

East Garafraxa Draft OP Statutory Open House

December 17, 2025



TOWNSHIP OF
EAST GARAFRAXA

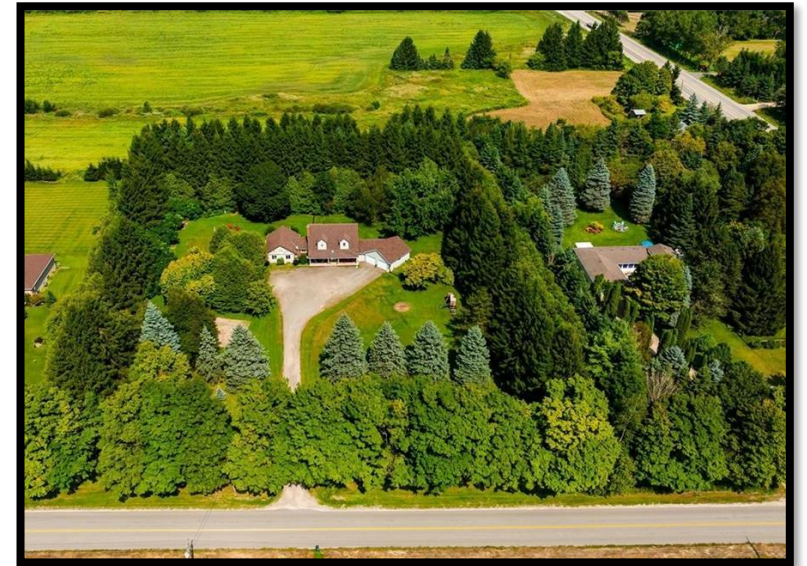
Project Team Introductions

Jessica Kennedy and **Peter Avgoustis** are your East Garafraxa staff members leading the project.

Debbie Vandenakker is a Project Manager and land use planner with over 15 years of experience ensuring that the development, management and execution of projects is undertaken efficiently and with the highest quality outcome.

Jillian Macpherson is a planner at Planscape and is well-versed in community development and the creation and updating of Official Plans. She will provide the foundational research and required planning work.

Matt Dickie is a Technical Manager (Asset Management & GIS) who creates the digital mapping schedules for the Official Plan and Zoning By-law based on the County of Dufferin mapping.

