5967 • F: 1-226-212-9812
 info@eastgarafraxa.ca • www.eastgarafraxa.ca

**NOTICE OF RECEIPT OF COMPLETE APPLICATIONS FOR PROPOSED
 DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

Application Numbers:	Plan of Subdivision: S2-22 (referred to as Marsville South) Zoning By-Law Amendment: Z7-22		
Statutory Public Meeting/Council Meeting:	To be scheduled at a later date.		
Owner:	THOMASFIELD HOMES LIMITED		
Applicant:	Astrid J. Clos Planning Consultants		
Location:	Concession 13, East Part Lot 5	Area:	28.101 ha/ 69.44 ac (Provided by the applicant)
Present Official Plan Designation:	Community Residential and Community Institutional		
Present Zoning:	Rural (RU)		
Purpose:	<p>Plan of Subdivision: For a proposed residential subdivision consisting of 90 lots serviced by municipal well and private septic systems, an internal road network with access to County Road 3 and the 13th Line, a park block, and storm management block.</p> <p>Zoning By-law Amendment: To rezone the property from Rural to Hamlet Residential Exception allowing reduced lot area from 6,000 m² to 2,000 m² and reduced minimum lot frontage from 30 m to 25 m, and Open Space.</p>		

The Township of East Garafraxa has received the aforementioned applications, for a proposed subdivision referred to as Marsville South located at Concession 13, East Part Lot 5, East Garafraxa. In support of the applications, the following reports and plans have been submitted and are available for review at the Township office:

- 1) Cover Letter prepared by GM BluePlan dated June 20, 2022
- 2) Zoning By-Law Amendment Application dated July 11 2022;
- 3) Draft Plan of Subdivision Application dated July 11, 2022;
- 4) Draft Plan of Subdivision prepared by Astrid J. Clos Planning Consultants dated May 11, 2022;
- 5) Draft Amending Zoning By-Law;
- 6) Planning Report prepared by Astrid J. Clos Planning Consultants dated May 17, 2022;
- 7) Phase 1 ESA prepared by GM BluePlan dated May 2022;
- 8) Phase 2 ESA prepared by GM BluePlan dated February 16, 2021;
- 9) Phase 1 and 2 Reliance letter and certificate of insurance ESA prepared by GM BluePlan dated May 2, 2022;
- 10) Servicing Options Report for Marsville North and South prepared by GM BluePlan dated November 12, 2021;
- 11) Functional Servicing Report for Marsville North and South prepared by GM BluePlan dated May 12, 2022;
- 12) Hydrogeological Study for Marsville South prepared by GM BluePlan dated May 2022;
- 13) Geotechnical Investigation for Marsville South (Blackwell) prepared by V.A. Wood (Guelph) Incorporated dated February 2020;
- 14) Foundation Recommendations for Marsville South prepared by JLP Services Inc. dated April 4, 2022;
- 15) Engineering drawings prepared by GM BluePlan for Marsville South dated May 2022;
- 16) Marsville Well #2 Performance Assessment prepared by GeoKamp Limited dated May 11, 2020;
- 17) Stage 1 and 2 Archaeological Assessment for Marsville South prepared by Amick Consultants Limited dated March 24, 2021;
- 18) Ministry of Heritage, Sport, Tourism and Culture Industries Letter re: Archaeological Reports dated April 29, 2021;
- 19) Transportation Impact Study prepared by Salvini Consulting dated May 2022; and
- 20) Scoped Environmental Impact Study prepared by Natural Resource Solutions Inc. dated April 26, 2022.

It should be noted that some of the above reports reference the proposed Subdivision referred to as Marsville North, however, this circulation is specific to Marsville South.

Please note the Statutory Public Meeting for these applications will not be scheduled at this time until further notice has been given pursuant to the Planning Act, as amended. This is also applicable for Council’s decision on these matters.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Township of East Garafraxa in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or

public body is not entitled to appeal the decision of the Council of the Township of East Garafraxa to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Township of East Garafraxa in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of East Garafraxa to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of East Garafraxa before the proposed Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of East Garafraxa before the proposed Zoning By-law amendment is passed, 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 you wish to be notified of the decision of the Council of the Township of East Garafraxa in respect of the proposed plan of subdivision and Zoning By-law amendment, you must make a written request to the Township of East Garafraxa at the address above noted.

Location Map:



For illustration purposes only. This is not a plan of survey.



