

Official Plan Introductory Workshop

Council and Consultant Team

September 17, 2025



TOWNSHIP OF
EAST GARAFRAXA

Project Team Introductions



Roundtable Introductions of
Consultant Team

Purpose of Today's Workshop

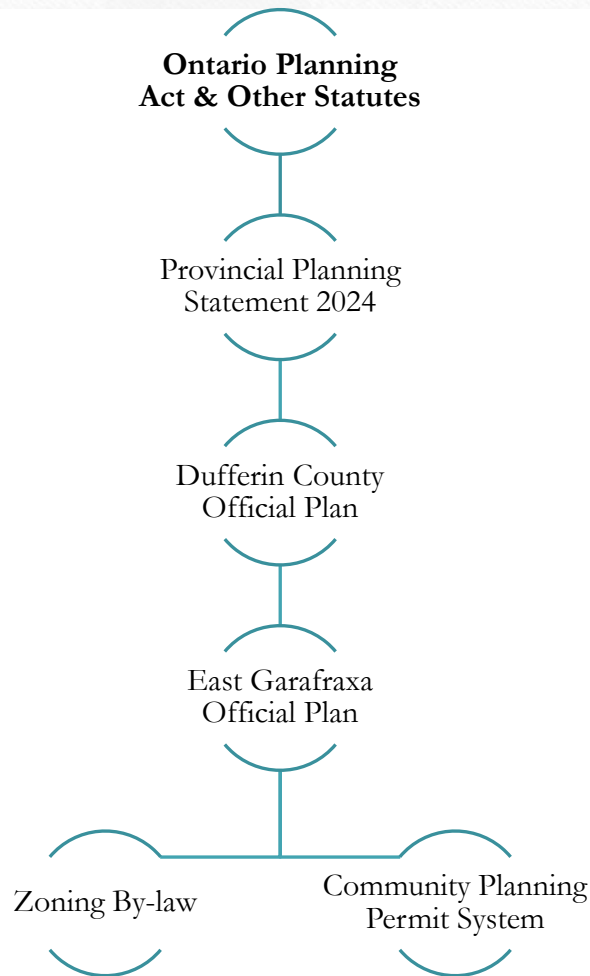
- Formally introduce the full consultant project team working together for East Garafraxa
- Discuss the following identified issues to learn, share perspectives and ask questions of the technical experts in the room:
 - New lot creation
 - Addressing the housing crisis
 - Employment lands
 - Aggregate designation
 - Delegation of authority

East Garafraxa Official Plan

Intent of the Plan

This Official Plan is intended to form the foundation for decisions that are to be made by Council, members of the public and government agencies with respect to future land use in the Township of East Garafraxa, while providing members of the public with a sense of assurance as to the future development of their lands and the lands around them...

... This Official Plan establishes the pattern which development within the Township of East Garafraxa should follow until 2024. In accordance with the Planning Act, this Plan will be reviewed every five years to determine whether the Basis has changed and whether the Official Plan continues to represent appropriate guidelines for future land use in the Township.



