

The Township of East Garafraxa

Consultant Planning Report to Council

To: Mayor Gardhouse and Members of Council

From: Fotenn Consultants Inc.

Date: December 4, 2024

Meeting Date: December 10, 2024

Applicant: John Cox, J L Cox Planning Consultants

Owner: James (Jim) & Deborah Kortleve

Subject: Official Plan Amendment Application OPA1-24 (Official Plan Amendment Number 10)
182198 20 Sideroad, East Garafraxa
Concession 12, West Part Lot 20, Parcels 6 and 7

Official Plan Designation: Rural and Environmental Protection

Zoning: Rural Residential (RR) and Environmental Protection (EP)

1. RECOMMENDATION

The proposed Official Plan Amendment application is to permit a reduced minimum lot area for a severance on lands municipally known as 182198 20 Sideroad. It should be noted that the reduced lot size of the proposed severed parcel is limited in size due to avoid fragmenting the Canivet municipal drain on the subject property. It is our recommendation that the proposed Official Plan Amendment(OPA 1-24) be adopted on the basis that the proposed amendment is appropriate and desirable and is consistent with the Provincial Planning Statement, conforms to the Dufferin of County Official Plan and maintains the general intent of the Township's Official Plan.

It is therefore recommended:

- 1.1 That the Consultant Planning Report dated December 4, 2024, for Official Plan Amendment

Application OPA1-24, for property location 182198 20 Sideroad, Concession 12, West Part Lot 20, Parcels 6 and 7, be received; and

- 2.1 That Council adopt Official Plan Amendment Number 10 with respect to application file OPA 1-24, considering any additional comments received prior to the adoption; and
- 3.1 Further that staff be directed to submit the required documentation to the County of Dufferin for approval in accordance with the requirements of the Planning Act.

2. BACKGROUND

The Subject Lands are located south of 20 Sideroad, off Dufferin Road 109. The Subject Lands has an area of approximately 8.1 ha and frontage onto 20 Sideroad of approximately 132 meters (refer to Attachment 1). The property currently contains a residential dwelling and a portion of the Canivet municipal drain.

The Subject Lands are designated 'Rural and Environmental Protection' per the Township Official Plan (refer to Attachment 2) and zoned 'Rural Residential (RR) and Environmental Protection (EP)' in the Zoning By-law 60-2004, as amended (refer to Attachment 3).

Pre-Consultation Meeting (February 24, 2022)

Through Official Plan Amendment 8 (OPA), a portion of the subject lands were redesigned from Environmental Protection to Rural. The Zoning for the subject property did not change as a result of the redesignation. The Owners submitted a pre-consultation request to rezone a portion of their lands from Environmental Protection to Rural Residential and to sever a 1.0 hectare portion of their lands. A Pre-Consultation Meeting was held on February 24, 2022.

The Grand River Conservation Authority, Dufferin County staff and Township of East Garafraxa staff requested to carry out an Environmental Impact Study (EIS) as there are regulated environmental features on the Subject Lands. An EIS was prepared by GWS Ecological & Forestry Services Inc. dated December 2023. The EIS was reviewed by the GRCA and they concluded that the EIS was acceptable and that its recommendations and mitigation measures be fully implemented.

Related Applications Zoning By-law Amendment (Z6-24) and Consent Application (B5-24)

In accordance with the Record of Pre-Consultation, the Owner's submitted a Zoning By-law Amendment and Consent Applications to facilitate the severance of 1.0 hectares of land from the existing 8.1 hectare parcel (refer to Attachment 4). Both applications were deemed complete on July 30, 2024 and the Statutory Public Meeting was held on August 27, 2024. During Fotenn's review of the application, it was identified that the proposed severance did not meet the minimum size requirements for new lots in the Township's Official Plan Section 5.2.4 b). As a result, it was identified that an Official Plan Amendment would be required to seek relief from the lot area requirements.

Statutory Public Meeting (August 27, 2024)

The proposed Consent and Zoning By-law Amendment Applications (B5-24 and Z6-24) were discussed with the Council members and members of the public on August 27, 2024. No concerns

or comments were received from the public during that meeting.

3. PURPOSE OF APPLICATION / SUMMARY OF PROPOSAL

The purpose of the application is to apply a site-specific policy to the proposed severed parcel, allowing lot with an area of 1.0 hectare, whereas Township Official Plan Policy 5.2.4 b ii) requires a minimum lot size of 2 hectares. The Subject lands will be redesigned from Rural to Rural Special Policy 1 (RU-1) in the Township Official Plan. The reduced size of the proposed severed parcel is due to the location of the Canivet municipal drain on the subject property and the intent to avoid fragmenting the municipal drain. The Canivet municipal drain will remain on the proposed retained lands.

A Notice of Receipt of a Complete Application for the Official Plan Amendment application was provided November 18, 2024, and the Statutory meeting is scheduled for December 10, 2024. The application was circulated in accordance with the Planning Act, as amended, to property owners within 120 metres of the Subject Lands and to the prescribed agencies.

To date comments have been received from commenting departments and agencies and are further described in Section 5 of this report.

Statutory Public Meeting

This Statutory Public Meeting for the Official Plan amendment, being held on December 10, 2024, is to further facilitate the Consent (B5-24) and Rezoning (Z6-24) applications for the subject lands. The recommendation of Council should consider any additional comments raised by the public during the Statutory Public Meeting.

