

# **Planning Justification Addendum Report**

## **Marsville North Subdivision**

Thomasfield Homes Ltd.

Township of East Garafraxa, Dufferin County

Draft Plan of Subdivision

Zoning By-law Amendment

November 2024

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Zoning By-law Amendment

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# 1. Introduction

## 1.1 Development Application Overview

GSP Group (“GSP”) has prepared this Planning Justification Addendum Report in support of applications being made by Thomasfield Homes Limited (“Thomasfield”) to facilitate the development of the property described legally as the East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin (the “Subject Property”). The Subject Property (which has not been assigned a municipal address) is located within the northwest limit of the Marsville Settlement Area, north of Victoria Boulevard and west of 13th Line (see **Figure 1**). The Subject Property is approximately 9.7 hectares (24 acres) in size.

This Planning Justification Addendum Report is being submitted in support of the resubmission of two applications under the *Planning Act*: an application for the approval of a Draft Plan of Subdivision (“DPS”) and a Zoning By-law Amendment (“ZBA”). This Addendum Report refers to these two applications collectively as the “Subject Applications”.

## 1.2 Location & Description of the Subject Property

The Subject Property is located within the northwest limit of the Marsville Settlement Area, north of Victoria Boulevard and east of 13th Line. The Subject Property is currently vacant and underutilized.

The Subject Property generally slopes from south to north. Under existing conditions, storm drainage through the Subject Property is generally by overland sheetflow in a south to north direction and is captured by the Thunderbird and Brouwer Municipal Drains.

The development directly south of the Subject Property, referred to as the Thunderbird Subdivision, consists of single detached homes fronting onto the north side of County Road 3. Across County Road 3 to the south, the ‘Marsville South’ subdivision is proposed (also by Thomasfield). The lands to the north and west of the Subject Property, located outside the Marsville Settlement Area, are primarily agricultural (this surrounding land use context is shown in **Figure 2**).

## 1.3 Description of the Proposal

The Proposed Development of Subdivision (see **Figure 3**) provides a total of 30 lots for single detached dwellings on 20-metre-wide urban roads (the “Proposed Development”). The lots range in size from 2,004 m<sup>2</sup> (0.5 acres) to 2,897m<sup>2</sup> (0.7 acre) and have frontage in

the range of 24.38 metres to 46.78 metres. Most of the proposed lots have a minimum lot frontage between 30m and 36m and an area of around 2,040m<sup>2</sup>. Three access points to the subdivision are proposed: one from Maple Street, one from Grand Crescent, and one from 13th Line.

The Proposed Development includes two stormwater management facilities. The first is along the northern property boundary and the second is on the southern side and connects to the Thunderbird stormwater facility. A park block is proposed next to the Thunderbird Park, providing opportunity for a larger contiguous park for the community. The subdivision will be serviced by municipal water and private septic systems. The proposed land uses are consistent with the designation of the Subject Property as “Community Residential” in the Township’s Official Plan.

The ZBA (see **Appendix “A”**) seeks to change the zoning of the Subject Property from a Rural (“RU”) Zone to a combination of Hamlet Residential Exception (“HR-\_\_”) Zone, and Open Space (“OS”) Zones, with special provisions regarding minimum lot area and minimum lot frontage to accommodate the dimensions of the lots (see **Appendix “B”**).

The Proposed Development represents efficient land use within a designated Community Settlement Area that provides for additional housing options appropriate for the area. It has been designed to respect the existing rural feel of Marsville while making use of available water servicing infrastructure. The Proposed Development is therefore consistent with the Provincial Planning Statement, 2024. The proposal represents appropriate development that will contribute to the continuing growth and evolution of East Garafraxa as a growing rural community.

## 1.4 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 Planning Justification Report prepared by IBI in support of the Marsville Heritage Estate development dated August 22, 2016 states that *“The subject lands were originally planned to be developed as a second phase (of the Thunderbird Subdivision) though Phase 2 was never completed. Two subdivision roads were originally left incomplete with the intention that they be used to connect to the next phase of development.”*

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 Limited is the new owner of the property legally described as the East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin. The Subject Property has an area of 9.729 hectares. The proposal is known as Marsville North.

A pre-consultation meeting was held on December 13, 2019. The 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 discussed in Section 3 of this Planning Justification Addendum Report.

## 1.5 Current Proposal

The Proposed Development (see Figure 3, as well as **Table 1** below) contains 30 lots for single detached dwellings (Lots 1–30), along with one park block (Block 31), and two Stormwater Management blocks (Blocks 32-33). The Proposed Development includes two 0.3-metre Reserve blocks (Blocks 34-35) abutting 13<sup>th</sup> Line.

**Table 1 – Land Uses in Proposed Development**

Land Use	Lot/ Block	Official Plan Designation	Proposed Zoning	Units	Area [ha]
Single Detached Residential	1–30	Community Residential	Hamlet Residential Exception (HR-__)	30	6.60
Park	31	Open Space	Open Space (OS)	---	0.63
Stormwater Management	32-33	Community Residential	Open Space (OS)	---	0.97
0.3-metre Reserves	34-35	---	---	---	---
Roads	---	---	---	---	1.52
<b>Total</b>	---	---	---	<b>30</b>	<b>9.72</b>



## 1.6 Report Contents

A Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated November 16, 2020 accompanied the original complete submission. Since 2020, minor changes have been made to the Draft Plan in an effort to address comments received in relation to the proposal. Due to the minor nature of the revisions, many of the findings in the Planning Report submitted in 2020 remain the same.

The primary purpose of this Planning Justification Addendum Report is to outline the changes made to the Draft Plan and to analyze the Proposed Development against current Planning Policy. This Addendum Report also discusses the supporting materials and the findings and recommendations as they relate to the current proposal. This Planning Justification Addendum should be read in conjunction with the policy review section of the Planning Report prepared by Astrid J. Clos Planning Consultants (the “AJC Planning Report”) and with the full versions of the reports summarized in Section 3 of this Addendum Report and in Section 5 of the AJC Planning Report.

Following this Introduction, the contents of this Addendum Report have been organized as follows:

- Section 2 reviews the policies and regulations that apply to the Subject Property and a detailed explanation of how the Proposed Development is consistent with the Provincial Planning Statement, 2024, the County of Dufferin’s Official Plan, the Township of East Garafraxa’s Official Plan, and the Township’s Zoning By-law.
- Section 3 summarizes the principal findings and recommendations of the other studies and reports submitted in support of the Proposed Development, as those findings and recommendations related to the revisions made to the Proposed Development of Subdivision.
- Section 4 concludes this Planning Justification Addendum Report by reviewing the principal points established in support of the Proposed Development.

Figure 1 – Subject Property Location



Site Location  
Source: Google Earth Aerial Imagery, 2021

Figure  
**1**

Figure 2 – Surrounding Land Use Context



Surrounding Land Use Context  
Source: Google Earth Aerial Imagery, 2021

Figure  
**2**



## 2. Policy Review

### 2.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (“PPS”), issued under the *Planning Act* came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land Province-wide. Any decision rendered on a development application on or after October 20, 2024 must be consistent with the PPS.

#### Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

##### Housing

Section 2.2 of the PPS outlines requirements for planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) *“establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
  1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
  2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.”*

## Settlement Areas

Section 2.3 of the PPS establishes policies related to settlement areas.

Policy 2.3.1.1 states that settlement areas shall be focus of growth and development and where applicable should be focused in strategic growth areas and major transit station areas. Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) *“efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities;*
- c) *support active transportation;*
- d) *are transit-supportive, as appropriate; and*
- e) *are freight-supportive.”*

## Rural Areas in Municipalities

Section 2.5 of the PPS establishes policies related to rural areas.

