



SHAPING GREAT COMMUNITIES

November 11, 2024

File No. 23080

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 South Subdivision – Re-Submission Application for Draft Plan of Subdivision and Zoning By-law Amendment
East Half of Lot 5, 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 5, 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 27.9 hectares (69 acres) in size.

Previous Submissions

A pre-consultation meeting was held on October 21, 2020. The requirements for a complete application were confirmed in a letter from the Township dated November 20, 2020.

A formal complete application for a Draft Plan of Subdivision and Zoning By-law Amendment was submitted May 19, 2022. A Planning Justification Report, prepared by Astrid J. Clos Planning Consultants, dated May 17, 2022, accompanied the original complete submission.

Since 2022, minor changes have been made to the Draft Plan to address comments received in relation to the proposal. 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 91 lots for single detached dwellings, along with a combined Park/Water Infrastructure Block, and Stormwater Management facilities. A rural road cross

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section is proposed for the Subdivision, with a multi-use path included on one side of the road within the right-of-way. A maintenance access path surrounds the Stormwater Management Pond. 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 June 7, 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 2, prepared by GM BluePlan (GEI Consultants), dated November 8, 2024;
- Hydrogeological Study Addendum Letter, prepared by GEI Consultants, dated August 7, 2024;
- Noise Feasibility Study, prepared by HGC Engineering, dated August 12, 2024;
- Transportation Impact Study, prepared by Salvini Consulting, dated October, 2024;
- Environmental Impact Study Addendum Letter, prepared by NRSI, dated September 12, 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.



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