



TOWNSHIP OF
East Garafraxa

Welcome

East Garafraxa

Draft Official Plan

Open House

DECEMBER
2025

DRAFT
OFFICIAL
PLAN

For Consultation

Council Adopted: _____
County of Dufferin Approved: _____
Office Consolidation: _____



TOWNSHIP OF
EAST GARAFRAXA

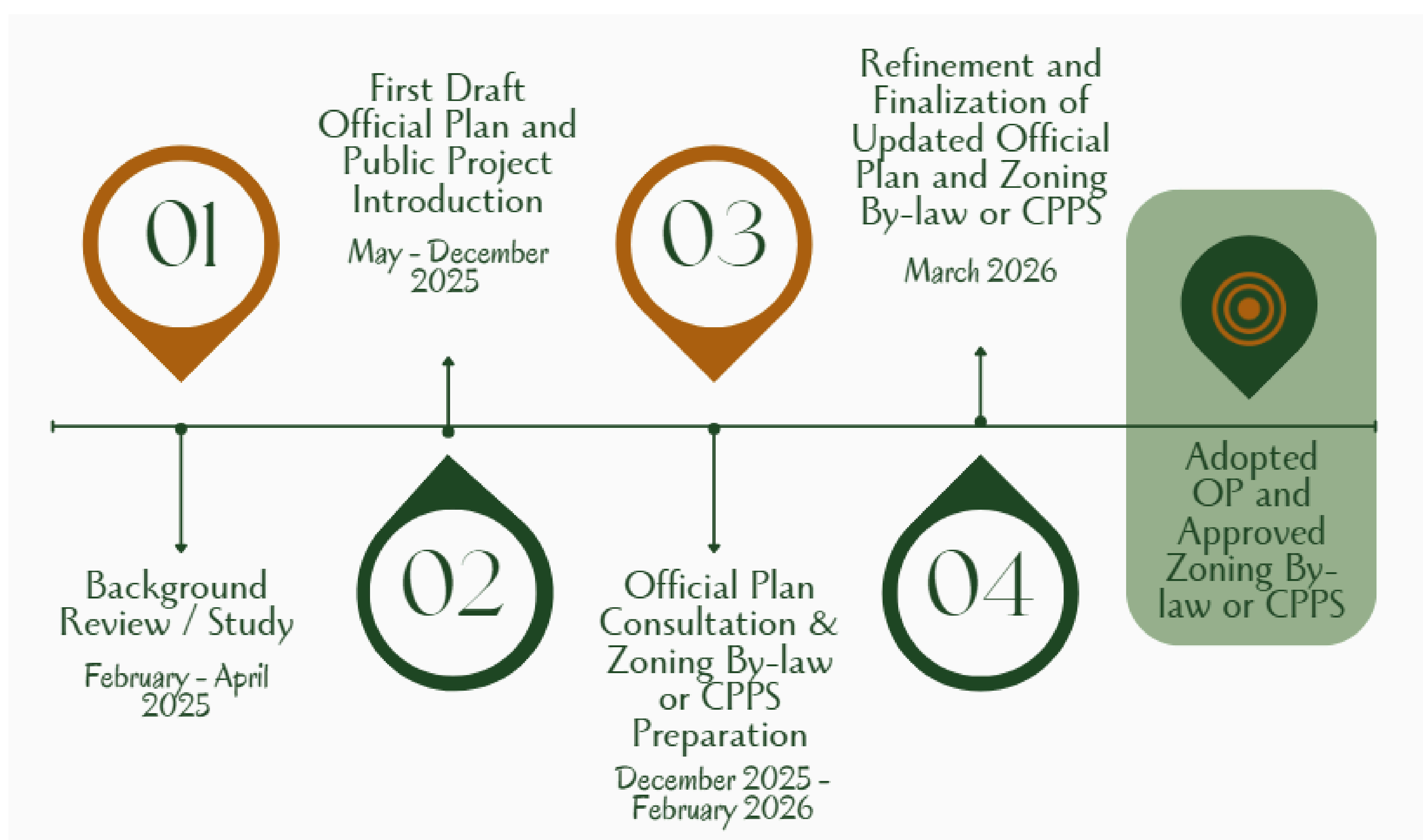


PLANScape
BUILDING COMMUNITY THROUGH PLANNING



Project Purpose

- Complete a new Official Plan for East Garafraxa
- Update East Garafraxa's Zoning By-law or implement a Community Planning Permit By-law



Purpose of Today

- To review the Official Plan project and process
- To discuss the key changes between the existing Official Plan and the newly drafted Plan
- To answer questions and concerns and to help inform residents

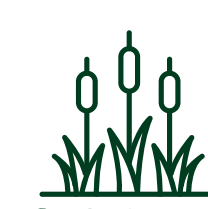
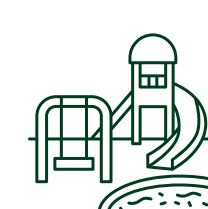




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Project Work Completed to Date

- Initial meeting with staff
- Introductory Presentation to Council
- Consultant team municipal tour
- Document Review and Analysis of Background Planning Documents
- Gathering of mapping information data sets
- Introductory Workshop (September 17, 2025)
- Release of Draft Official Plan (December 5, 2025)
- Consultation Events (December 2025 - May 2026)