Policy 2.5.1 states that *“Healthy, integrated and viable rural areas should be supported by:*

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *using rural infrastructure and public service facilities efficiently;*
- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.”*

Policy 2.5.2 states that *“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”*

Policy 2.5.3 requires that *“When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.”*

**Energy Conservation, Air Quality & Climate Change**

Section 2.9 of the PPS 2024 directs planning authorities to “plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate” (No. 2.9.1) using approaches that:

- a. support the achievement of compact, transit-supportive, and complete communities”*
- b. incorporate climate change considerations in planning and developing infrastructure, including stormwater management systems, and public service facilities*
- c. support energy conservation and efficiency; that incorporate climate change considerations” in planning and developing infrastructure, including stormwater management systems, and public service facilities and;*
- d. promote green infrastructure, low impact development, and active transportation”*

Response: The Proposed Development is within the Marsville Settlement Area. Marsville is not a strategic growth area and does not contain a major transit station area. The Proposed Development makes efficient use of the land and makes use of the existing and planned infrastructure for the Township. The street connections to the surrounding neighborhood supports the extension of street network.

The Marsville subdivision is located within a Rural Settlement Area. The Proposed Development reflects the existing built-form of the area and builds upon its rural character. The Proposed Development makes efficient use of the available municipal water infrastructure and provides private sanitary services like the surrounding residential homes.

The Proposed Development provides for new housing options within an existing Settlement Area and builds upon the rural character of Marsville in conformity with the policies in Chapter 2 of the PPS.

**Chapter 3: Infrastructure and Facilities**

Chapter 3 of the PPS discusses policies related to infrastructure and public service facilities.

**Land Use Compatibility**

Policy 3.5.1 discusses land use compatibility and requires that *“Major facilities and sensitive land uses be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odor, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.”*

Section 3.6.2, 3.6.3 and 3.6.4 outlines the hierarchy of preferred servicing options for new developments. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Where municipal sewage services and municipal water services are not available, planned, or feasible, private communal sewage services and private communal water services are the preferred form of servicing. Where municipal sewage services and municipal water services or private communal sewage and private communal water services are not available, planned or feasible, individual on-site sewage and individual on-site water services may be use provided that Subject Property conditions are suitable for the long-term provision of such services with no negative impacts.

Partial services shall only be permitted in the following circumstances:

- a) *“where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;*
- b) *within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that Subject Property conditions are suitable for the long-term provision of such services with no negative impacts; or*
- c) *within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.”*

### **Sewage and Stormwater Management**

Section 3.6.8 states that stormwater management shall:

- a. *“be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b. *minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c. *minimize erosion and changes in water balance including through the use of green infrastructure;*
- d. *mitigate risks to human health, safety, property and the environment;*



- e. *maximize the extent and function of vegetative and pervious surfaces;*
- f. *promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g. *align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.”*

### **Public Spaces, Recreation, Parks, Trails and Open Space**

Section 3.9.a requires that healthy, active, and inclusive communities be promoted by:

- a) *“planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) *providing opportunities for public access to shorelines; and*
- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.”*

Response: As identified in the Functional Servicing Report, prepared by GM BluePlan (GEI Consultants), and summarized in Section 3 of this Addendum Report, the Proposed Development can be serviced through connections to municipal water infrastructure, and will utilize private individual on-site sanitary systems. Stormwater management is also in keeping with policy section 3.6.8 and is discussed in more detail in in the Function Servicing Report. The Proposed Development represents the rounding out of existing development within Marsville, and site conditions are suitable for the long-term provision of services in the proposed manner.

Publicly accessible parkland is being provided adjacent to the existing park expanding the potential programming for the existing Thunderbird Park.

## **Chapter 4: Wise Use and Management of Resources**

### **Natural Heritage**

Section 4.1 of the PPS 2024 directs that natural heritage features and areas be protected for the long term (No. 4.1.1) and calls for the maintenance, restoration, or (where possible)

the improvement of the diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural areas (No. 4.1.2). Development and Subject Property alteration are not permitted in significant wetlands in Ecoregions 5E, 6E and 7E (a large area that includes the County of Wellington) or in significant coastal wetlands (No. 4.1.4), and are only permitted in other significant features, such as significant woodlands and significant wildlife habitat, if it has been demonstrated that there will be no negative impacts on those features or their ecological functions (No. 4.1.5). Policies No. 4.1.6 and No. 4.1.7 prohibit development or site alteration in fish habitat or in the habitat of endangered and threatened species except in accordance with provincial and federal requirements. Furthermore, development and site alteration are only permitted on lands adjacent to significant natural features and areas if it has been demonstrated that there will be no negative impacts on the features or their ecological functions (No. 4.1.8).

## **Water**

The policies in Section 4.2 of the PPS 2024 direct planning authorities to “protect, improve or restore the quality and quantity of water” (No. 4.2.1), as measured by various indicators associated with hydrologic function (such as aquifer pressure, minimum base flow, and the presence or absence of contaminants) and direct that development and site “be restricted in or near sensitive surface water features and sensitive ground water features” (No. 4.2.2). The methods for protecting, improving, and restoring the quality and quantity of water listed in Policy No. 4.2.1 include identifying water resource systems and maintaining linkages and related functions among features, planning for the efficient and sustainable use of water resources, and implementing necessary restrictions to protect all municipal drinking water supplies. Policy No. 4.2.2 further states that mitigative measures or alternative approaches to development may be required to protect, improve, or restore sensitive features and their hydrologic functions.

## **Cultural Heritage and Archaeology**

Section 4.6.2 states that *“Planning authorities shall not permit development and site on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.”*

Section 4.6.3 states that *“Planning authorities shall not permit development and site on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.”*

Response: No natural heritage features are located on the property. The Hydrogeological Report discusses the existing water conditions and mitigation measures which lead to the

protection of the quality and quantity of water for the Marsville Community. Additionally, no archaeological resources were found on the property.

The PPS directs growth and development towards settlement areas to promote efficient development patterns that preserve significant resources such as natural heritage features, water, and archaeological resources and is thus consistent with the overall direction provided in the PPS 2024.

## **Chapter 5: Protecting Public Health and Safety**

### **Natural Hazards**

Section 5.2 of the PPS 2024 addresses natural hazards, directing development away from lands that are impacted by flooding or erosion hazards (No. 5.2.2.b) and away from sites that could be unsafe due to other naturally occurring hazards, such as unstable soils or bedrock (No. 5.2.2.c). Development is not permitted in areas that would be rendered inaccessible during emergencies due to flooding, erosion, or dynamic beach hazards (No. 5.2.3.c), and is not permitted in floodways, except in a designated “Special Policy Area” or where the development in question requires such a location (No. 5.2.3.d & No. 5.2.5).

### **Human-Made Hazards**

Policy No. 5.3.1 states that development on, abutting, or adjacent to lands that are affected by mine hazards; by oil, gas, and salt hazards; or by former resource extraction operations is only permitted if rehabilitation or other measures to address and mitigate known or suspected hazards has been completed or is underway. Policy No. 5.3.2 requires that contaminated sites be assessed and remediated as necessary before any on-site activities associated with a proposed use may take place.

Response: The Subject Property does not contain any hazardous lands that are impacted by flooding or erosion hazards or by other naturally occurring hazards. The Subject Property is also not affected by any of the hazards identified in Policy No. 5.3.1, nor is it adjacent to any lands affected by such hazards. Previous land uses on the Subject Property have not resulted in any contamination of the Property. Therefore, the Proposed Development is consistent with Section 5.2 of the PPS 2024.

### **Conclusion**

The Subject Applications are consistent with the policies of the PPS as they relate to the Subject Property and the Proposed Development. The Proposed Development will provide

for the efficient development of the Subject Property, which is located within the Marsville Community Settlement Area, and represents a logical extension of existing uses.

