



NOTICE OF A PUBLIC MEETING TO CONSIDER AN APPLICATION FOR ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION UNDER THE PLANNING ACT

March 18, 2025

A Public Meeting will be held to consider the following applications for a proposed Draft Plan of Subdivision and Zoning By-law Amendment.

Application Number:	Draft Plan of Subdivision: S2-22 (referred to as Marsville South) Zoning By-Law Amendment: Z7-22	Related Application(s):	N/A
Statutory Public Meeting/Council Meeting:	<p>April 8, 2025, at 4:00 p.m.</p> <p>This meeting will be held as a hybrid meeting, with Members of Council participating either in-person in the Council Chambers at the Township Administration Office or remotely.</p> <p>Members of the public are invited to attend and participate at the meeting in-person or remotely by registering for the meeting. The Zoom registration link can be found on the Township website in the Council Calendar under the applicable date.</p>		
Applicant:	GSP Group		
Owners:	Thomasfield Homes Ltd.		
Location:	East Half of Lot 5, Concession 13	Existing Area:	27.9 ha (69 ac) (provided by the applicant)
Current Zoning:	Rural (RU)	Official Plan Designation:	Community Residential
Purpose:	<p>Draft Plan of Subdivision: The proposed Draft Plan of Subdivision known as Marsville South contains 91 residential lots for single detached dwellings, along with a combined Park/Water Infrastructure Block, and Stormwater Management facilities. A rural road cross section is proposed for the internal road system, 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 a municipal water system, which will include a new municipal supply well and private septic systems.</p> <p>An expansion to the existing Marsville municipal water system is required to accommodate the development. The expansion project has completed the required Municipal Class Environmental Assessment which is available on the Township's website.</p> <p>Zoning By-Law Amendment: The associated zoning by-law amendment is to rezone the subject property from Rural to Hamlet Residential Exception to permit reduced minimum lot areas from 0.6 ha (1.5 ac) to 0.19 ha (0.5 ac) and reduced minimum lot frontages from 30m to 23.5m, and to rezone an area to Open Space to accommodate the combined Park/Water Infrastructure Block and Stormwater Management facilities. A small area on the subject property will be rezoned to Environmental Protection to recognize the Grand River Conservation Authority regulated area.</p>		

For additional information with respect to the applications please contact the Township Planning Consultant:

Jennifer Maestre, MCIP RPP, Associate, Fotenn Consultants Inc.
 416-789-4530 ext. 116
jmaestre@eastgarafraxa.ca

The following background material/documents are available for review at the Township Office during office hours:

1. Application Cover Letter, prepared by GSP Group, dated November 11, 2024;
2. Detailed Response Matrix, prepared by GSP Group, dated November 11, 2024;
3. Draft Plan of Subdivision Drawing, prepared by GSP Group Inc., dated June 7, 2024;
4. Planning Justification Addendum Report, prepared by GSP Group Inc., dated November 2024;



CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

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5. Engineering Response Letter, prepared by GM BluePlan (GEI Consultants), dated November 8, 2024;
6. Functional Servicing Report, prepared by GM BluePlan (GEI Consultants), dated November 2024;
7. Civil Engineering Drawing Set Revision 2, prepared by GM BluePlan (GEI Consultants), dated November 8, 2024;
8. Detailed Response Letter to Engineering comments, prepared by GM BluePlan, dated November 8, 2024;
9. Hydrogeological Study Addendum Letter, prepared by GEI Consultants, dated August 7, 2024;
10. Noise Feasibility Study, prepared by HGC Engineering, dated August 12, 2024;
11. Transportation Impact Study, prepared by Salvini Consulting, dated October, 2024;
12. Environmental Impact Study Addendum Letter, prepared by NRSI, dated September 12, 2024

Draft Plan of Subdivision

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the Township of East Garafraxa but does not make oral submissions at a public meeting, if one is held, or make written submissions to the Township in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the Council of the Corporation of the Township of East Garafraxa in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of the Township of East Garafraxa in respect of the proposed plan of subdivision, you must make a written request to the Township Clerk at clerks@eastgarafraxa.ca or 065371 Dufferin County Road 3, Unit 2, East Garafraxa, ON L9W 7J8.