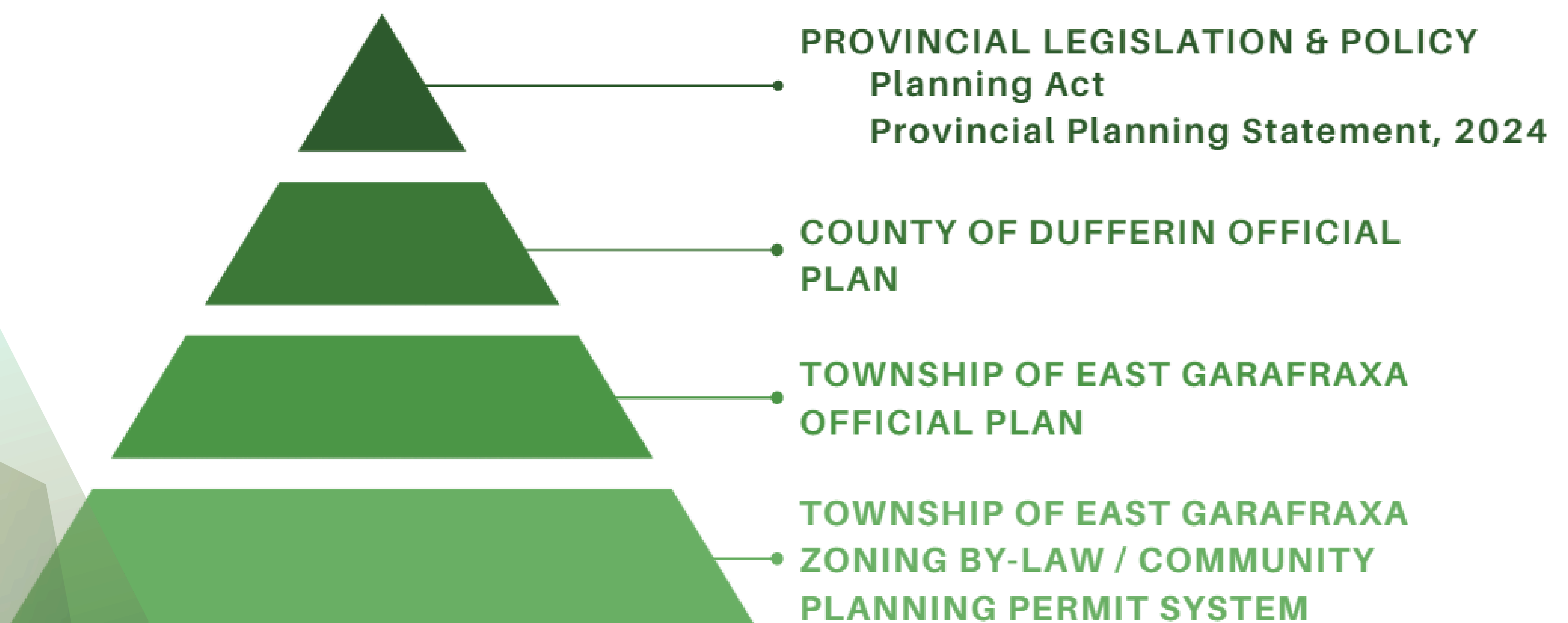




Official Plans

- An Official Plan (OP) is intended as a “motherhood” policy document that provides direction based on principles and objectives of how you want your communities to function and grow.
- The Planning Act requires an OP to be updated every 5 years, or a new one every 10 years.
- The current OP was written in 2004. This will be a “new” OP.

Hierarchy of Planning in Ontario



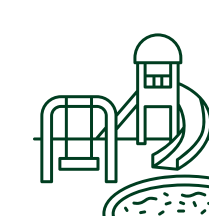


Foundations of the New Official Plan

The New Official Plan builds on the County of Dufferin Official Plan in conformity with the Provincial Planning Statement, 2024.

Draft Official Plan Process:

- Review the Provincial Planning Statement (2024) for necessary policies.
 - examples:
 - Planning authorities are required to establish minimum targets for intensification and redevelopment.
 - Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted.
- Review the County of Dufferin Official Plan for local context. Policies that do not comply with the County OP were removed or revised.
- Technical consultant planning team review of Draft Official Plan.
- Draft Official Plan provided to the public for review, to ensure policies represent local views.

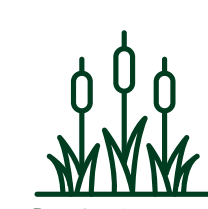
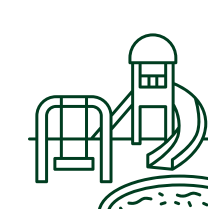




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Structure of the New Draft Official Plan

- 1. Introduction**
- 2. Growth**
- 3. Rural Lands**
- 4. Agricultural Lands**
- 5. Community Settlement Areas**
- 6. Employment Lands**
- 7. Estate Residential**
- 8. Extractive Industrial**
- 9. Environmental Protection**
- 10. Greenbelt Protected Countryside**
- 11. Natural and Human-Made Hazards**
- 12. Open Space**
- 13. Transportation, Infrastructure and Servicing**
- 14. Implementation and Interpretation**
- 15. Definitions**





Structure of the New Draft Official Plan

Schedule A: Land Use

- Where you find what land use designation your property is located in.
- **Schedule A-1: Community Settlement Area of Marsville**
- **Schedule A-2: Community Settlement Area of Orton**

