



NOTICE OF RECEIPT OF COMPLETE APPLICATION & NOTICE OF A PUBLIC MEETING TO CONSIDER AN APPLICATION FOR OFFICIAL PLAN AMENDMENT UNDER THE PLANNING ACT

November 18, 2024

A Public Meeting will be held to consider the following application for a proposed Official Plan Amendment:

Application Number:	OPA1-24	Related Application(s):	B5-24 and Z6-24
Statutory Public Meeting/Council Meeting:	<p>December 10, 2024, 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 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:	John Cox, J L Cox Planning Consultants		
Owners:	James (Jim) & Deborah Kortleve		
Location:	182198 20 Sideroad, West Part Lot 20 Parcels 6 and 7, Concession 12	Existing Area:	8.1 ha / 20 ac (provided by the applicant)
Related Applications:	<p>Consent (Severance) Application B5-24: To sever approximately 1.0 ha /2.47 ac from the 8.1 ha/20ac property.</p> <p>Zoning By-Law Amendment Application Z6-24: To rezone the proposed severed lands from Environmental Protection (EP) to a site specific Rural Residential Exception (RR-X) zone. No proposed changes to the zoning of the retained lands.</p> <p>The Statutory Public Meeting with respect to the Consent and Zoning By-Law Amendment Applications was held on August 27, 2024.</p>		
Current Zoning:	Rural Residential (RR) and Environmental Protection (EP)	Official Plan Designation:	Rural and Environmental Protection
Purpose:	<p>Official Plan Amendment Application: To apply a site-specific policy to the proposed severed parcel, allowing an undersized 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 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. No changes are proposed to the Official Plan designation of the subject property.</p>		

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

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

Background material/documents are available for review at the Township Office during office hours.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Dufferin 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 of East Garafraxa before the proposed Official Plan Amendment is adopted, 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 the Township of East Garafraxa before the proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal



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unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If the proposed Official Plan Amendment is adopted by the Council of the Township of East Garafraxa, it will be submitted to the County of Dufferin for approval. If you wish to be notified of the decision of the County of Dufferin, in respect of the proposed Official Plan Amendment, you must make a written request to:

County of Dufferin
Clerk, Office of the CAO
clerk@dufferincounty.ca
30 Centre Street, Orangeville, ON L9W 2X1

Location Map:



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