



## **NOTICE OF OPEN HOUSE AND PUBLIC MEETING TOWNSHIP OF EAST GARAFRAXA OFFICIAL PLAN REVIEW OFFICIAL PLAN AMENDMENT**

In accordance with Sections 17 and 26 of the *Planning Act*, a statutory open house and public meeting is being held concerning a Township Official Plan Amendment which proposes a number of revisions to the Official Plan. The proposed revisions are intended to reflect the results of Phase Two of the Township Official Plan Review. Phase Two is designed to address matters of provincial interest, and to ensure the Official Plan is consistent with the Provincial Policy Statement, 2020 (PPS) and also conforms with the County of Dufferin Official Plan, 2015.

### **DATE AND FORMAT OF PUBLIC MEETING AND OPEN HOUSE**

This Notice is being given in accordance with *Planning Act* requirements. A final recommendation on the amendment will not be presented until after the Township Open House and Public Meeting and all technical comments have been received.

Due to the COVID-19 State of Emergency, physical attendance is not permitted at this Open House and Public Meeting. The Open House takes the form of a presentation which can be found on the Township website [www.eastgarafraxa.ca](http://www.eastgarafraxa.ca). Questions and comments can be submitted by email or mail to Susan M. Stone between Friday, September 11, 2020 and Tuesday, September 22, 2020 at the address below. The public meeting is being held electronically through Zoom and will be available for public viewing, please register at <http://calendar.eastgarafraxa.ca/default/Detail/2020-09-29-1800-Official-Plan-Review-Public-Meeting>. The Open House and Public Meeting dates and times are as follows:

**OPEN HOUSE DATES:** Friday, September 11, 2020 at 10 a.m. to Tuesday, September 22, 2020 at 4:30 p.m.

**MEETING DATE and TIME:** Tuesday, September 29, 2020 at 6:00 p.m.

**ANY PERSON** may participate in the public meeting or make written or oral representation either in support of or in opposition to the proposed Official Plan Amendment.

#### 1. Written Submission

Written submissions should be addressed to the Township Clerk at the address shown below. Written comments will be accepted until October 16, 2020. If you wish to be notified of the adoption or the refusal of the proposed Official Plan Amendment, you must also make a written request to the Township Clerk before the adoption of the amendment.

#### 2. Oral Submission

Oral submissions may be provided to Council at the meeting electronically. You must pre-register with the Clerk's office by email at [info@eastgarafraxa.ca](mailto:info@eastgarafraxa.ca), or telephone at 226-259-9400 or mail at the address below before 4:30 pm on Monday, September 28, 2020. Please include your full name, address, and a call-back phone number. You will be contacted by the Clerk's office to confirm your participation and receive the online and call-in information before the meeting. Technical assistance may be provided to ensure you are able to participate.

The Township of East Garafraxa is processing the Official Plan Amendment as required by the *Planning Act* and welcome any comments that you may have.

### **DETAILS OF THE OFFICIAL PLAN REVIEW AND PROPOSED AMENDMENT**

The current Official Plan was adopted by Township Council on December 14, 2004 and approved by the Minister of Municipal Affairs and Housing on October 26, 2005. Official Plan Amendment No. 4 ("OPA No. 4") to bring the Official Plan into conformity with the Provincial Greenbelt and Growth Plans was subsequently approved in part by the Ontario Municipal Board

on June 24, 2016. OPA No. 4 constituted Phase One of the Official Plan Review.

Phase Two, as noted, addresses matters of provincial interest, and consistency with the PPS and conformity with the County Official Plan. It affects lands throughout the entire Township of East Garafraxa, therefore a key map or description of the affected lands has not been provided. Proposed changes include:

- i) additions to the permitted uses in the Agricultural and Rural designations to reflect the County Plan;
- ii) expanded permissions for secondary residential units in existing or new single detached dwellings and related accessory buildings in accordance with the *Planning Act*;
- iii) prohibition of new residential lots and other sensitive uses not ancillary to primary employment uses in the Employment Area designation;
- iv) updated policies for the evaluation of Extractive Industrial uses and related development;
- v) addition of policies related to source water protection;
- vi) updated policies related to development criteria including with respect to development compatibility; environmental impact assessments; cultural heritage resources; minimum distance formulae; stormwater management; and excess soil;
- vii) updated growth management policies in conformity with the County Plan;
- viii) pre-application consultation and complete application requirement;
- ix) updated Schedules with respect to the Environmental Protection designation within the Grand River Conservation Authority Watershed and Source Water Protection; and,
- x) housekeeping matters to the text and Schedules.

**ADDITIONAL INFORMATION:**

Additional information relating to the Township Official Plan Review and the proposed Township Official Plan Amendment may be requested by email, mail, fax, or telephone from the Township at the address below.

**PLANNING ACT REQUIREMENTS:**

If a person or public body does not make oral submissions at the 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 of the Township of East Garafraxa to the Local Planning Appeal Tribunal.

If a person or a public body does not make oral submissions at a public meeting or make written submissions to the Township of East Garafraxa before the 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**DATED AT THE TOWNSHIP OF EAST GARAFRAXA THIS 31st DAY OF AUGUST, 2020.**

Susan M. Stone, A.M.C.T., CAO/Clerk-Treasurer  
TOWNSHIP OF EAST GARAFRAXA  
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Tel: 226-259-9400 | Toll Free: 877-868-5967 | Fax: 1-226-212-9812  
Email: [ssstone@eastgarafraxa.ca](mailto:ssstone@eastgarafraxa.ca)