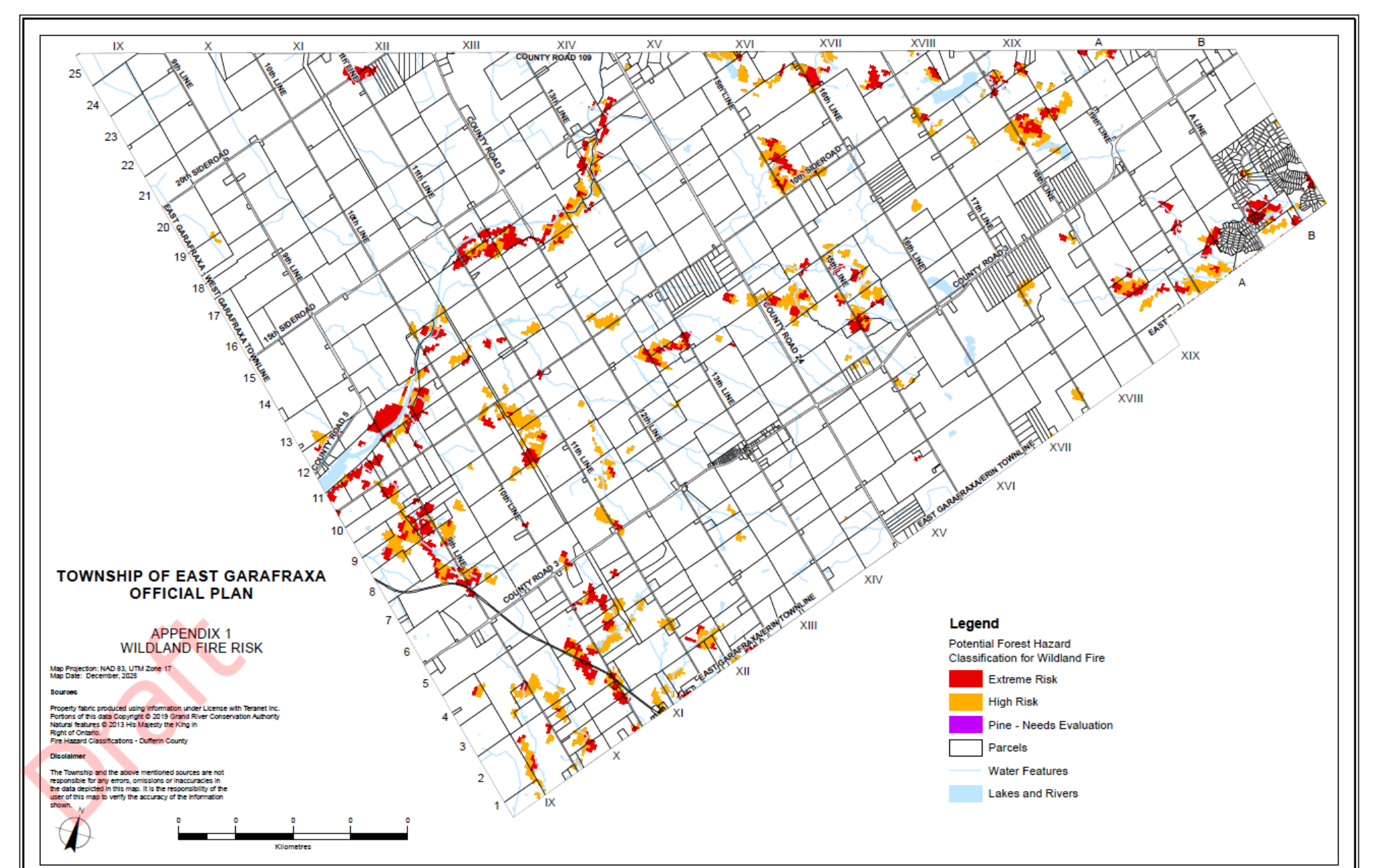
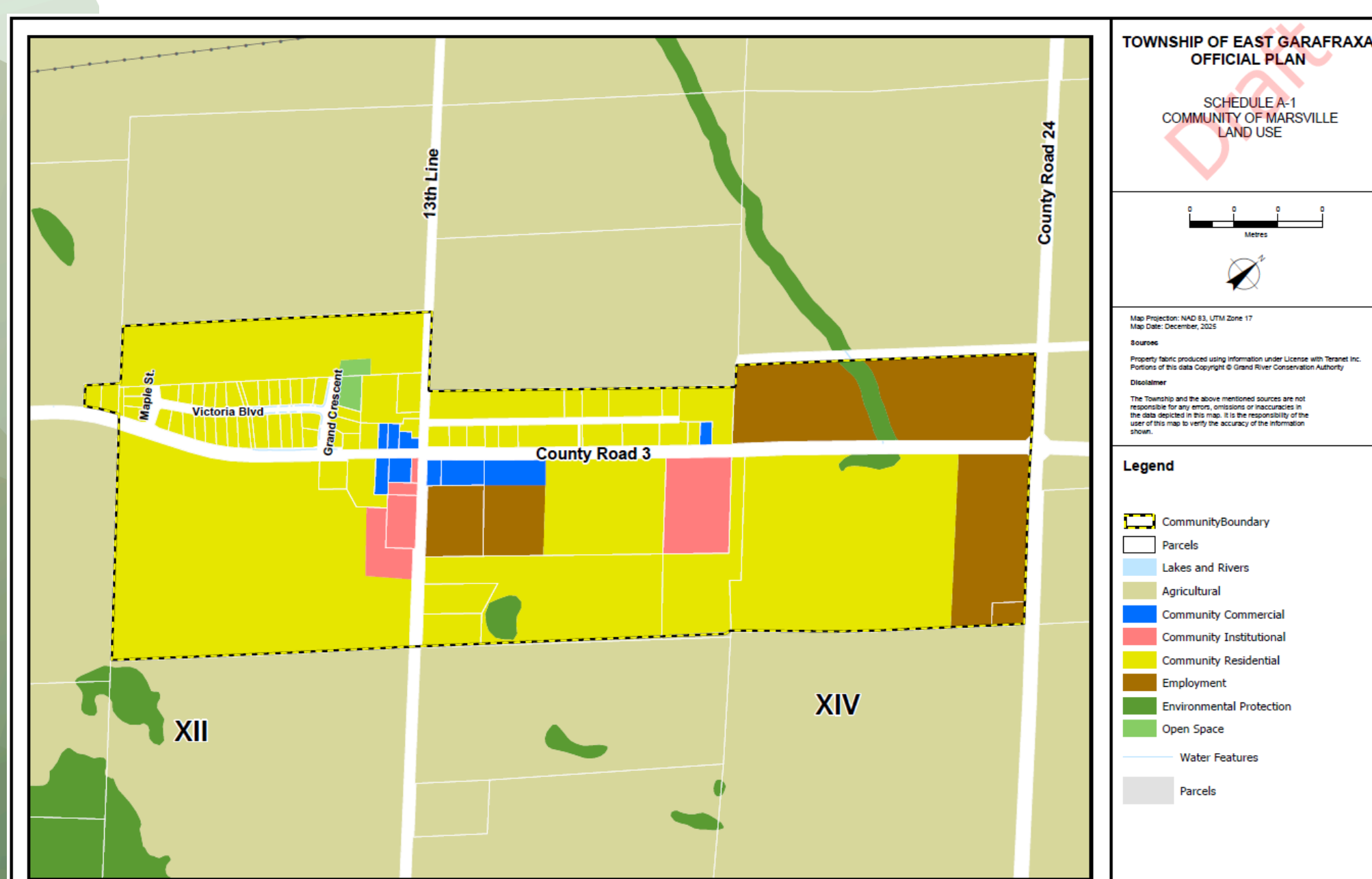
Schedule B: Environmental Protection