4. DISCUSSION

Key applicable policies are those found in the Provincial Policy Statement 2024 (PPS), the County of Dufferin Official Plan, office consolidated 2017 (County Official Plan) and the Township of East Garafraxa Official Plan as amended (Township Official Plan). The Planning Act must also be considered. Planning decisions by the Township must be consistent with the policies of the PPS, and conform to the policies of the Growth Plan, and the County and Township Official Plans.

4.1 Provincial Planning Statement, 2024

The new Provincial Planning Statement came into effect on October 20, 2024. The Provincial Planning Statement effectively is a consolidated statement that provides high level provincial policy direction on key land use planning issues that affect communities. It replaces both the Provincial Policy Statement (2020) and A Place to Grow: the Growth Plan for the Greater Golden Horseshoe (2020). All decisions affecting planning matters shall be consistent with the Provincial Planning Statement (2024). The PPS is a broad high level planning document that guides development towards the Province's vision for growth and land use management. The PPS provides policy direction for rural lands which are defined as lands which are located outside settlement areas and outside of prime agricultural areas.

The PPS directs that healthy, integrated, and viable rural areas should be supported by building upon

rural character and leveraging rural amenities and assets. The key policies for rural lands in municipalities are:

- Policy 2.6.1 c) – These policies permit “residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services”.
- Policy 2.6.2 states “Development that can be sustained by rural service levels should be promoted”.
- Policy 2.6.3 states “Development shall be appropriate to the infrastructure, which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.”
- Policy 2.6.5 – The PPS states that “New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.”
- Policy 3.6.7, Sewage Water and Stormwater – the PPS states that “Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.”

The Subject Lands are identified as Rural in the Township Official Plan. The proposed reduced minimum lot area for a portion of the subject lands maintains the rural service levels while avoiding fragmentation of the Canivet drain. Related Applications Z5-24 and B6-24 have been reviewed for compliance with minimum distance separation formulae and no concerns were raised. The proposed severance is locally appropriate as the intention of the owner is to build a residential unit; with servicing made available via private wells and septic system - meeting utility requirements.

The proposed Official Plan Amendment application is consistent with the PPS (2024) based on the information submitted with the application.

4.2 County of Dufferin Official Plan (County OP)

The Official Plan for the County of Dufferin (officially consolidated 2017), as modified by Official Plan Amendment 2 and 3 through the recent decisions from the Ministry of Municipal Affairs and Housing dated October 9, 2024, provides over-arching policy direction on matters such as growth management and land use decisions by providing upper-tier land use planning guidance for the County’s eight local municipalities. Schedule A (Provincial Plan Areas) does not identify the subject site as within a Provincial Plan Area.

Schedule B (Community Structure and Land Use) identifies the property as ‘Countryside Area’. The ‘Countryside Area’ lands are comprised of ‘Agricultural Area’ and ‘Rural Lands’, which are specifically identified on Schedule C.

In this regard, Schedule C (Agricultural Area and Rural Lands) of the County Official Plan shows the subject lands as ‘Rural Lands’. Section 4.3 states that areas within the Rural lands’ designation consist of lands located outside settlement areas and do not comprise prime agricultural areas in the County. Rural lands are intended to preserve the County’s natural resources and maintain its rural character in accordance with Provincial guidelines.

Section 4.3.1 of the County OP outlines the objectives of the Rural lands, as follows:

- a) Promote development opportunities related to the management or use of resources; resource-based recreational uses (including recreational dwellings); tourism, limited residential development; home occupations and home industries; and other rural land uses that cannot be located in settlement areas;
- c) Promote opportunities to support a diversified rural economy by protecting agricultural uses and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses;
- d) Promote development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;
- e) Accommodate development that is appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of infrastructure; and

Section 4.3.2 of the County OP outlines permitted uses of the Rural lands, as follows:

- a) The primary use of land will be for:
 - i. the management or use of resources, such as forestry and mineral aggregate operations;
 - ii. resource-based recreational uses (including recreational dwellings);

Section 4.3.3 of the County OP outlines land use policies, as follows:

- e) All farm and non-farm development, including lot creation and new or expanding livestock facilities, will comply with the Minimum Distance Separation Formulae as implemented through the applicable local municipal planning documents.
- m) Lot creation in the rural lands will only be permitted in accordance with the policies of this Plan and the local municipal official plan.

The County Official Plan defers to the Township's lot creation policies. The proposed Official Plan amendment to reduce the minimum lot area is locationally appropriate in this area and maintains the general intent of the Rural Area and conforms with the County's Official Plan. Dufferin County Comments provided on related applications Z6-24 and B5-24 indicate no concern with the proposed lot area and size.

The proposed Official Plan Amendment application is consistent with the County of Dufferin Official Plan based on the information submitted with the application.

4.3 Township of East Garafraxa Official Plan (Township OP)

Schedule A of the Township OP designates the Subject Lands as Rural and Environmental Protection; from which the proposed severed area is designated Rural. The Rural permitted use policies contained in Section 5.2.3 permit agriculture and normal farm practices, single detached residential dwellings, one secondary residential unit, small scale commercial or industrial uses, on-farm diversified uses, recreational, agri-tourism and tourism related uses, small scale public and institutional uses, small scale recreational and tourism uses, forest, conservation uses and passive

recreation uses, accessory buildings, structures and facilities etc.