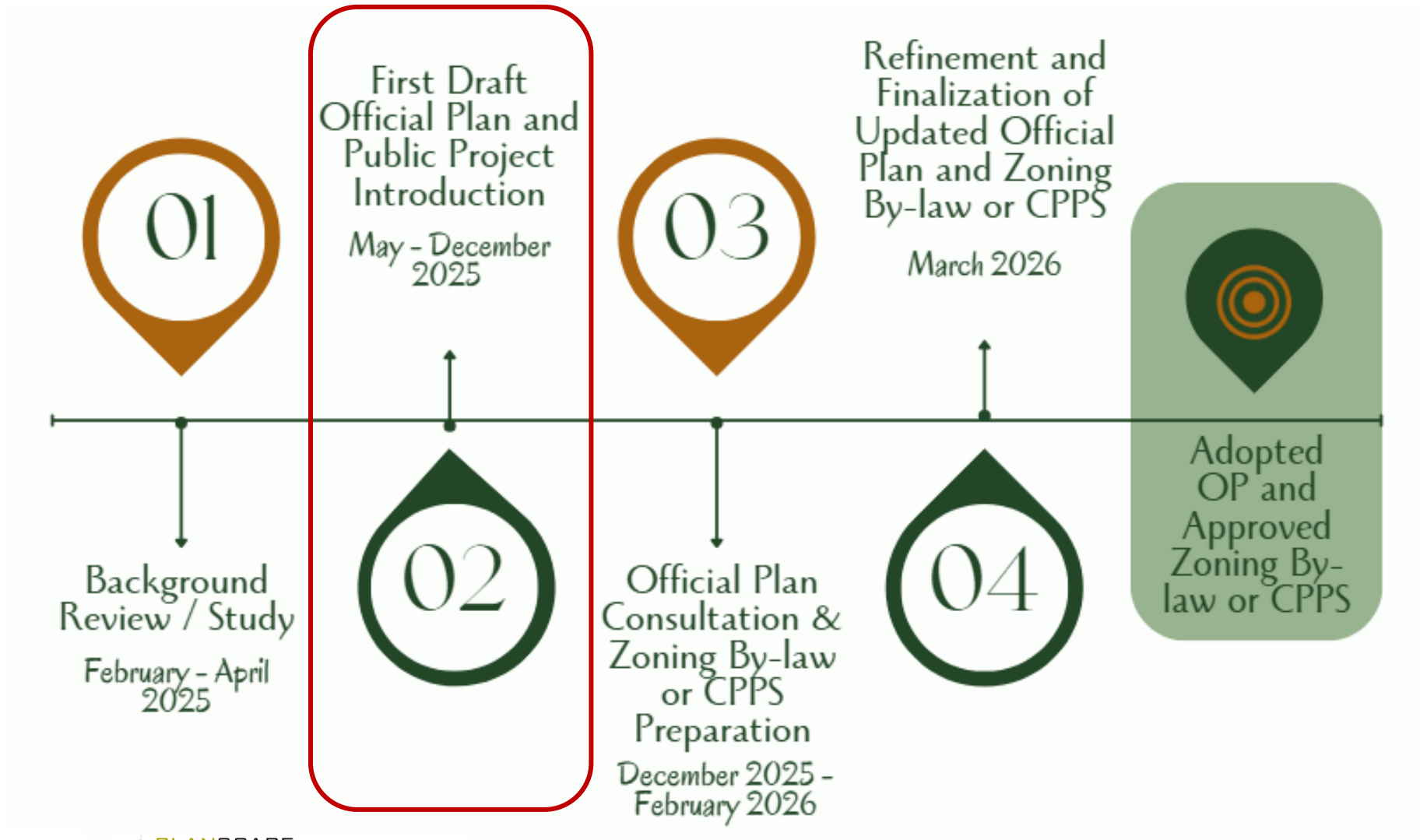


Project Purpose

- i) Complete a comprehensive review of the Municipality's Official Plan and create a new Plan that is consistent with the most recent Provincial Planning Statement, the Planning Act, the County of Dufferin Official Plan and any other regulatory requirements.
- ii) Update the Comprehensive Zoning By-law or create a Community Planning Permit By-law that conforms with the updated Official Plan in accordance with the Planning Act.

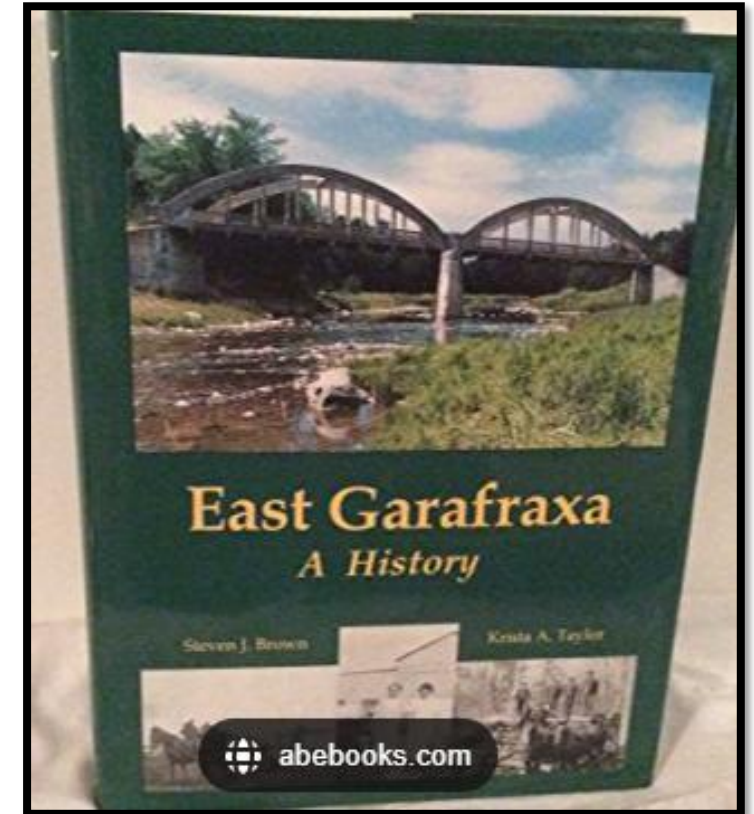


Project Status



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 Public Workshop (September 17, 2025)
- Release of Draft Official Plan (December 2, 2025)
- Statutory Public Meeting and Open House (December 2025)