The Proposed Development is compatible with surrounding land uses and follows the same servicing strategy as the existing residential homes in the area. The proposed lots are similar in size to the existing lots in the neighbourhood to the south and east, and the proposed new streets well integrated into the existing and future surrounding network.

The Proposed Development provides for additional housing options and is consistent with the direction of the PPS which directs residential development to Settlement Area.

In our opinion, the Proposed Development of the Subject Property is consistent with the PPS.

## **2.2 County of Dufferin Official Plan**

The County of Dufferin Official Plan (the “County OP”) was adopted on September 11, 2014. On May 12, 2022, Dufferin County Council approved the initiation of a phased approach to the County’s Municipal Comprehensive Review (“MCR”). The first phase of the MCR was completed through the adoption of OPA NO. 2 on April 13, 2023, which “*sets intensification targets and allocates land for residential, commercial and employment needs to the County’s lower tier municipalities in, keeping with the County’s Land Needs Assessment.*” Phase 2 of the MCR culminated in Council’s adoption of OPA No. 3 on July 13, 2023, which “*update[s] the land use schedules of the County’s Official Plan to conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the 2020 Provincial Policy Statement (PPS).*” Phase 3 of the MCR process, which focused on updating the County OP’s policies for “*how to manage population and employment growth while prioritizing the development of complete communities, addressing affordable housing, ensuring infrastructure is sustainable and mitigating climate change,*” was completed through the adoption of OPA No. 4 on March 14, 2024. OPA 2 and 3 have been approved by MMAH. OPA 4 is pending approval by MMAH.

### **Development in Community Settlement Areas**

Schedule B (Community Structure and Land Use) to the County OP identifies Marsville as a Community Settlement Area. According to Section 3.3.3 of the County OP, Community Settlement Areas “*may continue to experience limited growth through infilling and development of vacant lands by way of consents or plans of subdivision as appropriate.*”

Policy No. 3.3.3.d states that Community Settlement Areas are to “*maintain a rural settlement character and evolve as service and residential centres for their surrounding Countryside Areas, where appropriate.*”

Response: The Subject Applications propose development, by plan of subdivision, of vacant land located within the Community Settlement Area of Marsville. The Proposed Development will support an appropriate amount of growth in Marsville (which is intended to be the primary location for growth in the Township of East Garafraxa) while maintaining a rural settlement character. It will also contribute to Marsville’s role as a residential centre for the surrounding Countryside Areas.

### **Water & Sewage Services**

Policy 3.3.3.f in the County OP directs that growth in Community Settlement Areas “*will be accommodated in accordance with the servicing policies in Section 7.3.*” Those policies state that full municipal services are the preferred form of servicing “*for all urban settlement areas*” (7.3.1.a) and that, where municipal or private communal services “*are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services*” (7.3.1.c). Policy 7.3.1.d adds that the use of partial services will only be permitted where they are necessary to address failed individual on-site services in existing development or, “*within settlement areas, to allow for infilling and minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*”

According to Policy 7.3.1.g, “*Public or private investment in upgrading or expanding municipal sewage services or municipal water services should be focused within the urban settlement areas,*” although this policy adds: “*Circumstances may warrant infrastructure investment in community settlement areas.*”

### **Stormwater Management**

Section 7.3.2 of the County OP sets out policies for stormwater management, which encourage “*local municipalities in their planning for stormwater management to: (i) minimize, or, where possible, prevent increases in contaminant loads; (ii) minimize changes in water balance and erosion; (iii) not increase risks to human health and safety and property damage; (iv) maximize the extent and function of vegetative and pervious surfaces; and (v) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*” Policy 7.3.2.c states that development applications “*will be required to be supported by a stormwater quality/quantity management study.*”

Response: The proposed servicing method is appropriate for the Marsville Community Settlement Area and is consistent with existing services in the community. As identified in the Functional Servicing Report summarized in Section 3, the use of partial services consisting of municipal water service and individual on-site septic systems is considered the most viable and achievable servicing option for the Proposed Development.

The Hydrogeological Addendum Letter, dated November 2025 (also summarized in Section 3) concludes that “*the Subject Property may reasonably host a development up to 91 lots,*” with private sewage servicing for each lot to be “*provided by a private/individual Class 4 on-site sewage system,*” and finds that “*septic-system related impacts are expected to be sufficiently attenuated on-site.*”

The stormwater management approach for the Proposed Development will provide the required quality and quantity control treatment for runoff generated from the development. The stormwater management system is designed to convey and attenuate the complete range of design storm events, up to and including the 100-year design storm. Additional details can be found in the Functional Servicing Report.

### **Parks & Open Space**

Section 3.8.2 of the County OP sets out policies relating to Parks and Open Space. Specifically, Policy 3.8.2.a seeks to “*promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses.*”

Response: The park on Block 31 of the Proposed Development of Subdivision has an area of 0.63 hectares, and connects with the existing parking within the Thunderbird subdivision. The addition of this park space will provide for a larger contiguous park for the area, consistent with the Township’s parkland policies.

### **Natural Heritage**

Natural Resource Systems Inc. (“NRSI”) completed a Natural Features Assessment for the Subject Property in May 2020. The assessment was intended to determine whether or not natural features are present that may warrant the completion of an Environmental Impact Study (EIS). Based on their assessment, an EIS was not recommended by NRSI.

## **2.3 Official Plan for the Township of East Garafraxa**

The Official Plan for the Township of East Garafraxa (“OPTEG”) was adopted on December 14, 2004, and was approved with modifications by the Minister of Municipal Affairs and Housing on October 26, 2005. The OPTEG was subsequently amended through OPA No.

8, adopted on December 22, 2020, and approved by the County of Dufferin on April 8, 2021. OPA No. 8 did not change the Subject Property's land use designations, shown on Schedule "A-1" to the OPTEG.

According to Schedule "A-1" to the OPTEG, most of the Subject Property is designated "Community Residential", with a small portion designated Open Space (**Figure 4**).

### **"Community Residential" Designation**

Section 5.4.2.1 of the OPTEG states that the "Community Residential" designation permits single detached residential dwellings, home occupations, and public parks and open space. This section also establishes that "*Lot size and density in Community Residential areas shall minimize land consumption and reduce servicing costs*" and that "*lot size, density and pattern shall be supported and determined by a detailed hydrogeological study and other studies as determined and completed to the satisfaction of Council to address planning considerations such as design, servicing of the Subject Property and stormwater management.*" According to Section 5.4.2.1, "*residential development by registered plan of subdivision will be encouraged*" in the "Community Residential" designation.

Response: The land uses in the Proposed Development are permitted in the "Community Residential" designation, as the Proposed Development consists of single detached homes that will be in keeping with the general lot size and density of the surrounding area and parkland which is a permitted use in all community designations. The proposed lot sizes will provide for each lot to accommodate a residential dwelling and the associated private septic system. The design of the Proposed Development is supported by a Hydrogeological Study and Functional Servicing Report, both prepared by GEI Consultants.

### **Development Policies for "Community" Designations**

Section 5.4.5 of the OPTEG sets out policies that apply to development in the "Community" land use designations. These include a requirement that the rate of growth in the Township's Community areas "*not exceed that provided for in Section 8,*" as well as the directive that new development "*be designed to maintain the small-town character of Marsville and Orton.*"

Policy 5.4.5.d states that development standards in the two Communities will be "*in accordance with the Townships [sic] Road and Development Standards and detailed design criteria established by Council,*" while Policy 5.4.5.e states that "*Community development shall be planned to provide a continuous open space and parks system within the community.*"

The growth rates in Section 8 of the OPTEG previously appeared in Section 8.2 (Rate of Growth), which was deleted by OPA No. 8. Section 8.1 (Population and Employment Growth) of the OPTEG, as amended by OPA No. 8, contains population forecasts that project 3,150 residents in the Township in 2031 and 3,180 residents in 2036. (For comparison, Statistics Canada estimates that the Township’s population on July 1, 2023, was 2,905 people. A projected 2031 population of 3,150 people in 2031 would thus correspond to an average annual rate of approximately 1.16%, or between 34–36 new residents per year.)