The Rural severance policies contained in Section 5.2.4 allow for severances of rural land in Rural areas as follows:

New lots may be created for the following purposes:

- a) In accordance with the policies of Sections 5.1.4, a maximum of three severances from any original Township lot of approximately 40 hectares, where the severed and retained lots are at least 10 hectares. However, the maximum of three severances will include any severance for a surplus farm dwelling in accordance with the policies of Section 5.1.4 a).
- b) In addition, new lots may be created to permit infilling in rural residential areas where the following conditions exist:
 - i. a lot may be created between two existing non-farm agricultural dwellings which are on similar sized lots on the same side of the road and are not more than 100 metres apart, or a single lot extension of an existing cluster of three or more lots each having less than 100 metres of frontage on the same side of the road, and where such dwellings existed prior to January 1st, 2003;
 - ii. creating lots of approximately 2 hectares in size within existing clusters of existing lots of 4 hectares to 12 hectares as of the date of adoption of this Plan.
- c) In addition to the lot creation policies in Section 8.3, the following policies shall apply:
 - i. the proposed retained and severed lands will have at least 60 metres of frontage.
 - ii. Where lands have been used for the spreading of bio-solids in the previous five years, a report confirming no residual contaminants shall be required in accordance with Section 7.3.
 - iii. the land shall not further restrict the ability of an adjacent farming operation to comply with its approved Nutrient Management Plan.
 - iv. New lots shall reflect the physical characteristics of the land and the lot pattern in the immediate vicinity and shall not adversely affect agricultural uses in the Township.
 - v. Natural heritage features should not be fragmented where practical.

The lot creation for infill development on rural residential areas is permitted use under the Township's Official Plan (OP). However, the Township's regulations specify that new lots in this context should be approximately 2 hectares in size. The existing lot measures 8.1 hectares, but the related applications for consent (B5-24) and zoning by-law amendment (Z6-24) propose a lot area of 1.0 hectares. The proposed Official Plan Amendment application is intended to facilitate the related applications to provide a site-specific Official Plan policies allowing for a minimum lot area of 1.0 ha on a portion of the subject lands.

Despite this discrepancy in minimum lot area, the proposed severance line aligns with the policies in Section 8.3 of the Township Official Plan. The proposed and retained lands will have at least 60m of frontage onto 20 Sideroad, the new lot complies with MDS requirements and it avoids the fragmentation of the Canivet municipal drain respecting the existing features.

While it is technically feasible to increase the lot size to meet the 2 hectare requirement, the area

surrounding the Canivet municipal drain is regulated by the GRCA. This designation imposes certain restrictions and considerations that may influence the practicality and desirability of expanding the lot size. It is our opinion based on the information received with the application and based on the recommendations of the EIS, that the proposed reduced lot area in this location is appropriate because it avoids fragmentation of the Canivet municipal drain maintaining its integrity and function.

Therefore, it is our recommendation that a site-specific policy for a minimum lot area of 1.0 ha apply to the proposed severed portion of the lot. A copy of the proposed Official Plan Amendment is in Attachment 6.

Further, it is our opinion that the proposed Official Plan Amendment maintains the general intent of the Township's Official Plan.

5. COMMENTS RECEIVED

The application was circulated to the property owners within 60m of the subject property and to the prescribed Agencies as required by the Planning Act, as amended. The following comments have been received from Agencies and Township departments at the date of this report:

Grand River Conservation Authority (November 26, 2024)

No objections to the proposed Official Plan Amendment application.

Enbridge (November 25, 2024)

No objections.

RJ Burnside – Township Consulting Engineers (November 19, 2024)

It is unclear when the last time the drain was maintained but, it has been some time. May be desirable to clean the drain prior to completing the severance and any construction on the severed parcel so that equipment doesn't need to use the new yard for the severed parcel or the driveway of the retained parcel.

It appears that the boundary line for the severance is the top of the bank of the drain and not the centreline, which is desirable. However, it should be confirmed that this in fact the case so that the drain will not impact both properties.

Stovel Associates (November 19, 2024)

No concerns.

6. CONCLUSION

A thorough review has been conducted and no negative impacts are anticipated as a result of the proposed Official Plan Amendment application to facilitate the Consent and Zoning By-law Amendment applications. The proposed Official Plan Amendment application will facilitate the consent and rezoning applications; to sever 1.0 Hectares from the existing 8.1 Hectares property. A report on the related consent and rezoning applications will be put forward at a later date should the

Official Plan Amendment be approved.

It is our opinion that the proposed amendment is appropriate and desirable and is consistent with the Provincial Planning Statement, conforms to the Dufferin of County Official Plan and maintains the general intent of the Township's Official Plan.