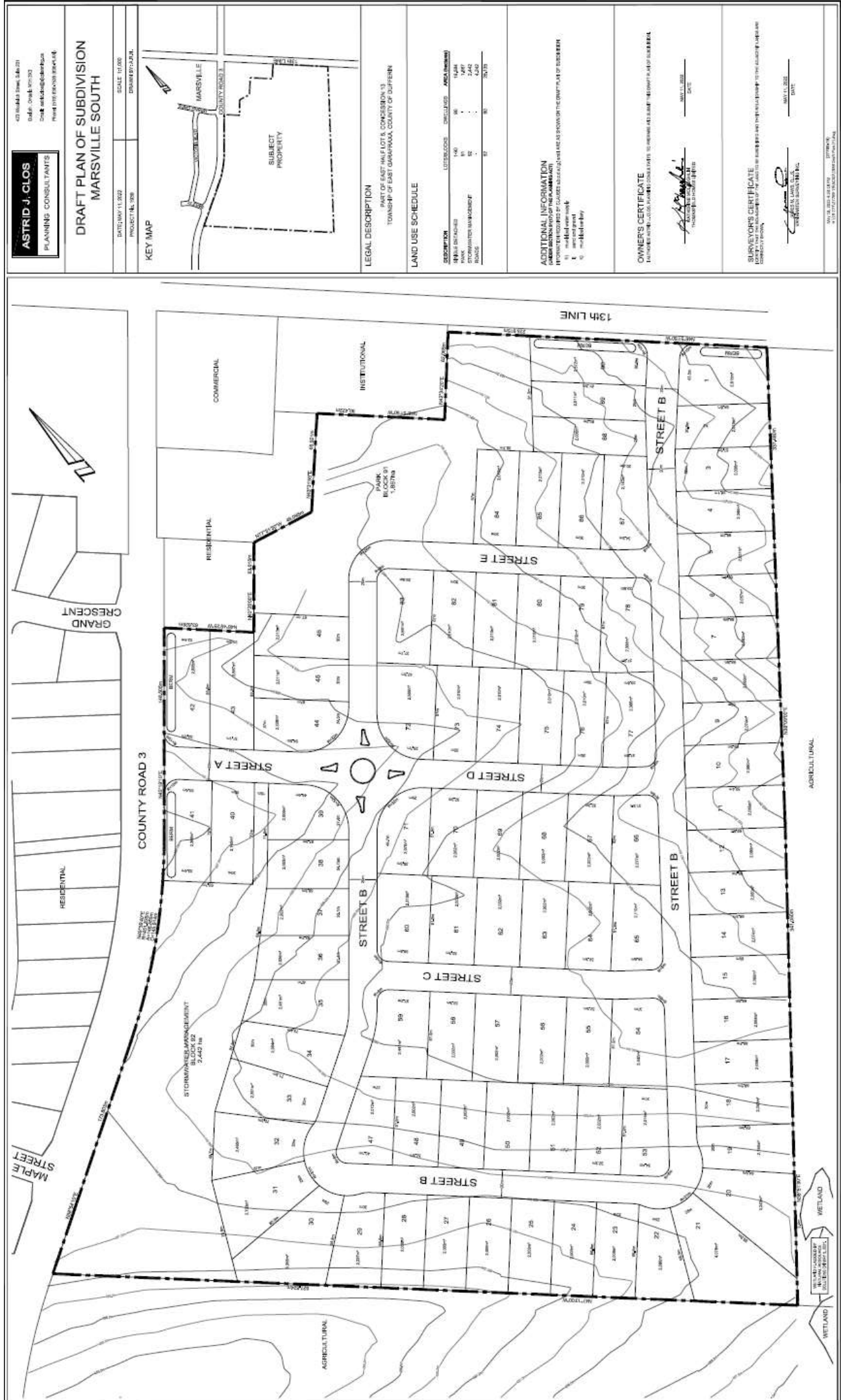
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Proposed Draft Plan of Subdivision:



ASTRID J. GLOS
PLANNING CONSULTANTS

DRAFT PLAN OF SUBDIVISION
MARSVILLE SOUTH

423 Dundas Street, Suite 201
Dufferin, Ontario N0W 1S0
Phone: 226-259-9400
Fax: 226-212-9812
Email: info@eastgarafraxa.ca

DATE: MAY 11, 2023
PROJECT NO.: 208

SCALE: 1:1000
DRAWN BY: JG

KEY MAP

LEGAL DESCRIPTION
PART OF EAST 1/2 LOT 13, CONVEYANCE '13'
TOWNSHIP OF EAST GARAFRAXA, COUNTY OF DUFFERIN

LAND USE SCHEDULE

DESCRIPTION	LOT/BLK/STR	CHANGES	AREA (ACRES)
RESIDENTIAL	1-40	0	14.40
COMMERCIAL	41-42	0	2.40
STORMWATER MANAGEMENT	43	0	4.40
ROADS	44-45	0	0.20

ADDITIONAL INFORMATION
OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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