- Shows floodplains, Areas of Natural and Scientific Interest, forest areas, Provincially Significant Wetlands, High Potential Aggregate Resources, Environmental Protection, etc.

Schedule C: Development Constraints

- Possible constraints that may impact a property or area, such as Sand and Gravel Resource Areas, water features, lakes and rivers.

Appendix 1: Wildland Fire Risk





Key Official Plan Changes for Comment

Section 2: Growth

- Updated growth projections from the County of Dufferin Official Plan.

Section 3: Rural Lands:

- Decrease in the minimum lot area from 2 hectares to 1 hectare.
- Updated to allow some additional residential unit policies in the rural areas to allow residential flexibility for housing options.

Section 4: Agricultural Lands:

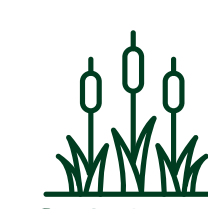
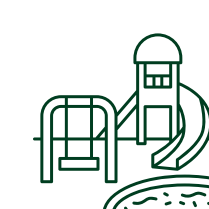
- Updated additional residential unit policies in the Agricultural area as per the PPS.
- Increased minimum Agricultural lot sizes (to create a new lot) from 20 hectares to 40 hectares.

Section 9: Environmental Protection

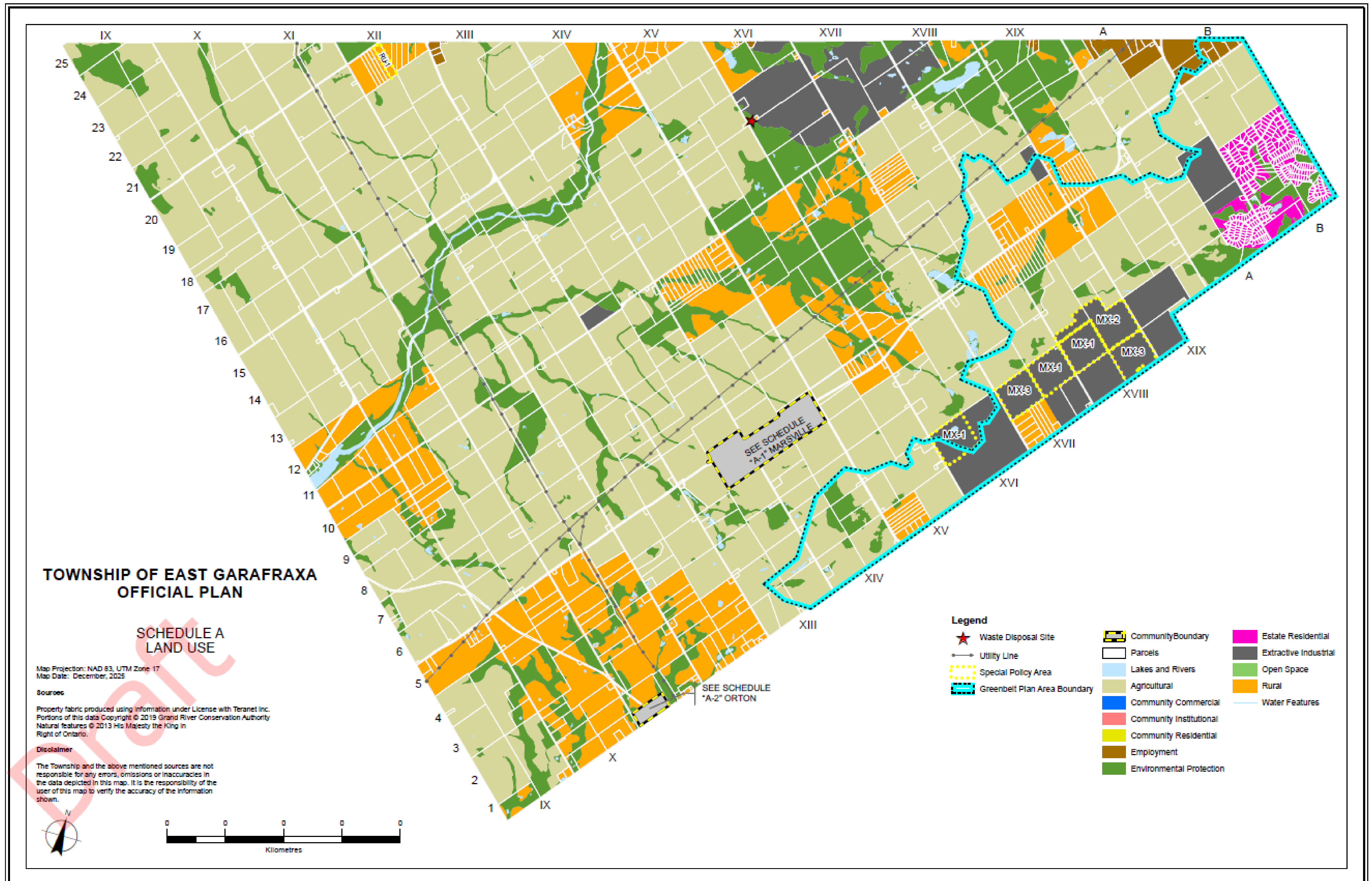
- Updated natural heritage policies to reflect best practices.