7. DOCUMENTS

Attachment 1: Aerial Photo

Attachment 2: Official Plan Designation

Attachment 3: Zoning By-law 60-2004

Attachment 4: Related Consent proposal sketch

Attachment 5: Comments Received

Attachment 6: Draft Official Plan Amendment

Submitted by:



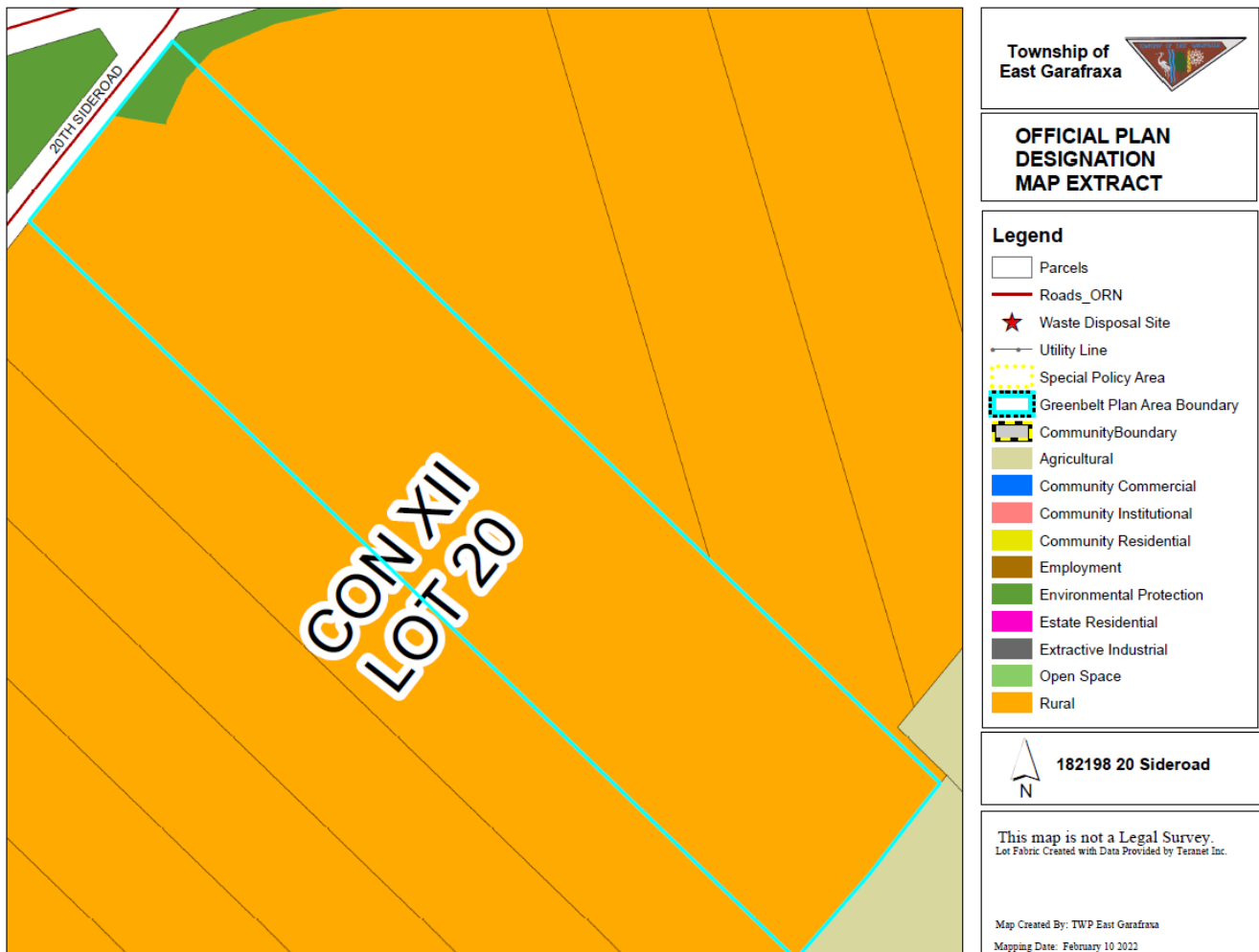
Jennifer Maestre, MCIP, RPP
Fotenn Planning Consultants Inc.