Response: The Proposed Development will provide an appropriate number of dwelling units to help accommodate the population growth expected in the Township by 2031. The Proposed Development may be phased in a manner that maintains conformity with the intent of the OPTEG. The single detached dwelling units will maintain the existing small-town character of the Marsville, while the proposed park block will contribute to the continuity of the open space system. The roads and other elements of development will be designed in accordance with Township standards.

### **General Development Policies**

Section 7 of OPTEG establishes further policies that apply generally to all development in the Township. The policy considerations from relevant subsections in Section 7 are summarized in **Table 2** (p. 20), which also provides a brief response with respect to each item.

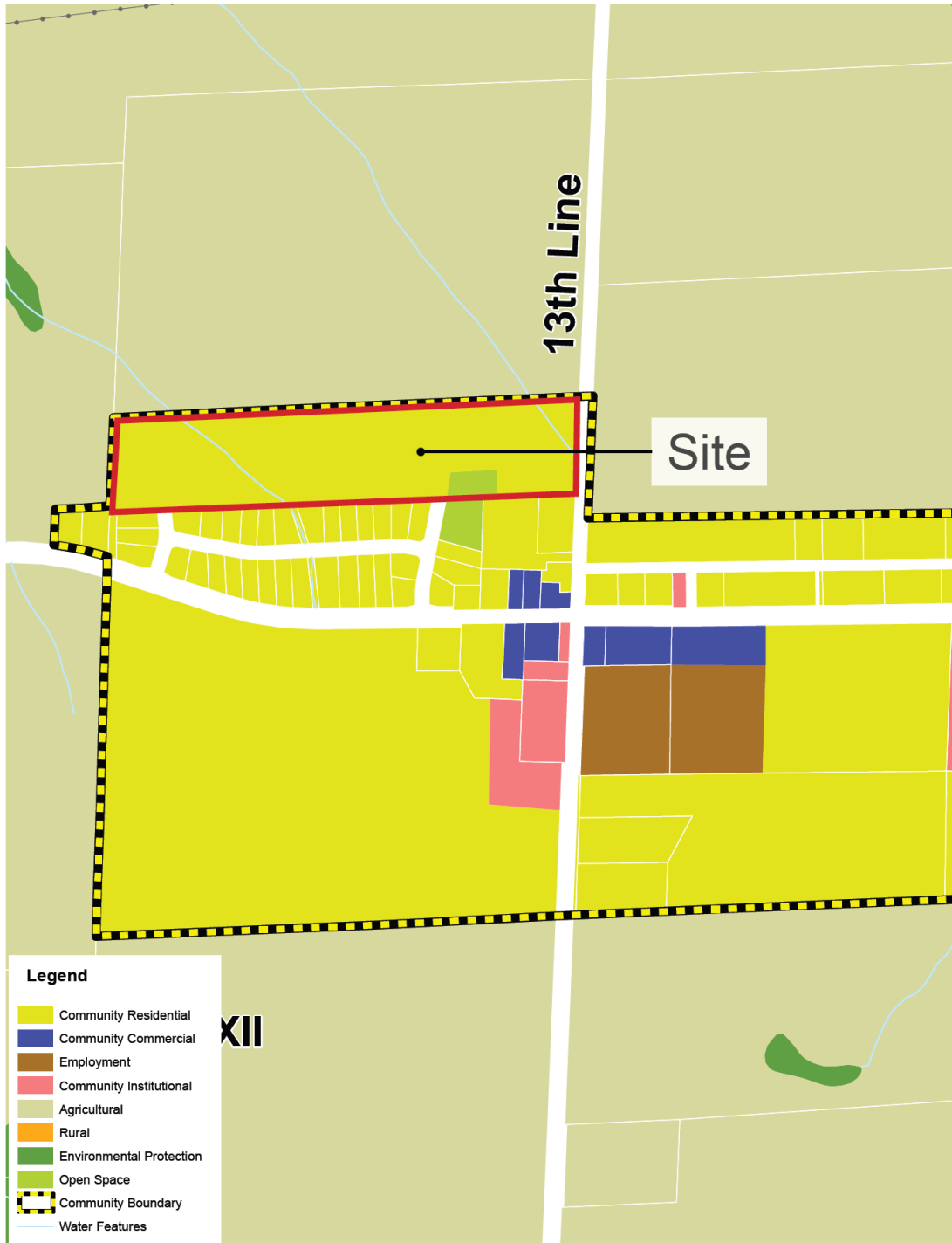
Overall, the Proposed Development is consistent with the policies of the OPTEG. The proposed uses are permitted in the existing land use designations that apply to the Subject Property, and the proposed dwelling units will maintain the community’s existing small-town character while helping to accommodate anticipated population growth in Marsville. The Proposed Development will be provided with appropriate water services, sanitary sewage services, and stormwater management facilities.



**Table 2 – Responses to Policy Considerations in Section 7 of Township's Official Plan**

<b>Section</b>	<b>Policy Consideration</b>	<b>Response</b>
Compatibility (7.4)	New development must be compatible with surrounding land uses, and development proposals may be required to provide an assessment of impacts on adjacent land uses.	The proposed residential development will not have any adverse impacts on adjacent land uses.
Cumulative Impacts (7.5)	Development may be permitted where the long-term capacity of the Subject Property can support the use without negative environmental impacts and where the cumulative impacts of development will not have detrimental effects on the natural environment.	The Natural Features Assessment found that the Subject Property does not contain wetland, meadow, or other natural features and therefore no negative impacts on the environment from the Proposed Development are anticipated.
Environmental Impact Assessments (7.7)	An environmental assessment is required where development is proposed within 30 metres of a wetland. Development will not be approved unless this assessment demonstrates there will be no negative impacts on natural features.	The Proposed Development is not within 30m of a wetland.
Hazard Lands (7.12)	Development will not be considered within 100 metres of hazard areas unless it has been demonstrated that the development can occur without posing a threat to life, property, or the environment.	There are no hazard areas within 100 metres of the Subject Property.
Stormwater Management (7.19)	Residential plans of subdivision must be accompanied by a Stormwater Management Report, which must demonstrate that post-development run-off rates will not exceed pre-development rates for storms up to and including the 100-year event.	The Stormwater Management approach is discussed in the Functional Servicing Report and concludes that the post-development run-off rates will not exceed pre-development rates for storms up to and including the 100-year event.
Water Quality (7.24)	Development must avoid changes to natural drainage, must be set back from surface water features and wetlands, and must implement sediment and erosion control measures. Proposed subdivisions must be accompanied by a Water Resource Management (“WRM”) Report.	The Functional Servicing Report, prepared by GM BluePlan (GEI) addresses drainage, sediment and erosion control, and water resource management.
Water Quantity (7.25)	Permitted uses that involve water-taking must demonstrate that the activity is an essential part of their operations and will not adversely affect the quality or quantity of water or the natural environment.	Water taking is not proposed for the Development.