Schedules:

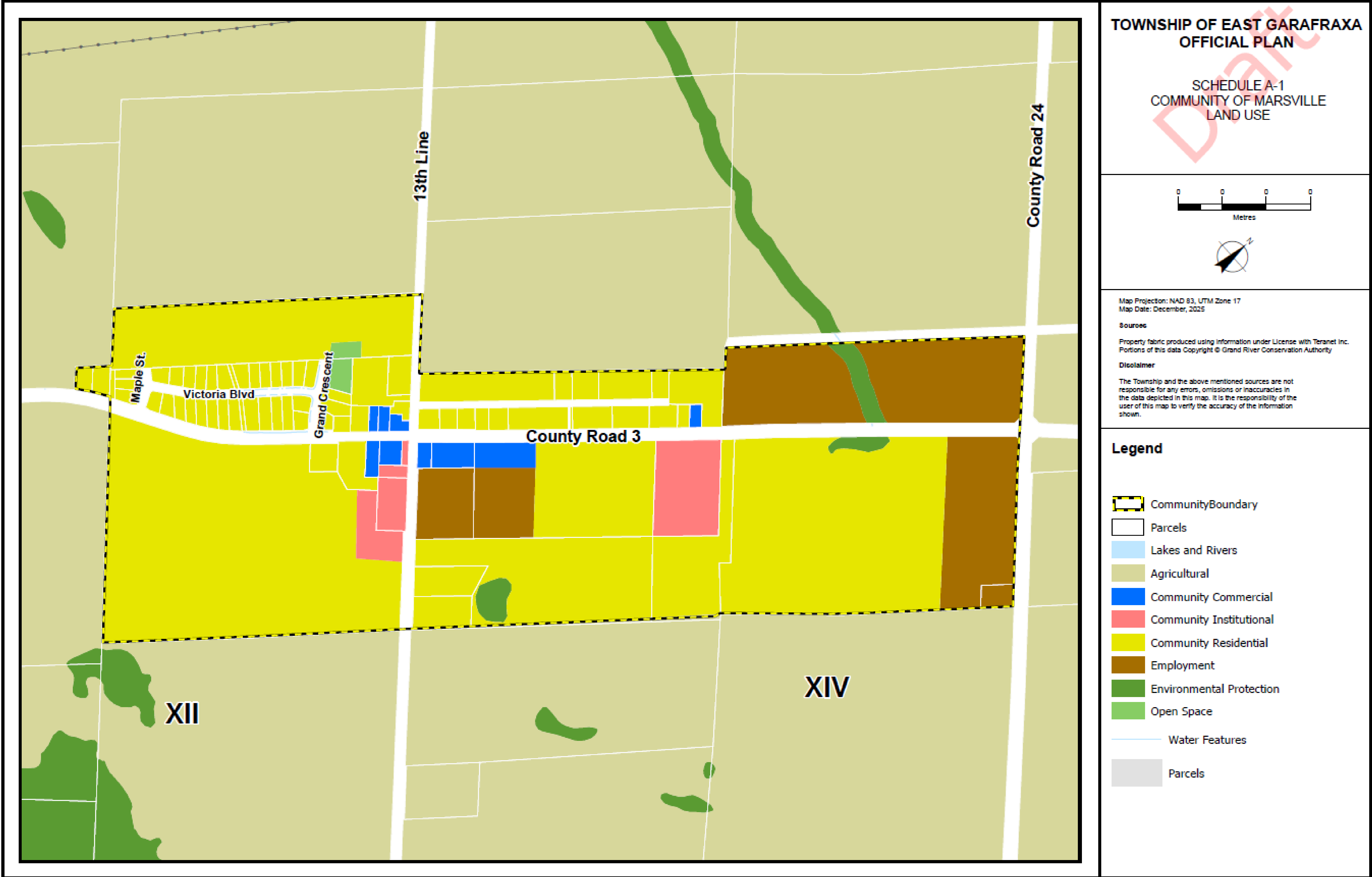
- Added Areas of Aggregate potential to Schedule B.
- Added Wildland Fire Risk to Appendix 1.