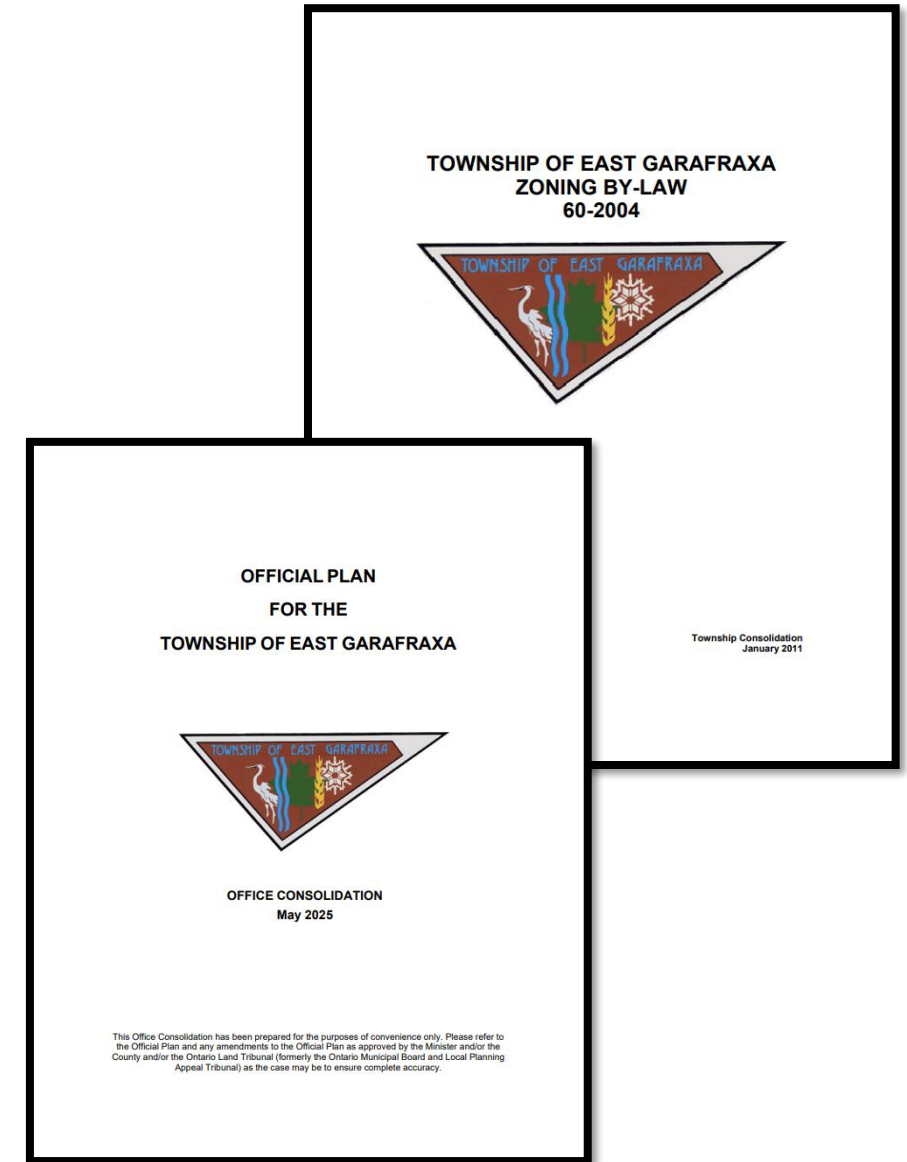
Purpose of this Meeting

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

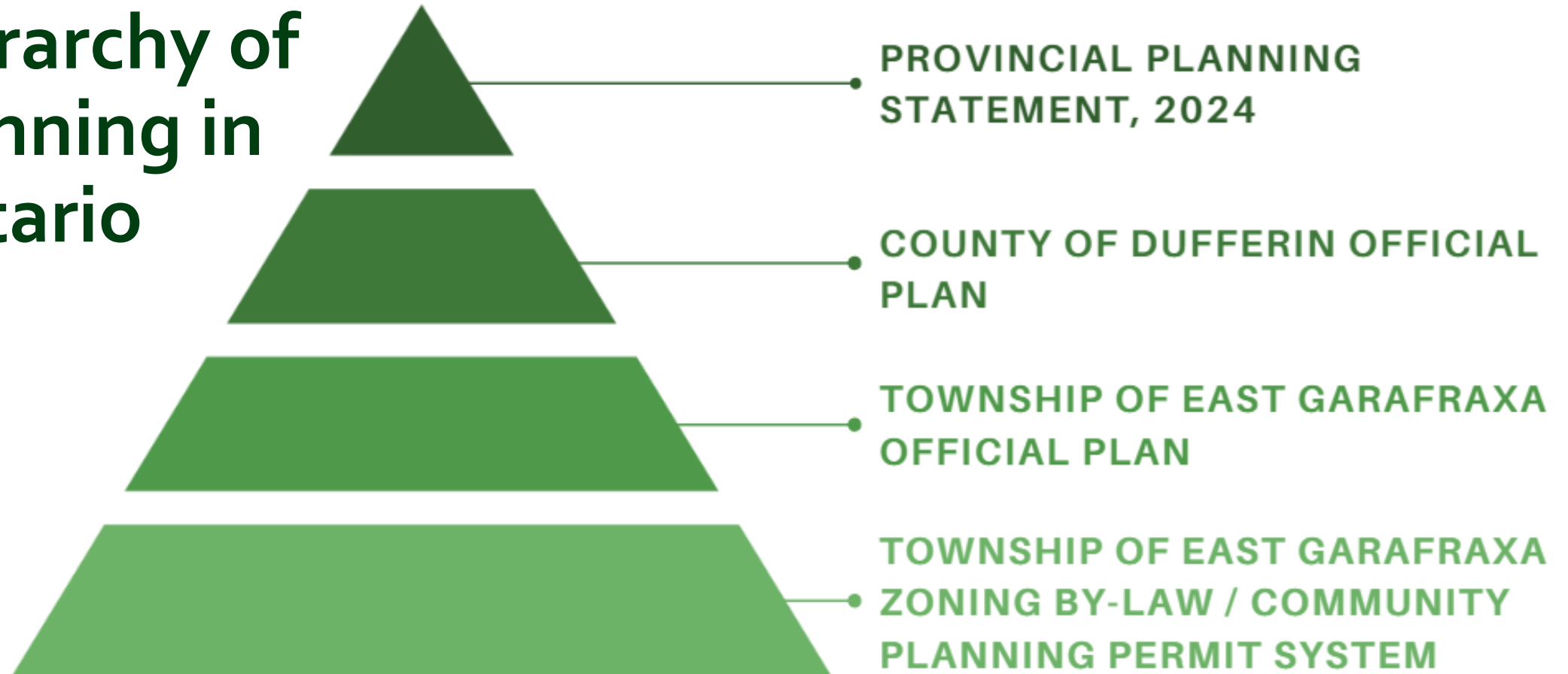


An Official Plan vs a Zoning By-law / CPPS

- The Planning Act requires an Official Plan to be updated every 5 years, or a new one created every 10 years.
 - The current Official Plan was approved in 2004.
 - This will be a “new” Official Plan.
- An Official Plan is a policy document directed by the Province that provides a framework for a municipality’s growth and land use development.
- A Zoning By-law or Community Planning Permit By-law is the tool that implements the vision outlined in the Official Plan.