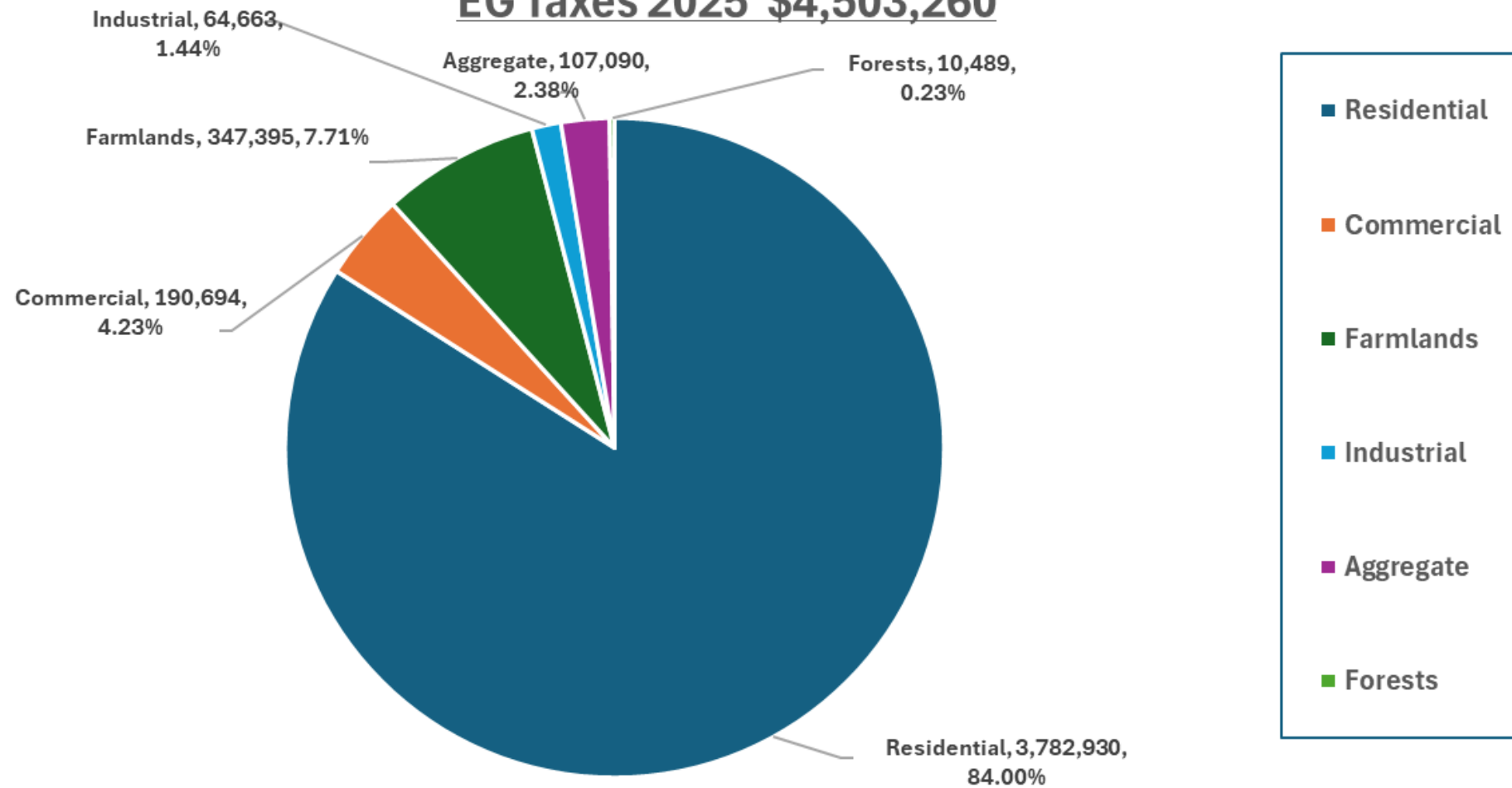
County OPAs for Context

- Two OPAs have recently been approved for the County of Dufferin and will inform the policies of the EG OP work.
 - OPA 2 – Growth projections that required planning for an additional 1000 people in EG to the 2051 planning horizon (2900 in 2021 to 3900 allocated to 2051)
 - OPA 3 – Confirmation of Rural Lands in Schedule C and of the Natural Heritage System in Schedule E1
 - OPA 4 – updates many land use policies of the County

Today's Discussions

- Are about perspectives, options and considerations
- Will create a list of considerations for the project team moving forward
- Are meant to allow a forum where issues can be discussed freely with the full spectrum of technical support available for discussion and input

EG Taxes 2025 \$4,503,260



Creating New Lots

Lot Creation

- Agricultural Lots
- Rural Lots
 - Estate subdivisions
- Residential Lots

Considerations

- Minimum Lot Size and County level new policies regarding agricultural lots (proposing 100-acre agriculture lot minimum size and a County OPA if it can't be met)
- Private water and septic requirements

Housing

Existing Conditions

- 3 dwelling units permitted on a lot (1 main and 2 accessory)
 - Max gross floor area is 50% of main (except full basements permitted)
 - One parking space per accessory unit required
- Current OP has growth allocated – 80% to communities, 10% estate residential and 10% in rural and ag areas

OP Policy Options to Consider

- Removing rural character and strip development descriptions to lessen rural development restrictions
- A “Housing and Affordability” section to encourage a range and mix of housing and describe ways that the Township may facilitate affordable housing (grants and loans, agreements, partnerships)

What can East Garafraxa do, policy-wise, to help address the housing crisis?