ATTACHMENT 1 – Aerial Photo

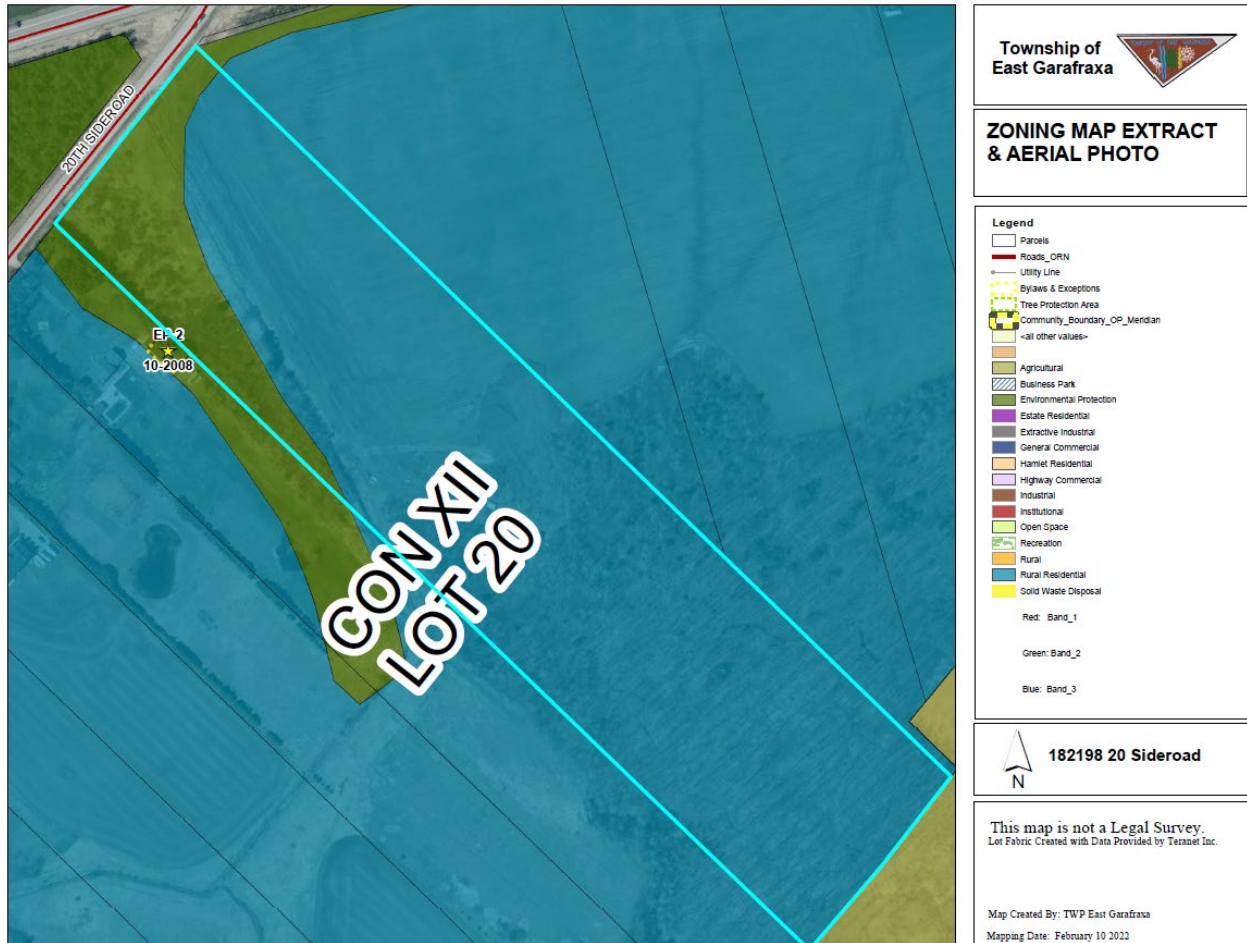


For illustration purposes only. This is not a plan of survey.

ATTACHMENT 2 – Official Plan Designation



ATTACHMENT 3 – Zoning By-law Zone



TO BE RETAINED
7.1 Ha.
FIELDS

TO BE SEVERED
1.0 Ha.

AGRICULTURE
(LANDS ZONED RURAL RESIDENTIAL)
SEVERED 2 MAY, 1968

AGRICULTURE
(LANDS ZONED RURAL RESIDENTIAL)
SEVERED 19 MARCH, 1968

AGRICULTURE
(LANDS ZONED RURAL RESIDENTIAL)
SEVERED 6 JANUARY, 1969

RESIDENTIAL
(LANDS ZONED RURAL RESIDENTIAL)
SEVERED 3 MAY, 1968

RESIDENTIAL
(LANDS ZONED RURAL RESIDENTIAL)
SEVERED 12 AUGUST, 1905

CAUTION
THIS PLAN IS PROTECTED BY COPYRIGHT.
IT IS AN ORIGINAL COPY ONLY IF
EMBOSSED WITH SURVEYOR'S SEAL OR
PDF CERTIFIED IN AN ELECTRONIC FORMAT.

SKETCH FOR SEVERANCE APPLICATION

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

NOTES
NTS DENOTES NOT TO SCALE
DISTANCES TO BARN FROM AERIAL PHOTOGRAPHY
WETLANDS FROM PROVINCIAL MAPPING, HAVE NOT BEEN VERIFIED
ON THE GROUND.

LOCATION
PART OF LOT 20, CONCESSION 12, TWP. E. GARAFRAXA

CLIENT: JIM & DEBORAH KORTLEVE

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON N0B 1T0
PH (519) 833-2380 FAX (519) 833-0208
EMAIL: rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: JF **PROJECT:** 24-2048-2SK1

Attachment 5 – Comments received



November 26, 2024
Via email

Jayati Trivedi, Planner
Fotenn c/o Township of East Garafraxa
174 Spadina Avenue, Suite 304
Toronto, ON, M5T 2C2

Dear Ms. Trivedi,

**Re: Official Plan Amendment application (OPA1-24)
182198 20 Sideroad, Township of East Garafraxa
JL Cox Planning Consultants Ltd.**

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted application for the subject property at 182198 20 Sideroad in the Township of East Garafraxa. The proposed Official Plan Amendment application is to amend Section 5.2.4 b) ii) of the Official Plan on a site-specific basis to permit the creation of a new lot 1 hectare in size.

Staff received the following documents submitted with these applications:

- Cover Letter prepared by J.L. Cox Planning Consultants Inc. on October 22, 2024.
- Application for Amendment to Township Official Plan, prepared by the Corporation of the Township of East Garafraxa on October 18, 2024.

Recommendation

The GRCA has no objection to the proposed Official Plan Amendment application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information available at this office indicates that the subject property contains a watercourse (Canivet Drain) and a small area of floodplain. As such, portions of the subject property are regulated by the GRCA under Regulation 41/24 - Prohibited Activities, Exemptions, and Permits Regulation. A copy of our resource mapping is attached.