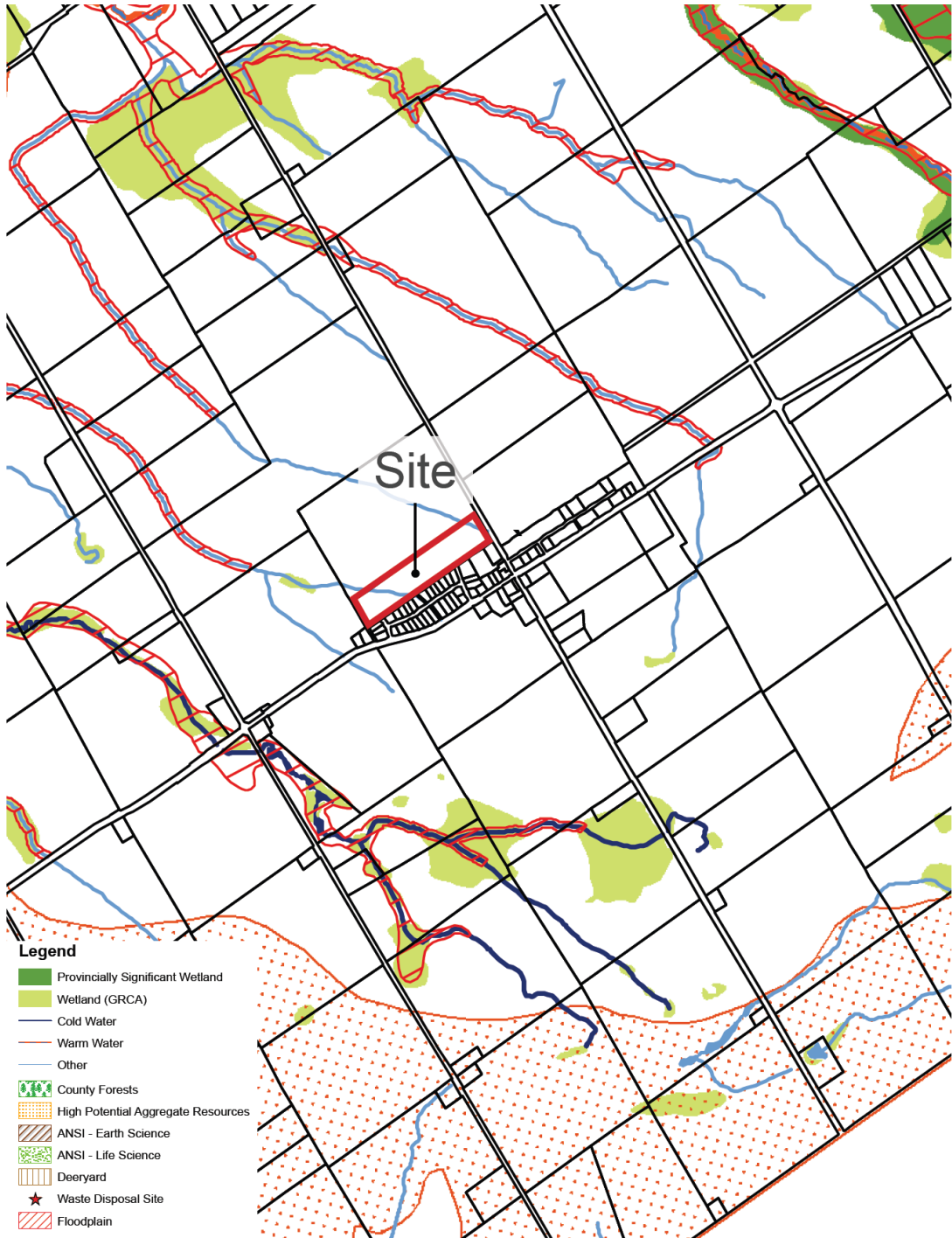
Figure 4 – Land Use Map



Land Use Map  
Source: East Garafraxa Township Official Plan Schedule A-1, 2011

Figure  
**4**

Figure 5 – Environmental Features



Natural Heritage Map  
Source: Township of East Garafraxa Official Plan, Schedule B, 2011

Figure  
**5**

Figure 6 - Natural Hazards and Regulation Boundaries



Natural Hazards and Regulation Boundaries

Source: Dufferin County Official Plan Schedule E1, 2021

Figure  
**6**

## 2.4 Township of East Garafraxa Zoning By-law 60-2004

Schedule “A-1” to the Township of East Garafraxa’s Zoning By-law (No. 60-2004, as amended) shows the Subject Property as being zoned “Rural (RU)” (see **Figure 7**). According to Section 4.2.1 of the Zoning By-law, the permitted uses in the Rural (RU) Zone are limited to an agricultural uses (and a farm produce sales outlet accessory to such a use), a bed-and-breakfast establishment, a greenhouse, a home industry or home occupation, public open space, resource management activities, a single detached dwelling, a veterinary hospital, a wayside pit or wayside quarry, a riding school or boarding stable, and a kennel (on a lot of at least 19 hectares). The regulations in Section 4.2.2 include a minimum lot area of 10.0 hectares, a minimum lot frontage of 100 metres, and a maximum lot coverage of 5%.

A Zoning By-law Amendment will be required to facilitate the Proposed Development, for the purpose of changing the zoning of the Subject Property from Rural (RU) to a combination of Hamlet Residential Exception (HR-\_\_) for the residential lots, and Open Space (OS) for the Park and SWM blocks. Section 4.5.2 of the Zoning By-law sets out regulations for the Hamlet Residential (HR) Zone based on the form of servicing, either private services or municipal services: see **Table 3**. Therefore, a Hamlet Residential Exception (HR-\_\_) Zone is required to establish regulations for permitted uses on partial services (municipal water services with individual on-site septic services), as well as to establish special provisions for minimum lot frontage to accommodate certain lots in the Proposed Development.

**Table 3 – Regulations in Hamlet Residential (HR) Zone**

Regulation	Private services	Municipal services
i) Minimum Lot Area	1.0 ha	0.6 ha
ii) Minimum Lot Frontage	60 m	30 m
iii) Minimum Yard Requirements		
a) Front Yard	7.5 m	7.5 m
b) Interior Side Yard	3.0 m	3.0 m
c) Exterior Side Yard	7.5 m	6.0 m
d) Rear Yard	7.5 m	6.0 m
iv) Maximum Lot Coverage	20%	20%
v) Maximum Height	10.5 m	10.5 m
vi) Minimum dwelling unit floor area	140 m <sup>2</sup>	140 m <sup>2</sup>

Source: Township of East Garafraxa Zoning By-law 60-2004, Section 4.5.2.