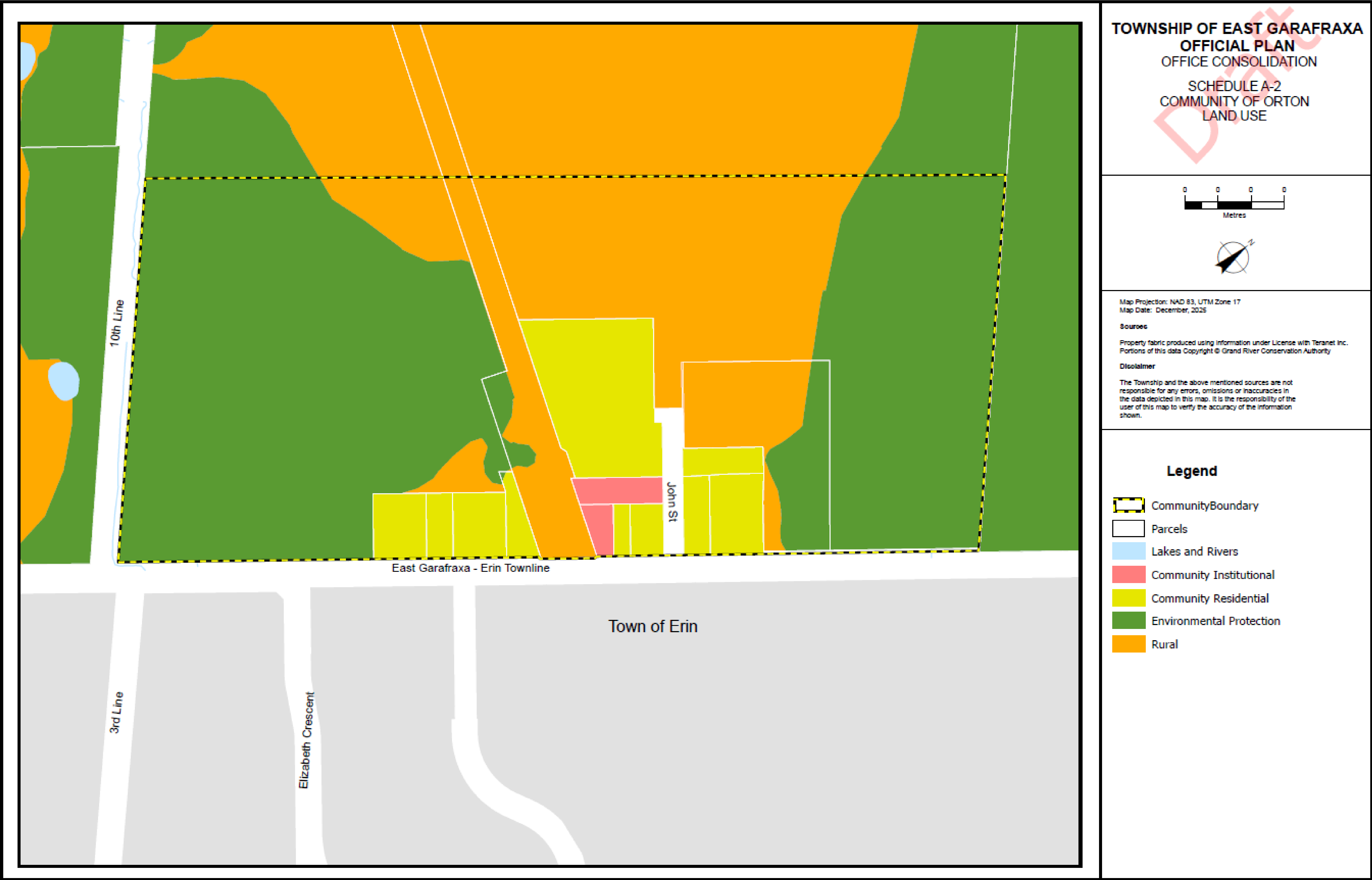
Schedule A: Land Use



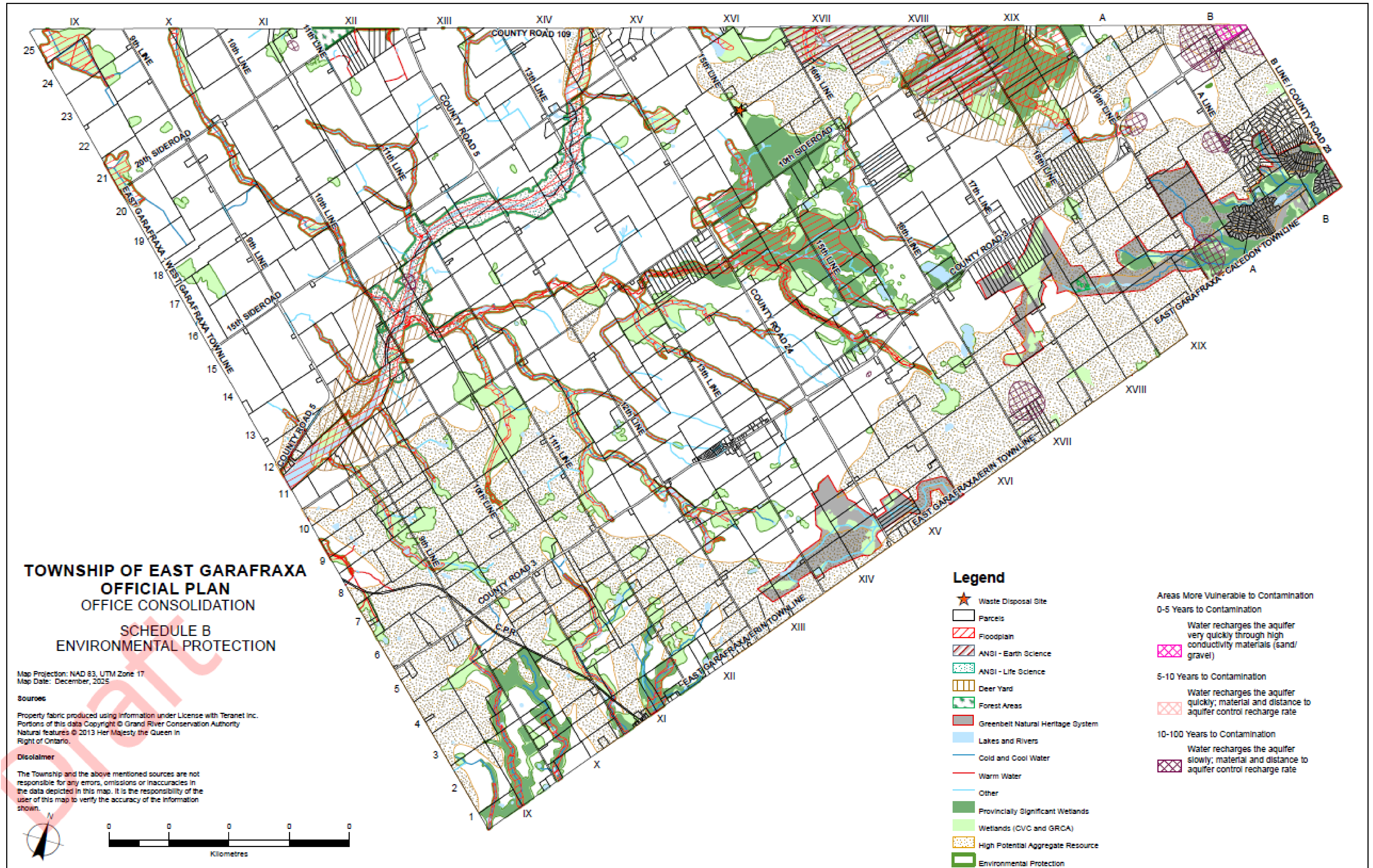
Schedule A-1: Community of Marsville Land Use