Zoning By-Law Amendment

If you wish to be notified of the decision of the Council of the Corporation of the Township of East Garafraxa on the proposed zoning by-law amendment, you must make a written request to the Township Clerk at clerks@eastgarafraxa.ca or 065371 Dufferin County Road 3, Unit 2, East Garafraxa, ON L9W 7J8.

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

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



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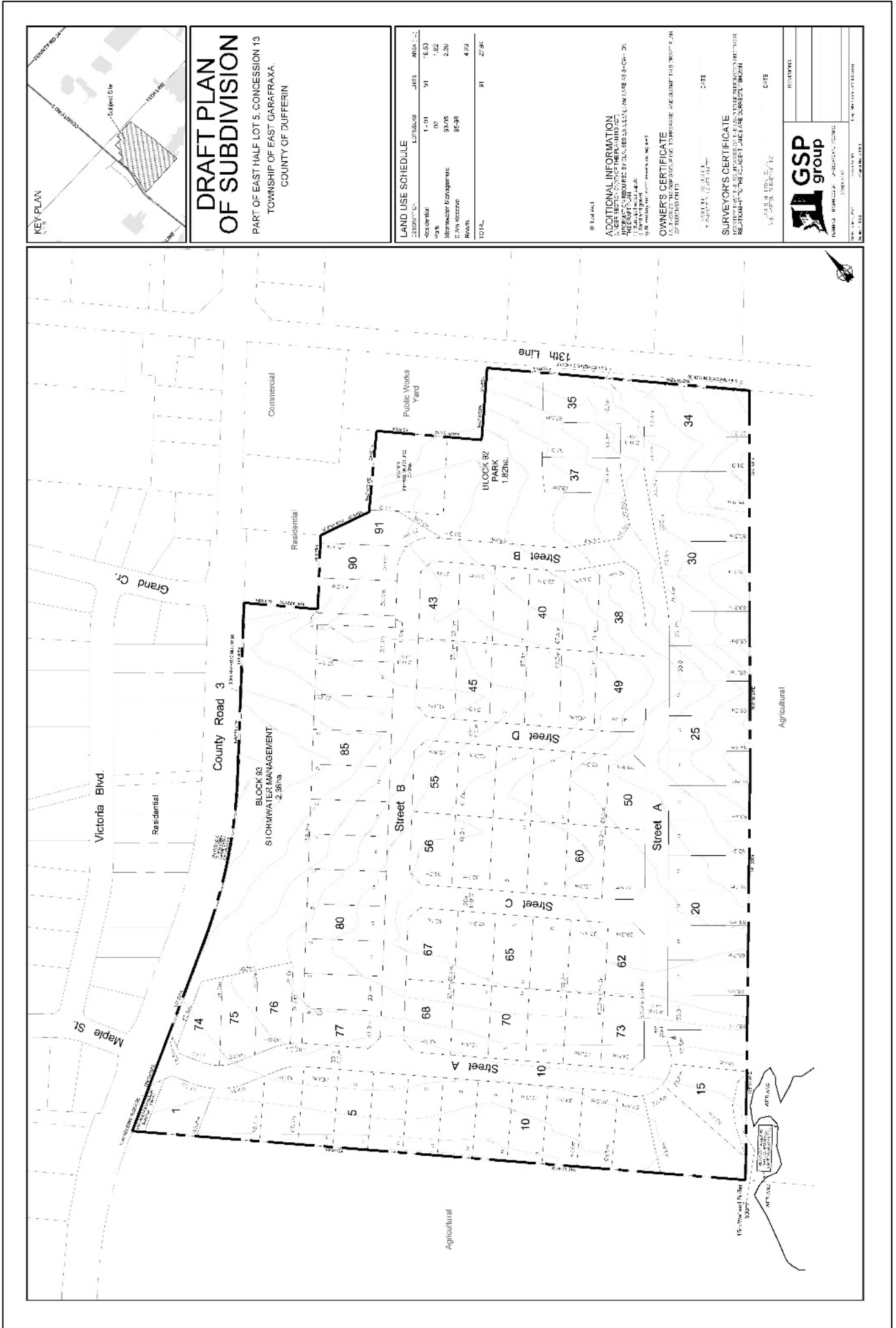
Location Map:



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



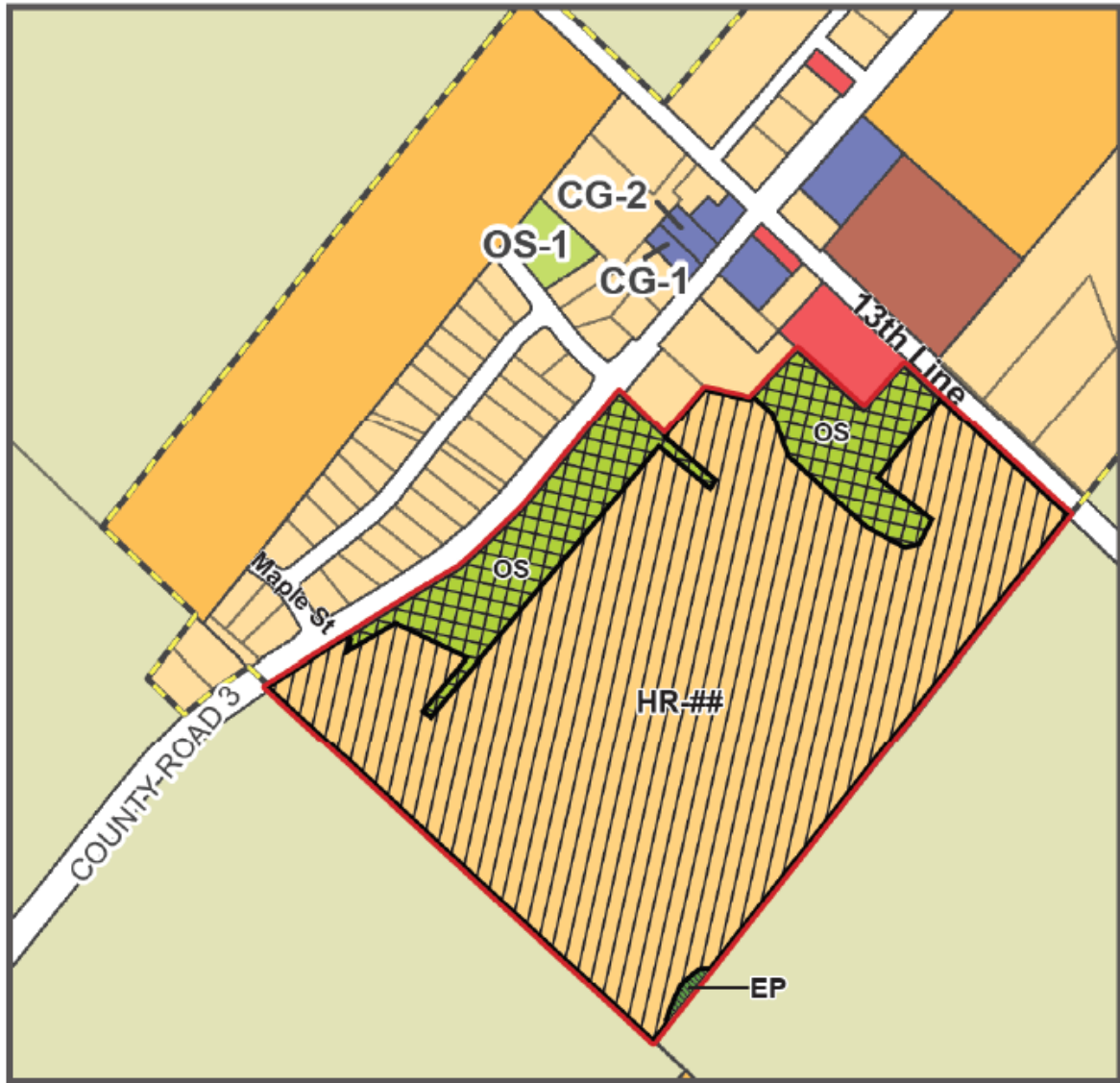
Proposed Draft Plan of Subdivision






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Proposed Zoning By-law Schedule



	SITE BOUNDARY	Zoning Designation		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)
	AREA TO BE ZONED FROM RU(RURAL) ZONE TO EP (ENVIRONMENTAL PROTECTION) ZONE		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)

For illustration purposes only (provided by Applicant).