Should future development be proposed within our regulated area, a permit from the GRCA will be required.

Advisory Comments

The Township should screen the above-mentioned application for compliance with the easement associated with the Canivet Drainage Works to allow for future maintenance of the drain. An adequate setback should be maintained to facilitate future drain cleanouts.

Should you have any questions, please contact me at 519-621-2763 extension 2236, or clorenz@grandriver.ca.

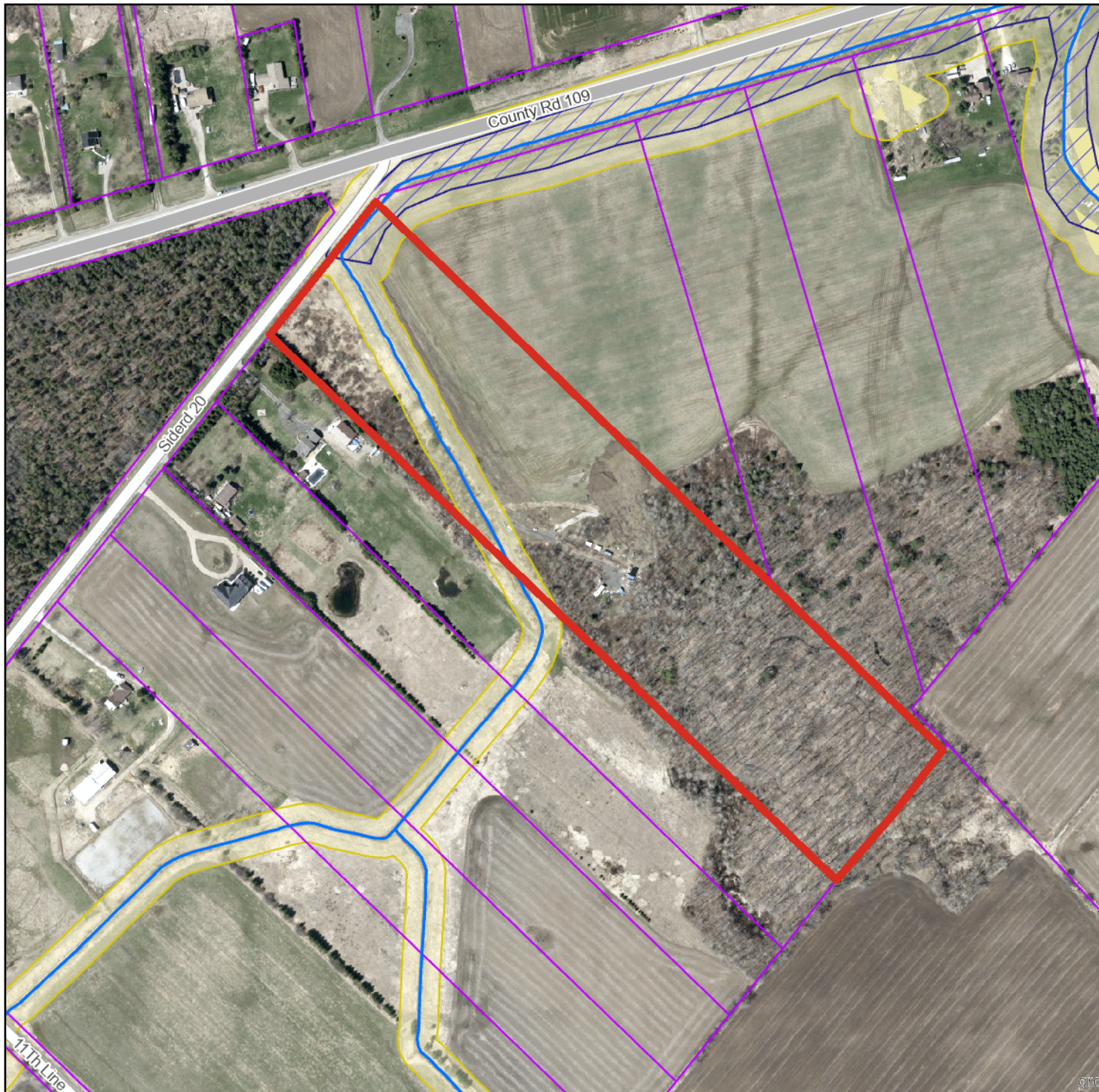
Sincerely,

A handwritten signature in black ink, appearing to read 'C. Lorenz', with a stylized flourish at the end.

Chris Lorenz, M.Sc.
Supervisor of Subwatershed Planning
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

cc: Applicant – Jim and Deborah Kortleve



Grand River Conservation
Authority

Date: Aug 27, 2024

Author: VW

182198 20 Sideroad, East Garafraxa

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)
- Conservation Area Boundary (GRCA)

Copyright Grand River Conservation Authority, 2024.

Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:4,364

NAD83 UTM zone 17 (EPSG:26917)



RE: Official Plan Amendment (OPA1-24) - 182198 20 Sideroad, West Part

From Municipal Planning <MunicipalPlanning@enbridge.com>

Date Mon 11/25/2024 3:53 PM

To Jayati Trivedi <trivedi@fotenn.com>

CAUTION: This email is from an external sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to

MunicipalPlanning@Enbridge.com.