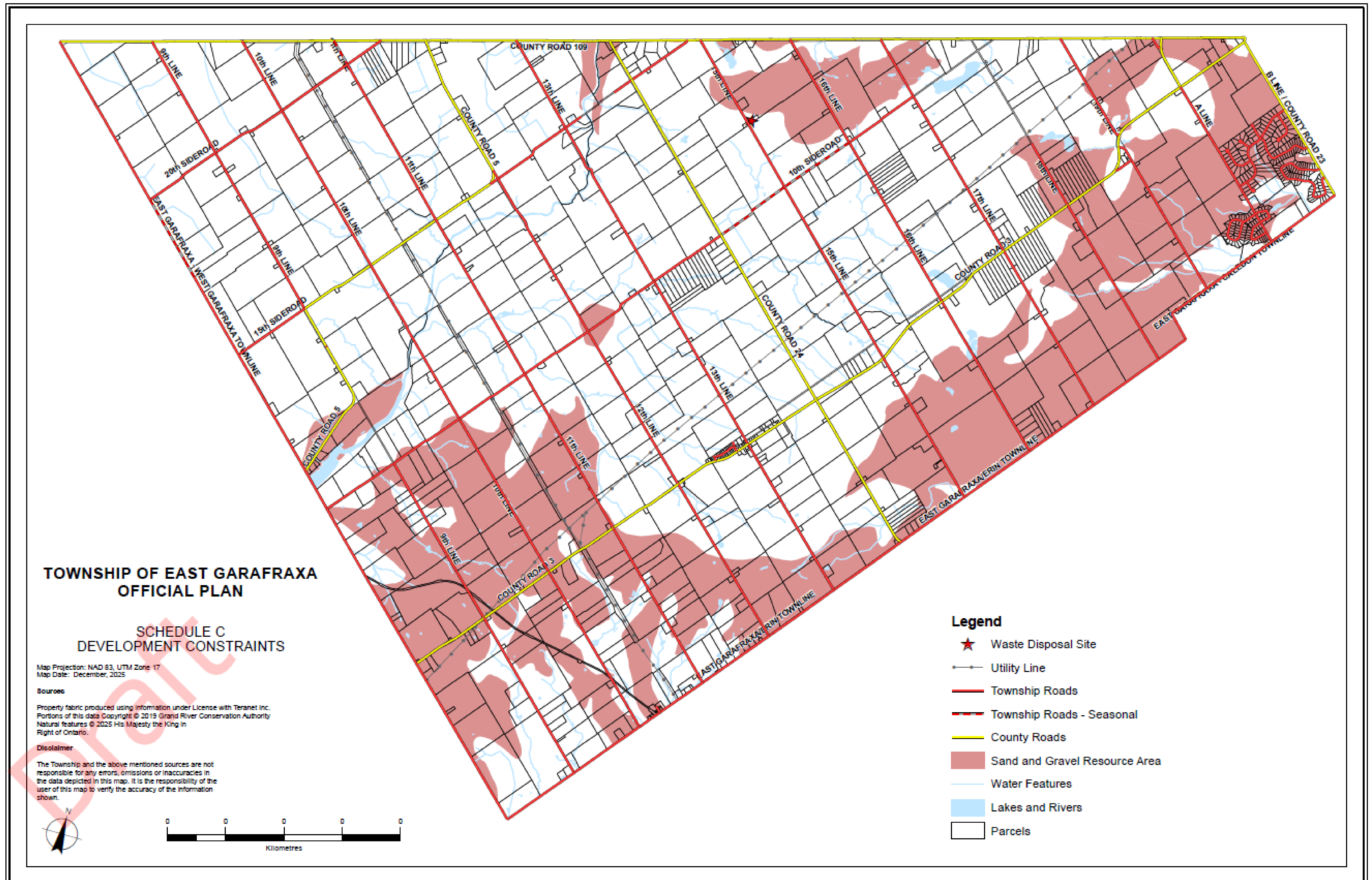
Schedule A-2: Community of Orton Land Use