Employment Lands

Existing Condition

- Definitions will need to be updated as per the recent PPS changes
- To remove employment lands, criteria have to be met, but an MCR process is no longer required

Considerations

- Definitions in EG and Dufferin OPs requires updating as per 2024 PPS (see following slide)

Employment Lands

PPS 2020 Definition	PPS 2024 Definition (October 20, 2024)
Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.	Employment area: means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

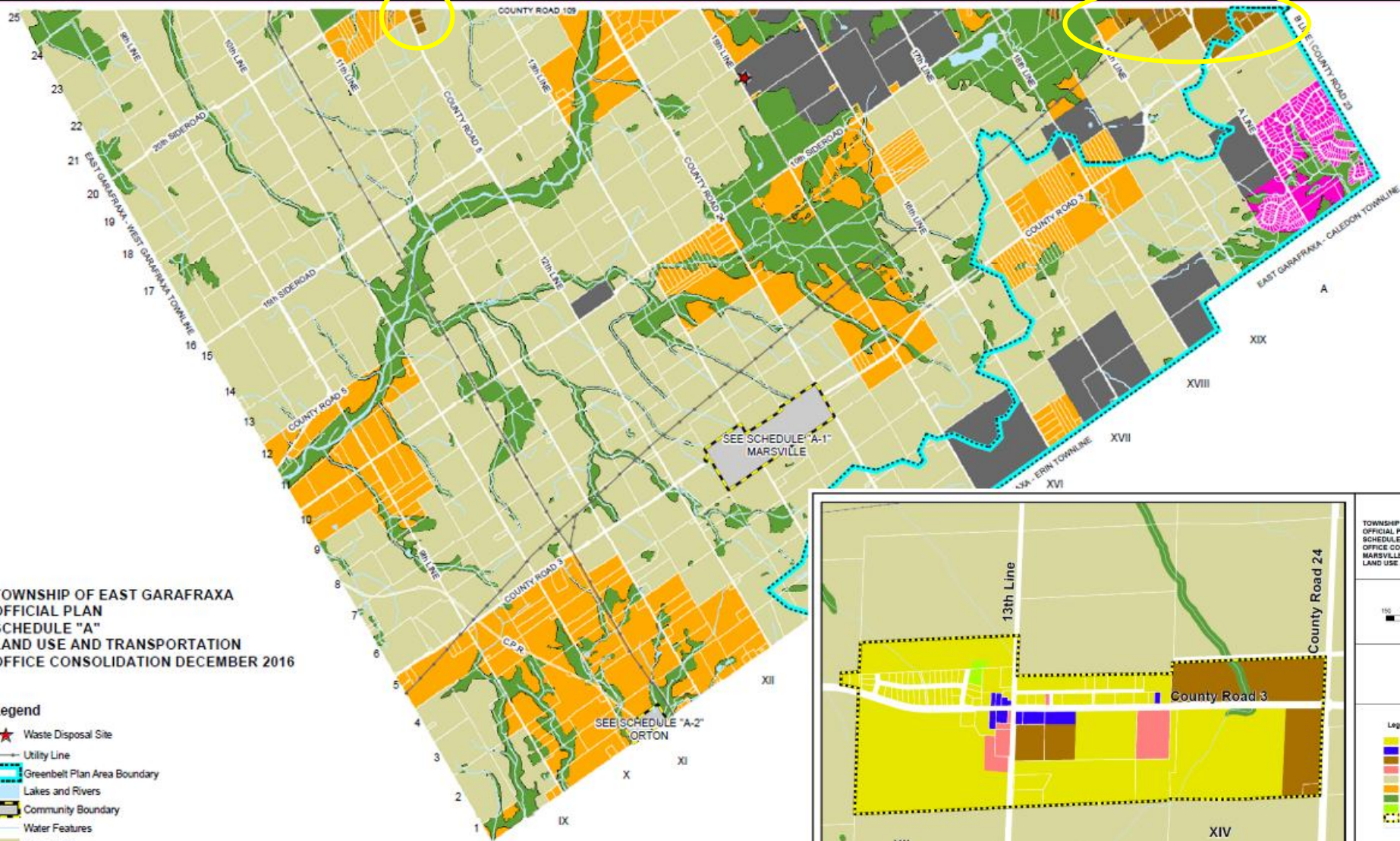
Planning Act Definition (current)	Planning Act Definition (as of October 20, 2024)
“area of employment” means an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses listed in subsection (5), or as otherwise prescribed by regulation; (“zone d’emploi”)	“area of employment” means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria: 1. The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following: i. Manufacturing uses. ii. Uses related to research and development in connection with manufacturing anything. iii. Warehousing uses, including uses related to the movement of goods. iv. Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii. v. Facilities that are ancillary to the uses mentioned in subparagraphs i to iv. vi. Any other prescribed business and economic uses. 2. The uses are not any of the following uses: i. Institutional uses. ii. Commercial uses, including retail and office uses not referred to in subparagraph 1 iv; (“zone d’emploi”)