Regards,

Willie Cornelio CET (he/him)

Sr Analyst, Municipal Planning

Engineering

ENBRIDGE

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Jayati Trivedi <trivedi@fotenn.com>

Sent: Monday, November 18, 2024 4:08 PM

To: planning@grandriver.ca; Municipal Planning <MunicipalPlanning@enbridge.com>; landuseplanning@hydroone.com; lpuconsents@mpac.ca; Executivevp.lawanddevelopment@opg.com; MOB.Permits@rci.rogers.com; clerk@dufferincounty.ca; Planner <planner@dufferincounty.ca>; Dellarue.Howard@ontario.ca; mtownsend@townofgrandvalley.ca; Stephanie.cox@dpcdsb.org; joanne.rogers@dpcdsb.org; municipal.circulations@ugdsb.on.ca; consultations@metisnation.org; sngr.chief@sixnations.ca; franhenry@sixnations.ca; info@hdi.land; David Knight <dknight@eastgarafraxa.ca>; Jessica Kennedy <jkennedy@eastgarafraxa.ca>; jforeman@gvdfd.com; Mike Vaughan <Mike.vaughan@rjburnside.com>; Carley Dixon (carley.dixon@rjburnside.com) <Carley.Dixon@rjburnside.com>; planification@cscmonavenir.ca; stovel.associates@outlook.com; planification@csviamonde.ca

Cc: Jennifer Maestre <jmaestre@eastgarafraxa.ca>; Planning <planning@eastgarafraxa.ca>

Subject: [External] Official Plan Amendment (OPA1-24) - 182198 20 Sideroad, West Part

RE: Official Plan Amendment (OPA1-24) - 182198 20 Sideroad, West Part

From Mike Vaughan <Mike.Vaughan@rjburnside.com>

Date Tue 11/19/2024 9:36 AM

To Jayati Trivedi <trivedi@fotenn.com>

Cc Carley Dixon <Carley.Dixon@rjburnside.com>

CAUTION: This email is from an external sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jayati,

Thank you for circulating us on this. We don't believe we need to attend the meeting based on your note below regarding the municipal drain. However, just to reiterate, our comments previously:

1. It may be desirable to clean the drain prior to completing the severance and any construction on the severed parcel so that equipment doesn't need to use the new yard for the severed parcel or the driveway of the retained parcel. It is unclear when the last time the drain has been maintained, but it has been some time.
2. It appears the boundary line for the severance is the top of the bank of the drain and not the centreline, which is desirable. However, it should be confirmed that this is in fact the case so that the drain will not impact both properties.

Thanks,
Mike

Mike Vaughan, P.Eng.
Municipal Engineer

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 **Direct:** +1 519-938-3092

From: Jayati Trivedi <trivedi@fotenn.com>

Sent: Monday, November 18, 2024 4:08 PM

To: planning@grandriver.ca; municipalplanning@enbridge.com; landuseplanning@hydroone.com; lpuconsents@mpac.ca; Executivevp.lawanddevelopment@opg.com; MOB.Permits@rci.rogers.com; clerk@dufferincounty.ca; [Planner <planner@dufferincounty.ca>](mailto:Planner@planner@dufferincounty.ca); Dellarue.Howard@ontario.ca; [Meghan Townsend <mtownsend@townofgrandvalley.ca>](mailto:Meghan.Townsend@mtownsend@townofgrandvalley.ca); Stephanie.cox@dpcdsb.org; joanne.rogers@dpcdsb.org; municipal.circulations@ugdsb.on.ca; consultations@metisnation.org; sngr.chief@sixnations.ca; franhenry@sixnations.ca; info@hdi.land; [David Knight <dknight@eastgarafraxa.ca>](mailto:David.Knight@eastgarafraxa.ca); [Jessica Kennedy <jkennedy@eastgarafraxa.ca>](mailto:Jessica.Kennedy@eastgarafraxa.ca); jforeman@gvdfd.com; [Mike Vaughan <Mike.Vaughan@rjburnside.com>](mailto:Mike.Vaughan@rjburnside.com); [Carley Dixon <Carley.Dixon@rjburnside.com>](mailto:Carley.Dixon@rjburnside.com); planification@cscmonavenir.ca; stovel.associates@outlook.com; planification@csvgamonde.ca

Cc: [Jennifer Maestre <jmaestre@eastgarafraxa.ca>](mailto:Jennifer.Maestre@eastgarafraxa.ca); [Planning <planning@eastgarafraxa.ca>](mailto:Planning@planning@eastgarafraxa.ca)

Subject: Official Plan Amendment (OPA1-24) - 182198 20 Sideroad, West Part

Hello all,

RE: Official Plan Amendment (OPA1-24) - 182198 20 Sideroad, West Part

From Rob Stovel <stovel.associates@outlook.com>

Date Tue 11/19/2024 10:12 AM

To Jayati Trivedi <trivedi@fotenn.com>

Cc Rob Stovel Jr. <robstoveljr@outlook.com>

CAUTION: This email is from an external sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jay: we reviewed the file and our previous comments.

We have no concerns.

Let me know if you have any questions.

Regards,

Rob Stovel Sr.
519-766-8042
Stovel and Associates Inc.



This message is intended to be confidential and solely for the addressee.

If you received this e-mail in error, please delete it and advise us at
notifier at stovel.associates@outlook.com

E-mail transmission cannot be guaranteed to be secure or error-free and the
sender does not accept liability for errors or omissions. Stovel and Associates Inc. also retains the right to monitor our e-mail
transmissions in order to maintain our high standard of services.