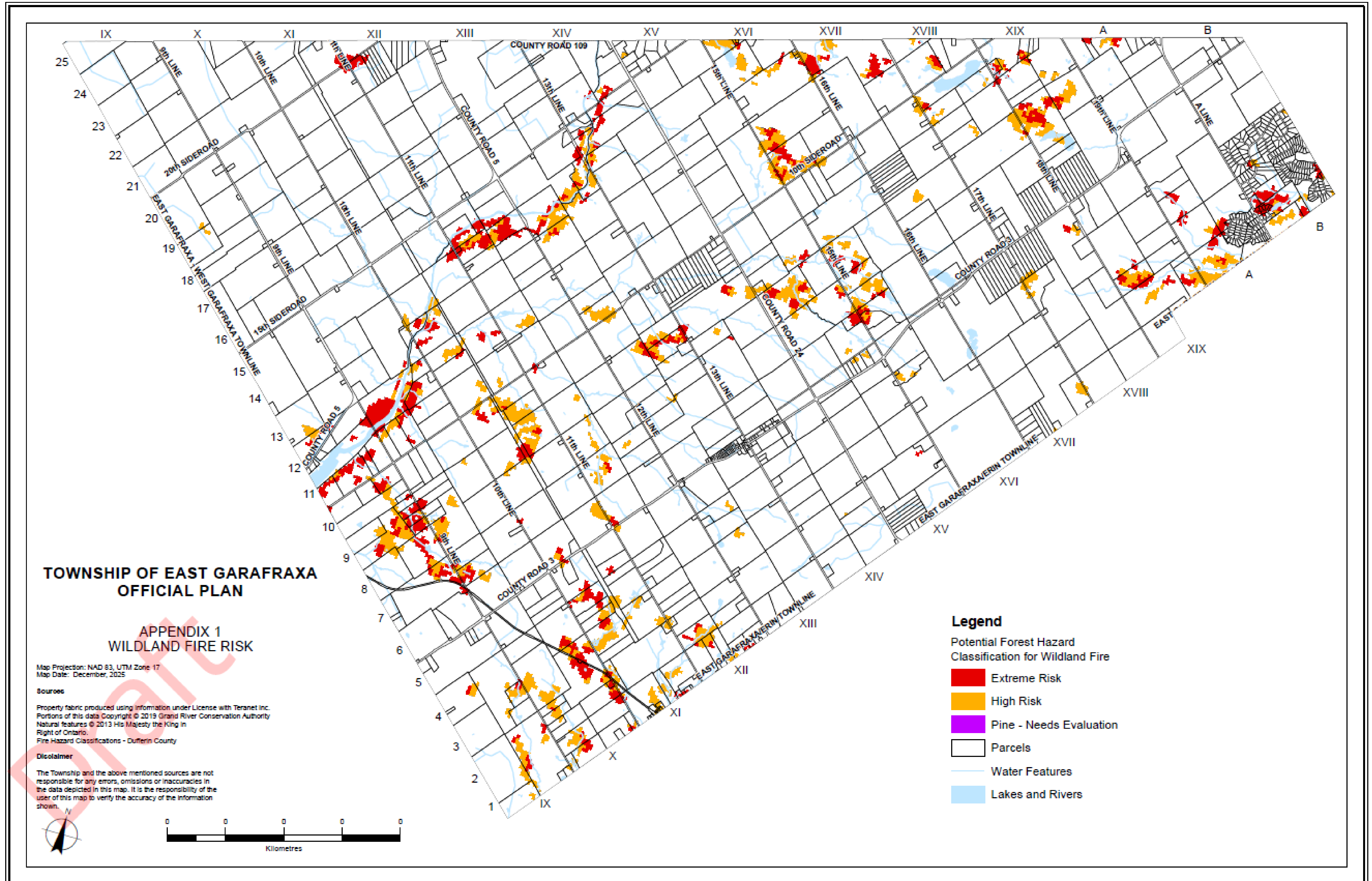
Schedule B: Environmental Protection



Schedule C: Development Constraints



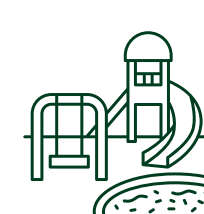
Appendix 1: Wildland Fire Risk





Engagement Questions for Consideration

- Do you have any comments or suggestions regarding the Vision and Guiding Principles in the Draft Official Plan?
- Do you have any experience with public utilities or infrastructure that you feel is informative to help shape relevant policies?
- Do you have any concerns about how your natural and cultural heritage resources are protected now?
- In your experience, are the natural and man-made hazards present in the Township adequately addressed to protect public health and safety?
- Do you have input on how new lots are created in each land use designation?
- Do you believe Agricultural lots should be a minimum size of 20 or 40 hectares?
- Do you believe Rural lots should be a minimum size of 1 or 2 hectares?





How to Provide Feedback

- We have provided some engagement questions to prompt you to think about the Official Plan; however, feel free to provide all comments you think are relevant.
- Comment sheets are provided. Please fill one out and drop it in the drop box before leaving.
- You can return comment sheets and provide email comments to clerks@eastgarafraxa.ca
- Visit <https://www.eastgarafraxa.ca/business-and-development/official-plan-and-official-plan-review/> for more information and additional ways to provide comments.
- Drop off or mail hard copy comments to the Municipal office located at 065371 Dufferin County Road 3, Unit 2, East Garafraxa, ON, L9W 7J8





Project Next Steps

- **Statutory Public Meeting:** February 18, 2026.
- Following the December-February consultation events, the Draft OP will be updated and sent as a Draft Final to the County for review and comment.
- During the County's review, we will begin the next step of the larger project, which is to update the Zoning By-law or create a Community Planning Permit By-law.

Thank you for attending

Thank you for taking the time to participate in this project. Your feedback is important and appreciated.

Project and municipal staff are on hand to answer questions, so please do not hesitate to ask a question or for additional context or clarification.