Hierarchy of Planning in Ontario



Goals of the new Official Plan

- Reflect changing local conditions and consider the interests of the community and the local context;
- Be consistent with the 2024 Provincial Planning Statement;
- Meet all requirements under the Planning Act & other applicable legislation and policies;
- Include enabling policies for the use of various Planning Act tools (e.g. Community Improvement Plans and Site Plan Control);
- Digitize schedules & ensure AODA format;
- Review Agricultural consent policies; and
- Review Extractive Industrial Designation schedules and policies.



Structure of the New 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

Schedules / Maps

A: Land Use

A-1: Marsville Land Use

A-2: Orton Land Use

B: Environmental Protection

C: Development Constraints

Appendix A: Wildland Fire Risk

Policies that are appropriate and working well from your existing OP have been rolled into the new Plan along with the now required policies from recent legislative changes.



Key Differences in Structure

- Reorganised the Table of Contents to reflect more recent best practices.
- Consolidated the Plan schedules to make them more user-friendly and aligned with the County of Dufferin mapping.

Where we could consolidate and simplify policies and directions, we have done that. The restructuring focused on changes intended to make the document more user-friendly for readers.

Section 1: Introduction

- The basis is where we set up the foundational pieces of the document.
- The Mission and Goals underpin all the other policies in the Plan.

Mission:

In East Garafraxa our future is built on a commitment to respect our natural heritage, our sense of community and the land while enhancing our opportunities for growth.

EXISTING OP:

1.0	INTRODUCTION.....	1
1.1	INTENT OF THE PLAN	1
1.2	BACKGROUND INFORMATION	1
1.3	STRUCTURE	2
1.3.1	The Basis	2
1.3.2	Principles and Objectives	2
1.3.3	Future Land Use	2
1.3.4	Development Criteria	2
1.3.5	Implementation and Interpretation	2
2.0	BASIS	3
3.0	MISSION AND PRINCIPLES	4
3.1	MISSION	4
3.2	PRINCIPLES	4

DRAFT OP:

1	Introduction	10
1.1	Context of the Plan	10
1.2	Basis	12
1.3	Purpose of the Plan.....	13
1.4	Mission	14
1.5	Organization and Structure of the Official Plan.....	14
1.6	How to Read and Use This Plan	15

Key Differences

- We incorporated existing Section 2 (Basis) and Section 3 (Mission and Principles) into one section.
- We removed some introductory sections about 'Background Information' and 'Implementation and Interpretation'.
- New subsection on "How to Read and Use This Plan" to educate readers.
 - Clear guidance on how to interpret the plan, including flowchart references. More detailed explanation of organization, including new schedules and appendices.
- Emphasized alignment with the PPS 2024 and Greenbelt Plan.

EXISTING OP:

1.0	INTRODUCTION.....	1
1.1	INTENT OF THE PLAN	1
1.2	BACKGROUND INFORMATION	1
1.3	STRUCTURE	2
1.3.1	The Basis	2
1.3.2	Principles and Objectives	2
1.3.3	Future Land Use	2
1.3.4	Development Criteria	2
1.3.5	Implementation and Interpretation	2
2.0	BASIS	3
3.0	MISSION AND PRINCIPLES	4
3.1	MISSION	4
3.2	PRINCIPLES	4

DRAFT OP:

1	Introduction	10
1.1	Context of the Plan	10
1.2	Basis	12
1.3	Purpose of the Plan.....	13
1.4	Mission	14
1.5	Organization and Structure of the Official Plan.....	14
1.6	How to Read and Use This Plan	15



Section 2: Growth

- New section in the OP for growth management.
- Growth allocations come from the County of Dufferin and this structure aligns with the County OP structure

2	Growth	16
2.1	Objectives.....	16
2.2	Growth Projections and Allocations	16
2.3	Community Settlement Area Policies	17
2.4	Growth Rate and Location	17
2.5	Community Settlement Area Expansion.....	18
2.6	Economic Development.....	18
2.7	Housing and Affordability	19
2.8	Parks and Open Space.....	20
2.9	Community Design.....	21
2.10	Cultural Heritage Resources	22
2.11	Parkland Development	23
2.12	Excess Soil	23



Section 3: Rural Lands

- This section provides policies related rural lands, including mineral, aggregate and natural resources.
- Rural Lands are those outside of Community Settlement Areas and Agricultural Lands.
- Rural lands are intended to protect the natural amenities and rural character of the Township while providing opportunities for resource-based activities as well as recreational and tourism opportunities.