From: Jayati Trivedi <trivedi@fotenn.com>

Sent: November 18, 2024 4:08 PM

To: planning@grandriver.ca; municipalplanning@enbridge.com; landuseplanning@hydroone.com;
lpuconsents@mpac.ca; Executivevp.lawanddevelopment@opg.com; MOB.Permits@rci.rogers.com;
clerk@dufferincounty.ca; Planner <planner@dufferincounty.ca>; Dellarue.Howard@ontario.ca;
mtownsend@townofgrandvalley.ca; Stephanie.cox@dpcdsb.org; joanne.rogers@dpcdsb.org;
municipal.circulations@ugdsb.on.ca; consultations@metisnation.org; sngr.chief@sixnations.ca;
franhenny@sixnations.ca; info@hdi.land; David Knight <dknight@eastgarafraxa.ca>; Jessica Kennedy
<jkennedy@eastgarafraxa.ca>; jforeman@gvdfd.com; Mike Vaughan <Mike.vaughan@rjburnside.com>; Carley
Dixon (carley.dixon@rjburnside.com) <Carley.Dixon@rjburnside.com>; planification@cscmonavenir.ca;
stovel.associates@outlook.com; planification@csviamonde.ca

December 2024

**THE CORPORATION OF THE
TOWNSHIP OF EAST GARAFRAXA**

OFFICIAL PLAN

AMENDMENT 10

AMENDMENT NUMBER 10
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

INDEX

PART A – THE PREAMBLE

- 1.0 LOCATION
- 1.1 PURPOSE OF THE AMENDMENT
- 1.2 BASIS OF THE AMENDMENT

PART B – THE AMENDMENT

- 2.0 INTRODUCTION TO THE AMENDMENT
- 2.1 DETAILS OF THE AMENDMENT
- 2.2 IMPLEMENTATION
- 2.3 INTERPRETATION

PART C – THE APPENDICIES

- 3.0 APPENDICIES

THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE: The Preamble provides an explanation of Amendment No. 10 to the Official Plan for the Township of East Garafraxa, including purpose, location and background information, but does not form part of this amendment.

PART B – THE AMENDMENT: The Amendment, consisting of text, designates the proposed changes to the Official Plan for the Township of East Garafraxa and constitutes Amendment No. 10.

PART C – THE APPENDICES: The appendices, if included herein, provide related information to the amendment but do not constitute part of this Amendment.

AMENDMENT NUMBER 10
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

PART A – THE PREAMBLE

1.0 LOCATION

This Amendment applies to a portion of the lands known as 182918 20 Sideroad, Concession 12, West Part Lot 20, Parcels 6 and 7

1.1 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to apply a site-specific policy to the future proposed severed parcel, allowing lot with an area of 1.0 hectare, whereas Township Official Plan Policy 5.2.4 b ii) requires a minimum lot size of 2 hectares. The reduced size of the proposed severed parcel is due to the location of the Canivet municipal drain on the subject property and the intent to avoid fragmenting the municipal drain. The municipal drain will remain on the proposed retained lands. The property will continue to be designed Rural in the Official Plan.

1.2 BASIS OF THE AMENDMENT

The basis for the application is that the proposed lot in related consent and zoning by-law amendment applications is physically limited in size to 1 hectare due to the presence of the Canivet municipal drain. The proposed consent otherwise conforms to the policies of Section 8.3 of the Township Official Plan and reflects the physical characteristics and Rural character of the surrounding area.

AMENDMENT NUMBER 10
TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

PART B – THE AMENDMENT

2.0 INTRODUCTION TO THE AMENDMENT

The amendment is to allow a lot with an area of 1.0 Hectare, whereas Township Official Plan Policy 5.2.4 b ii) requires a minimum lot size of 2 hectares. The reduced size of the proposed severed parcel is due to the location of the Canivet municipal drain on the subject property and the intent to avoid fragmenting the municipal drain. The municipal drain will remain on the proposed retained lands. The property will continue to be designed Rural in the Official Plan.

2.1 DETAILS OF THE AMENDMENT

The Official Plan for Township of East Garafraxa is hereby amended as follows:

1. Schedule 'A' to the Official Plan of the Township of East Garafraxa is amended for lands municipally known as 182918 20 Sideroad, Concession 12, West Part Lot 20, Parcel 6 and 7 from Rural to Rural Special Policy 1 (RU-1) as per Appendix 1 attached to this by-law.
2. By adding a new section to the text of the Official Plan of the Township of East Garafraxa as per the below:

5.2.7 Rural Special Policy 1 (RU-1)

For the lands municipality known as 182918 20 Sideroad, Concession 12, West Part Lot 20, Parcels 6 and 7, only one (1) new lot may be created with a minimum lot area of 1 ha.

2.2 IMPLEMENTATION

Section 9 "Implementation" of the Official Plan Shall apply to the implementation of this Amendment.

2.3 INTERPRETATION

The provisions of the Official Plan, as amended from time to time, regarding the interpretation of the Plan, shall apply with respect to this Amendment.

AMENDMENT NUMBER 10

TO THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF EAST GARAFRAXA

PART C – THE APPENDICIES

3.0 APPENDICIES

Appendix 1