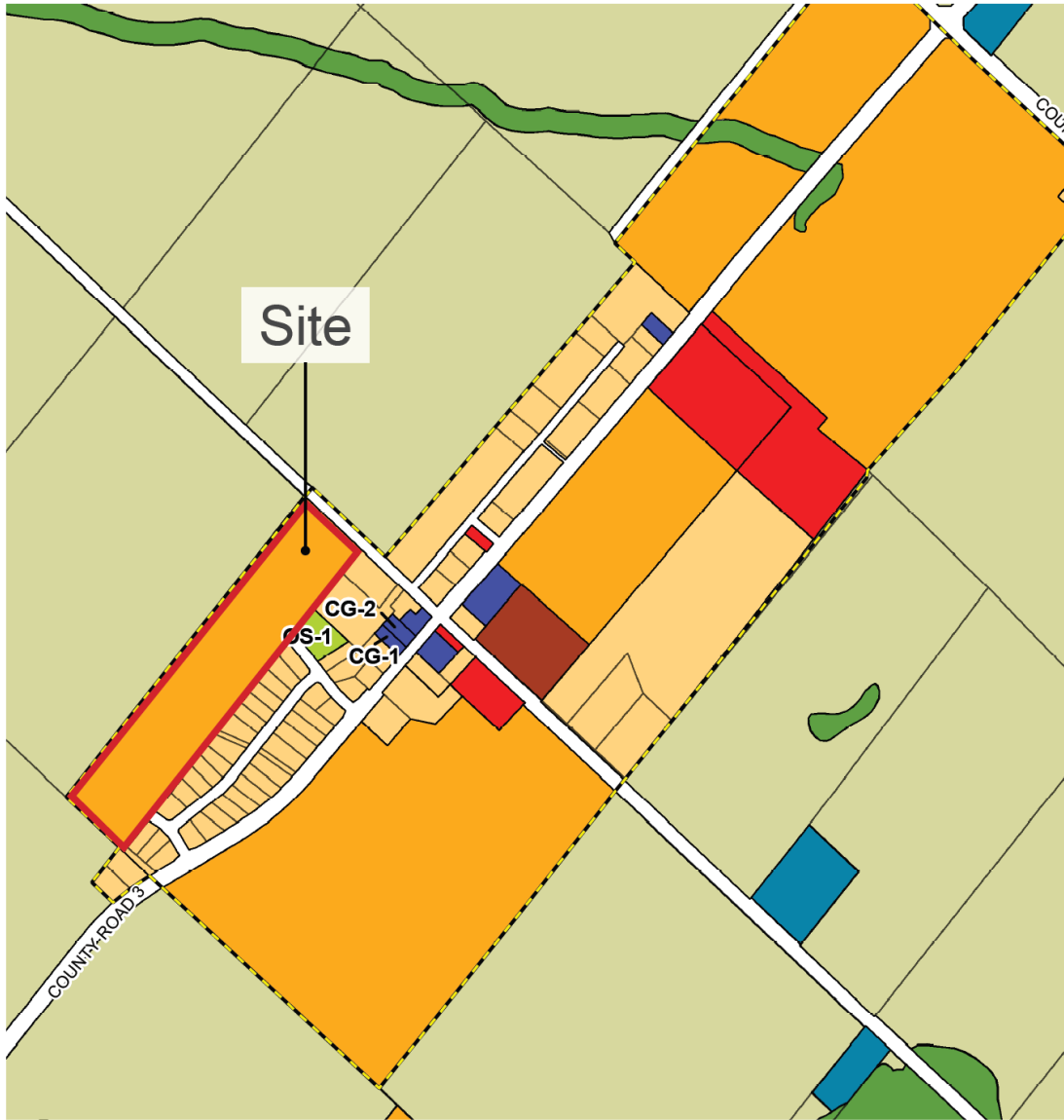
A draft version of the proposed Zoning By-law Amendment is provided in **Appendix “A”** to this Planning Justification Addendum Report, while the dimensions of the lots in the Proposed Development of Subdivision are set out in **Appendix “B”**. (The lot numbering is based on that in the Draft Plan: see **Figure 3**.)

Section 5.77 of the Township’s Zoning By-law defines “lot frontage” as *“the continuous horizontal distance of the front lot line between the side lot lines measures [sic] at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be the horizontal distance of a line that is 7.5 metres back from and parallel to a continuous straight line, joining the two points where the side lot lines intersect with the front lot line.”*)

Of the 30 residential lots in the Proposed Development, the narrowest (Lot 5) has a frontage of 24.38 metres. Lots 2-4 each have lot frontages of 25m.

The special provision proposed for the Hamlet Residential Exception (HR-\_\_) Zone to permit a minimum lot frontage of 24.3m for the Lots numbered as 1, 2, 3, 4, and 5 on the draft plan for a lot provided with municipal water services and individual on-site septic services. The provisions also clarify that, in all other respects, the regulations in Section 4.5.2 that apply to a lot with municipal services in the Hamlet Residential (HR) Zone also apply to the lots in the Hamlet Residential Exception (HR-\_\_) Zone (as opposed to those that apply to lots with private services in the “HR” Zone).

Figure 7 - Zoning Map



Zoning Designation	
	Agricultural (A)
	Business Park (BP)
	Environmental Protection (EP)
	Estate Residential (ER)
	Extractive Industrial (MX)
	General Commercial (CG)
	Hamlet Residential (HR)
	Highway Commercial (CH)
	Industrial (M1)
	Institutional (I)
	Open Space (OS)
	Rural (RU)
	Rural Residential (RR)
	Waste Disposal (MD)



Zoning Map  
 Source: Township of East Garafraxa Zoning Map, Schedule A1, 2011

Figure  
**7**

## 3. Supporting Plans & Studies

This section of the Planning Justification Addendum Report reviews the reports and studies that have been revised based on the changes to the Proposed Development of Subdivision. (Those changes are summarized in Section 1.5 above.) Other studies and reports that were submitted in support of the original applications and which have not been substantively affected by the changes to the Proposed Development are summarized in Section 5 of the 2022 Planning Report prepared by Astrid J. Clos Planning Consultants.

### 3.1 Functional Servicing Report

A revised Functional Servicing Report was prepared by GM BluePlan (GEI Consultants), dated November, 2024. It outlines the proposed site grading, site servicing, right-of-way design, stormwater management and outlet design. It also discusses a feature-based water balance analysis and erosion and sediment control. The full report should be read in support of the Proposed Development. However, the conclusions for Marsville South are as follows:

- The Marsville North Subdivision will be serviced with individual private onsite septic systems with tertiary treatment to provide sewage treatment and disposal.
- Based on the recommendations presented in the Technical Memo - Hydrogeology Executive Summary of Past Reports (GM BluePlan Engineering Limited, dated August 2020), the use of tertiary treatment systems for all 30 lots within the Marsville North Subdivision is recommended to mitigate any potential impacts related to septic system effluent and to provide a cleaner effluent for discharge to the shallow groundwater system.
- Water supply for the Marsville North and the Marsville South Subdivision will be provided by the upgrades and expansions of the existing municipal water system, as per the Municipal Class Environmental Assessment process.
- Water services for each lot in the Marsville North and Marsville South Subdivisions, will be provided by the expansion of the existing municipal water distribution system via the extension of a 150mm diameter watermain along the subdivision roads.
- Foundation drainage within the Marsville North and Marsville South Subdivisions will be provided by a sump pumps discharging to either the storm sewer system or grade and ultimately the stormwater management facilities for conveyance to the improved Thunderbird Drainage Works.



- Quantity and quality control treatment for runoff generated from the Marsville North Subdivision has been provided by the stormwater management facility, prior to discharge to the improved Thunderbird Drainage Works.
- To provide sufficient capacity to accommodate and convey the stormwater generated from the Marsville North and Marsville South Subdivisions to the receiving outlet, a petition has been filed under the Drainage Act for improvements to the existing Thunderbird Drainage Works. The final design of the improvements will be the responsibility of the Drainage Engineer.
- The stormwater management design for the Marsville North Subdivision and Marsville South Subdivision provide a reduction of flow when comparing pre-development and post-development conditions for all key locations and storm events.
- The proposed stormwater management facility will be rough graded and used as a temporary sediment pond during the servicing and building construction.

### **3.2 Groundwater Level Monitoring Letter**

In response to comments received on September 30, 2022 which requested groundwater level monitoring data to be provided, GEI Consultants prepared a Groundwater Level Monitoring Letter, dated August 7 2024 to satisfy this request. It found that:

- During the late winter months and into the spring, the groundwater level at monitoring well MW-03 was observed to be at ground surface. This is not considered to be indicative of groundwater discharge but rather due the presence of water (e.g., precipitation, snowmelt, ponding in microtopography) in excess of the capacity of the soil to permit infiltration, resulting in groundwater levels rising to ground surface. A similar phenomenon is observed at MW-06, though the high groundwater levels are less persistent at that location compared to MW-03.
- Monitoring wells MW-01 and MW-04 exhibited considerably lower groundwater levels than the other monitoring wells on site. This is inferred to be due to the proximity of the bottom of these wells to the underlying sand aquifer, which provides drainage to the overlying silt aquitard. This is evidence that the Site exhibits recharge (rather than discharge) conditions.
- The contrast in groundwater levels between the two sets of wells described above (i.e., MW-03 and MW-06 versus MW-01 and MW-04) indicate that the predominantly-silt soils of the shallow overburden are of relatively low hydraulic conductivity compared to the underlying sand and allow the development of a perched water table.

