



SHAPING GREAT COMMUNITIES

November 11, 2024

File No. 23079

Township of East Garafraxa
Administrative Office
065371 Dufferin County Road 3, Unit 2
East Garafraxa, Ontario
L9W 7J8

Attn: Peter Avgoustis, CAO, Township of East Garafraxa
Jennifer Maestre, Fotenn Planning & Design

**Re: Marsville North Subdivision – Re-Submission Application for Draft Plan of Subdivision and Zoning By-law Amendment
East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin
Thomasfield Homes**

Dear Mr. Avgoustis and Ms. Maestre:

On behalf of our client, Thomasfield Homes Ltd., we are pleased to re-submit the enclosed applications regarding property municipally known as East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin (referred to the “Subject Property”). The Subject Property is located South of Country Road 3 and East of 13th Line. The Site is approximately 9.7 hectares (24 acres) in size.

Previous Submissions

Draft Plan of Subdivision 22T-141585 and a zone change application (S1/14 and Z5/14) were submitted in 2014 and deemed to be complete applications. These applications proposed 46 single detached residential lots. The submission was known as the Marsville Heritage Estates Development on what was known as the Tunio property.

The previous owner (Tunio) appealed the Draft Plan of Subdivision and Zone Change applications on the basis that Council had not made a decision within the required Planning Act timelines. On August 8, 2018 LPAT issued a notice confirming that the Tunio appeals had been withdrawn resulting in the LPAT files PL170035 and PL170036 being closed and advising that, in accordance with the Planning Act, Council may hold a public meeting and make a decision with respect to the applications.

Thomasfield Homes is now the owner of the property. Under Thomasfield Homes ownership, a new proposal was conceived and pre-consultation meeting was held on December 13, 2019. The

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

requirements for a complete application were confirmed in a letter from the Township dated January 3, 2020.

A formal complete application for a Draft Plan of Subdivision and Zoning By-law Amendment was submitted November 16, 2020, after which comments were received from several commenting agencies. The comments resulted in minor refinements to the Plan as well as revisions to the technical reports, which are included as part of this complete re-submission package.

Current Proposal

The proposed Draft Plan of Subdivision contains 30 lots for single detached dwellings, along with one park block and Stormwater Management Facilities. An urban road cross section is proposed for the Subdivision. The proposed Draft Plan of Subdivision will be serviced by municipal water and includes a new municipal supply well. Private septic systems are proposed for each lot.

Applications for Draft Plan of Subdivision and Zoning By-law Amendment are required to facilitate the Proposed Development.

The re-submitted applications are accompanied by all of the required application materials and comprise the following:

- Detailed Response Matrix, prepared by GSP Group, dated November 11, 2024;
- Draft Plan of Subdivision Drawing, prepared by GSP Group Inc., dated August 12, 2024;
- Planning Justification Addendum Report, prepared by GSP Group Inc., dated November 2024;
- Engineering Response Letter, prepared by GM BluePlan (GEI Consultants), dated November 8, 2024;
- Functional Servicing Report, prepared by GM BluePlan (GEI Consultants), dated November 2024;
- Civil Engineering Drawing Set Revision 4, prepared by GM BluePlan (GEI Consultants), dated November 8, 2024;
- Groundwater Level Monitoring Report, prepared by GEI Consultants, dated August 7, 2024
- Addendum Geotechnical Investigation Letter, prepared by JLP, dated November 8, 2024
- Transportation Impact Study Response Letter, prepared by Salvini Consulting, dated November 7, 2024

We look forward to working with the Township of East Garafraxa and County of Dufferin on these applications. If you have any questions or require any further information, please do not hesitate to contact Hugh Handy or Charlotte Lewington of this office.

Yours truly,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Vice President, Planner
direct: 226.242.5351
email: hhandy@gspgroup.ca



Charlotte Lewington, MCIP, RPP
Planner
direct: 226.243.7657
email: clewington@gspgroup.ca

cc. Katherine McLaughlin, Thomasfield Homes Ltd.
Tom Krizsan, Thomasfield Homes Ltd.