Employment Lands

TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN
SCHEDULE "A"
LAND USE AND TRANSPORTATION
OFFICE CONSOLIDATION DECEMBER 2016

Legend

- ★ Waste Disposal Site
- Utility Line
- Greenbelt Plan Area Boundary
- Lakes and Rivers
- Community Boundary
- Water Features
- Agricultural
- Rural
- Estate Residential
- Environmental Protection
- Extractive Industrial
- Employment



TOWNSHIP OF EAST GARAFRAXA
OFFICIAL PLAN
SCHEDULE "A-1"
OFFICE CONSOLIDATION
MARSVILLE
LAND USE AND TRANSPORTATION

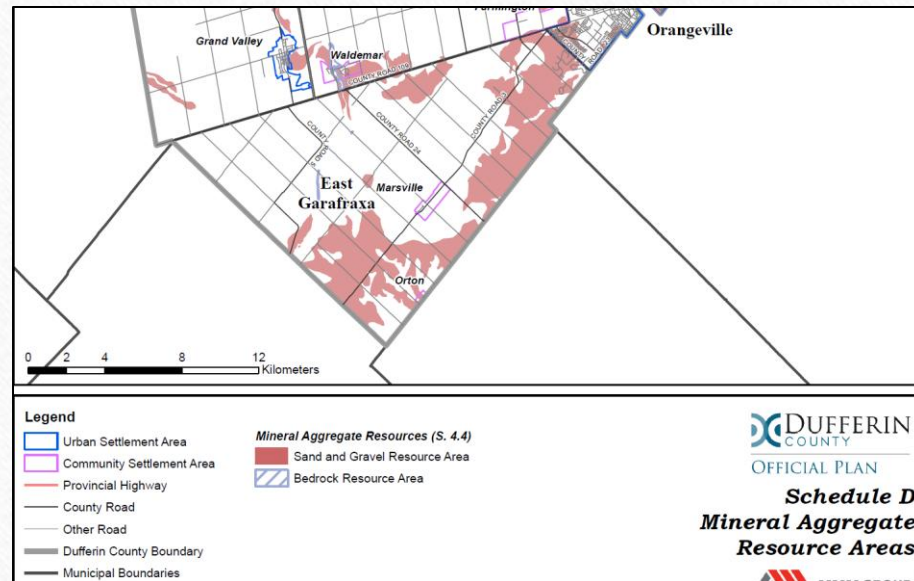
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Legend

- Community Residential
- Community Commercial
- Employment
- Community Institutional
- Agricultural
- Rural
- Environmental Protection
- Open Space
- Community Boundary
- Water Features

Aggregate Lands

Existing Condition



Considerations

- OP policies need to conform to the County OP (see Schedule D)
- Aggregate Schedule to be added to new OP as an overlay
- Policies for new and expanding operations

Delegation of Authority

Existing Conditions

- Site Plan Control delegated to staff
- Council has authority for all Planning Applications (including being the Committee of Adjustment)
- The County is the approval authority for Official Plans and Official Plan Amendments

Considerations

- Council can consider delegating other approvals to staff
 - Consents (without public concern)
 - CPPS option instead of zoning by-law
 - Legal Agreements (e.g. SP Agreements under S 41 (4.01))
 - Lifting of Holds (H zones)

Additional Items for Discussion

- Are there any other areas of interest or concern that can be discussed today or carried forward?

High Level Next Steps

- Input from today's session will be applied to draft policies
- A “Section 26” Special Council meeting to be held to introduce the project to the public and invite comment
- A Statutory Public Meeting will also be held to present the draft Official Plan to residents and interested parties
- Council will adopt the Official Plan
- The County will approve the adopted Official Plan

Conclusion

We are looking forward to creating an Official Plan that is representative of how East Garafraxa wants to grow into the future. The full expertise of the consultant team will be applied to the new Official Plan.

Thank you everyone for your time and feedback.