- The groundwater was generally observed to be at higher elevations along the south property boundary (i.e. MW-05 and MW-06) and slightly lower at the north property boundary (i.e. MW-02 and MW-03).
- Throughout the monitoring period, the maximum groundwater level observed was approximately 487.7 metres above sea level (masl); observed at monitoring well MW-05 located near the midpoint of the southern boundary of the Site.
- In terms of seasonal trends from year-to-year, the groundwater level was generally highest across the Site during the winter and spring months, and gradually declined during the summer months. The groundwater level in the aquitard was observed to fluctuate 3.5 to 4.5 m vertically between high and low periods.

### 3.3 Archaeological Assessment

The Archaeologists Inc. completed the Stage 1 & 2 Archaeological Assessment dated July 11, 2014 which concluded that;

*“The Stage 1 background study was conducted to provide information about the property’s geography, history, previous archaeological fieldwork and current land condition in order to evaluate and document the property’s archaeological potential. The Stage 1 background study found that the Subject Property exhibited potential for the recovery of archaeological resources of cultural heritage value and concluded that the property requires a Stage 2 assessment.*

*The Stage 2 assessment was conducted to document all archaeological resources on the property, to determine whether the property contains archaeological resources requiring further assessment, and to recommend next steps. The Stage 2 property assessment, which consisted of a systematic pedestrian survey, did not result in the identification of any archaeological resources. The report concluded that no further archaeological assessment of the property was required.”*

The letter from the Ministry of Tourism, Culture and Sport, entering this report into the Ontario Public Register of Archaeological Reports was received on July 22, 2015.

### 3.4 Addendum Geotechnical Investigation

An Addendum Geotechnical Investigation letter was prepared by JLP Services Inc (JLP) to determine the potential impact of the soil and groundwater conditions at the Subject Property and to provide recommendations pertaining to the design and construction of

building foundations for the Proposed Development. Based on their review, the following comments and recommendations were provided:

- The highest observed groundwater levels in the monitoring wells (MV) are between Elevations 480.3 and 487.7 across the site.
- Soil bearing pressures at Serviceability Limit States (SLS) and Ultimate Limit States (ULS) of 75 kPa and 115 kPa, respectively, are available immediately below the existing topsoil and the loose, reworked, upper zone of the native silt and sand or sand deposits.
- The observed groundwater levels in MW1, MW2 and MW4, installed in the vicinity of the proposed storm water management facility, are up to about 2.0m higher than the top of the overflow weir level (maximum storage level) of Elevation 484.90m, and are about 0.85 to 5.85m higher than the bottom of pond level of Elevation 481.05m. As such, an impermeable liner will be required to separate the storm water collected from the subdivision from the natural groundwater at the site. The impermeable liner will have to resist hydrostatic uplift due to the high groundwater levels in the vicinity.
- Consideration may be given to raise the site grades in the vicinity of MW2, MW3, MW5 and MW6 to keep the proposed underside of slab on grade higher than the observed groundwater level to minimize or eliminate the requirements for permanent underfloor drainage system or waterproofing system.
- The procedures and recommendations for engineered fill construction are outlined in the geotechnical investigation report referenced above.

### **3.5 Transportation Impact Study Response Letter**

In October 2020, a Transportation Overview Letter was prepared by Salvini Consulting in support of the Proposed Development. No substantial changes to the Proposed Development have not occurred to warrant further investigation of the traffic impacts of the Marsville North Development.

However, a Transportation Impact Study, dated May 2022, prepared by Salvini Consulting, was also prepared as part of the May 2022 complete formal application of the draft plan of subdivision and zoning by-law amendment which studied traffic impacts of both the Marsville North and Marsville South Proposed Subdivisions. An updated report dated October 2024 was included as part of the submission of the Marsville South Draft Plan of Subdivision.

### 3.6 Natural Feature Assessment

A Natural Features Assessment prepared by Natural Resource Solutions Inc., dated May 10, 2020 concluded that;

*“Based on this assessment, an EIS should not be required as part of the development application. We do recommend that a Tree Inventory and Preservation Plan be prepared by a certified arborist to identify appropriate tree protection measures and compensation, where necessary. The Subject Property grading and stormwater management will need to maintain the surface water balance associated with the conveyance features.”*

This was provided as part of the complete submission materials provided in the September 2020 submission.

### 3.7 Tree Inventory and Preservation Plan

A Tree Inventory and Preservation Plan prepared by Natural Resource Solutions Inc., dated November 2020 formed part of the complete submission in September 2020. It determined that:

*“Of the 96 trees inventoried, 62 are anticipated to be removed. This includes 29 Green Ash that are documented to be in poor, or very poor health, or are dead as a result of Emerald Ash Borer. In total, of 38 trees are recommended for removal that are in poor, or very poor health, or are dead. The remaining 24 are in fair to excellent health, and grading could not be altered to allow for their retention.*

*A large, 85cm DBH Silver Maple (Acer saccharinum) is located on the property boundary (tree 68). This tree is documented to have a crown of 7m, and is in fair health with an improbable potential for structural failure. NRSI and GEI Consultants worked closely together to configure the proposed grading plan to facilitate the retention of this tree, which resulted in the scaling back of grading cuts 3.5m away from the property boundary.*

*A large, 125cm DBH Eastern Cottonwood (Populus deltoides) is also located on the property boundary. This tree is documented to have a crown of 8m, and is in poor health, with a possible potential for structural failure. NRSI and GEI Consultants worked closely together to assess whether reconfiguration of the grading plan could facilitate the retention of this tree. Unfortunately, due to the mature age of this short-lived tree, the existing condition of the tree, and the required setbacks from the proposed septic bed footprints, retention was determined to be unfeasible. The removal of 62 trees is required to implement the proposed plan. This includes 24 trees in Fair to Excellent condition. These trees should*

*be replaced at a 2:1 ratio at a location to be determined at the detailed design stage, and should be in addition to any other tree planting requirements (such as street trees).”*

No comments were received which required an addendum to this report.

### **3.8 Phase 1 Environmental Impact Study**

The Phase 1 Environmental Impact Study prepared by Peto MacCallum Ltd. dated November 13, 2009, was submitted as part of the September 2020 complete application submission. The study concluded that the Subject Property was historically and currently used for agricultural uses. No visible hazardous materials or designated substances were observed on the Subject Property, and no OC pesticides were identified.

Based on these findings, a Phase 2 ESA was not required.

## 4. Conclusion

The Subject Applications submitted for an amendment to the Township of East Garafraxa's Zoning By-law and draft plan of subdivision will facilitate the development of 30 dwelling units on a parcel of approximately 9.7 hectares. Units range in size but are mostly around 2,040m<sup>2</sup> (0.5 acres) with frontage of 30m on average. The lots are to be serviced through municipal water and private sewage systems. The requested amendment seeks to rezone the Subject Property from Rural (RU) zone to Hamlet Residential Exception (HR-\_\_\_) for the residential lots, Open Space (OS) for the Park and SWM blocks. The Subject Property is in an area that is expected to accommodate residential uses while maintaining the rural village feel of Marsville.

The Proposed Development represents efficient land use within a designated Community Settlement Area of Marsville that provides a low-density housing development consistent with the existing community. The Proposed Development will also make use of available municipal water servicing. The development is therefore consistent with the 2024 Provincial Planning Statement. The Proposed Development conforms with the policies in the County of Dufferin Official Plan and the Township of East Garafraxa's.

Therefore, in summary, the Proposed Development represents good planning and is appropriate for the Subject Property, for the surrounding area, and for the continuing growth of the Township of East Garafraxa.



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## Appendix “A” – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER 2024-\_\_\_

### BEING A BY-LAW TO AMEND ZONING BY-LAW 60-2004, AS AMENDED

**WHEREAS** the Council of the Corporation of the Township of East Garafraxa is empowered to pass By-laws to regulate the use of land pursuant to Sections 34 and 36 of The Planning Act, 1990, as amended;

**AND WHEREAS** the owner of Part of the East Half of Lot 6, Concession 13, Township of East Garafraxa, County of Dufferin has filed an application with the Township of East Garafraxa to amend By-law Number 60-2004, as amended (Township File No.: Z\_\_-22 Thomasfield);

**AND WHEREAS** it is deemed appropriate to amend By-law 60-2004 as amended to rezone the subject lands to facilitate the Draft Plan of Subdivision (Township File No. S\_\_-22 Thomasfield);

**NOW THEREFORE** THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA ENACTS AS FOLLOWS:

1. THAT Schedule “A-1” to By-law 60-2004, as amended, is further amended by rezoning the lands described as Part of the East Half of Lot 5, Concession 13, identified on Schedule “A-1” to this By-law, from Rural (RU) Zone to the following zones:
  - a. Hamlet Residential Exception \_\_\_ (HR-\_\_\_) Zone; and Open Space (OS) Zone.
2. Section 4.5.3 of Zoning By-law No. 60-2004 (Hamlet Residential Exception Zones) is hereby amendment by adding the following new sub-section:
  - a. Hamlet Residential Exception \_\_\_ (HR-\_\_\_) Zone
  - b. Notwithstanding any other provision of this by-law, to the contrary, on lands zones Hamlet Residential Exception (HR-\_\_\_), the following provisions shall apply:

i. Minimum Lot Frontage 24.3m

3. Notwithstanding any other provision of this by-law, to the contrary, public uses in accordance with Section 3.18 of Zoning By-law No. 60-2004 shall be permitted in all zones under this By-law.
4. In all other respects, the provisions of this By-law shall apply.
5. This by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a FIRST, SECOND, and THIRD time and finally PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

\_\_\_\_\_

Head of Council

\_\_\_\_\_

Clerk

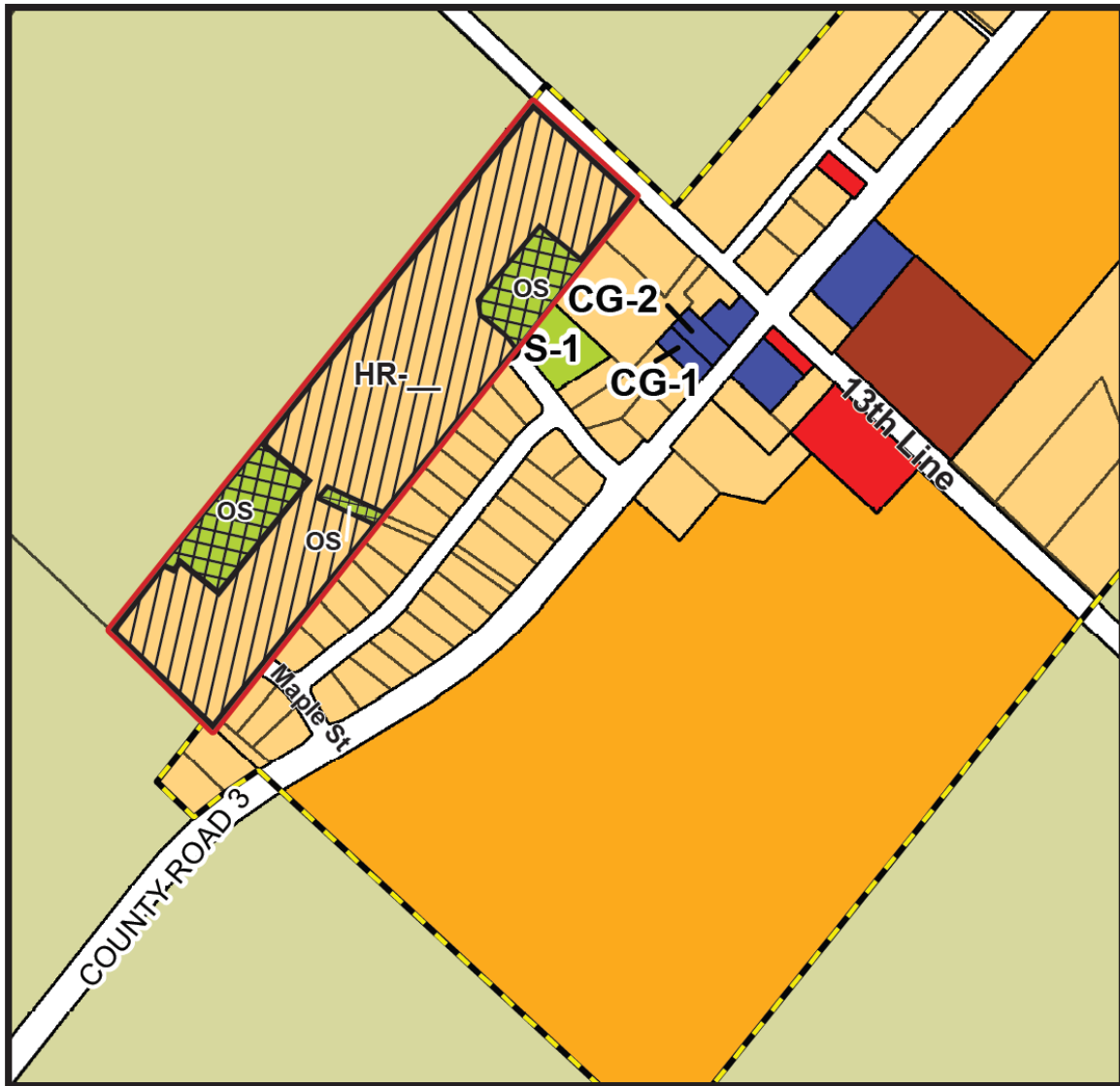



















# SCHEDULE A-1

TO BY-LAW NO. 15-2004

TOWNSHIP OF EAST GARAFRAXA

EAST PART OF LOT 6 CONCESSION 13,  
COUNTY OF DUFFERIN



	SITE BOUNDARY	<b>Zoning Designation</b>		Hamlet Residential (HR)	
	AREA TO BE ZONED FROM RU(RURAL) ZONE TO HR- (HAMLET RESIDENTIAL) ZONE WITH SITE SPECIFIC		Agricultural (A)		Highway Commercial (CH)
	AREA TO BE ZONED FROM RU(RURAL) ZONE TO OS (OPEN SPACE) ZONE		Business Park (BP)		Industrial (M1)
			Environmental Protection (EP)		Institutional (I)
			Estate Residential (ER)		Open Space (OS)
			Extractive Industrial (MX)		Rural (RU)
			General Commercial (CG)		Rural Residential (RR)
					Waste Disposal (MD)

## Appendix “B” – Lot Dimensions

Lot numbers refer to numbering shown on Draft Plan of Subdivision (see Figure 3 on p. 7).

Lot #	Area [m <sup>2</sup> ]	Frontage [m]	Lot #	Area [m <sup>2</sup> ]	Frontage [m]	Lot #	Area [m <sup>2</sup> ]	Frontage [m]
1	2,042.2	30.10	11	2,217.6	36.00	21	2,040.0	34.00
2	2,059.5	25.00	12	2,217.4	36.00	22	2,040.0	34.00
3	2,050.7	25.00	13	2,217.2	36.00	23	2,040.0	34.00
4	2,897.1	25.00	14	2,217.0	36.00	24	2,040.0	33.99
5	2,150.7	24.38	15	2,216.8	36.00	25	2,342.4	44.85
6	2,218.6	36.00	16	2,216.6	36.00	26	2,080.9	28.88
7	2,218.4	36.00	17	2,601.5	40.17	27	2,004.0	33.40
8	2,218.2	36.00	18	2,703.3	46.78	28	2,004.0	33.40
9	2,218.0	36.00	19	2,220.0	37.00	29	2,004.0	33.40
10	2,217.8	36.00	20	2,164.0	34.89	30	2,084.1	35.57