EXISTING OP:

5.2	RURAL	11
5.2.1	Identification	11
5.2.2	Objectives	12
5.2.3	Permitted Uses	12
5.2.4	Severance Policies	14
5.2.5	Development Policies	15
5.2.6	Zoning	18
5.2.7	Rural Special Policy 1 (RU-1)	18

DRAFT OP:

3	Rural Lands	23
3.1	Identification.....	23
3.2	Objectives.....	24
3.3	Permitted Uses.....	24
3.4	Land Use Policies.....	25
3.5	Lot Creation in the Rural Area	28

Key Differences

- Elevated to a stand-alone section, rather than a subsection of 'Future Land Use'.
- Increased details relating to, Land Use Compatibility (new section), Recreational Uses, Rural Industrial / Commercial Uses and Lot Creation Criteria.
- LOT CREATION:
 - Reduced the minimum lot size of 1 hectare, from the previous requirement of 2 hectares.
 - 60 metre frontage requirement remains.
 - Lots must front on a publicly maintained roadway.
 - Lots must be adequately sized to accommodate suitable private water and septic.
 - Minimum Distance Separation requirements shall be met.

EXISTING OP:

5.2	RURAL.....	11
5.2.1	Identification	11
5.2.2	Objectives	12
5.2.3	Permitted Uses	12
5.2.4	Severance Policies.....	14
5.2.5	Development Policies.....	15
5.2.6	Zoning	18
5.2.7	Rural Special Policy 1 (RU-1).....	18

DRAFT OP:

3	Rural Lands	23
3.1	Identification.....	23
3.2	Objectives.....	24
3.3	Permitted Uses.....	24
3.4	Land Use Policies.....	25
3.5	Lot Creation in the Rural Area	28



Section 4: Agricultural Lands

- This section provides policies related to agricultural land, their protection and preservation.
- These lands are intended to preserve and strengthen the continued viability of the agricultural system, including the surrounding agricultural community. Agricultural lands are to be protected from incompatible uses, while accommodating a diverse range of agricultural uses, agriculture-related uses and on-farm diversified uses.

EXISTING OP:

5.1	AGRICULTURAL	7
5.1.1	Identification	7
5.1.2	Objectives	7
5.1.3	Permitted Uses	7
5.1.4	Severance Policies	9
5.1.5	Development Policies	9
5.1.6	Zoning	11

DRAFT OP:

4	Agricultural Lands	29
4.1	Identification.....	29
4.2	Objectives.....	29
4.3	Permitted Uses.....	29
4.4	Land Use Policies.....	32
4.5	Lot Creation.....	33

Key Differences

- Broader permitted uses related to agritourism and on-farm diversified uses.
- One dwelling and a secondary farm residence are permitted on a lot, provided the size and nature of the operation requires additional employment and the structure is accessory to the main farm operation and used for full-time farm help.
- Up to two Additional Residential Units permitted per lot, even where a secondary dwelling exists.
- LOT CREATION:
 - Policies align with the PPS, 2024.
 - Minimum lot area: 40 hectares, from the previous 20-hectare requirement.
 - Surplus farm dwellings shall be severed at the minimum area permitted to accommodate the use and appropriate sewage and water services.

EXISTING OP:

5.1	AGRICULTURAL	7
5.1.1	Identification	7
5.1.2	Objectives	7
5.1.3	Permitted Uses	7
5.1.4	Severance Policies	9
5.1.5	Development Policies	9
5.1.6	Zoning	11

DRAFT OP:

4	Agricultural Lands	29
4.1	Identification	29
4.2	Objectives	29
4.3	Permitted Uses	29
4.4	Land Use Policies	32
4.5	Lot Creation	33



Section 5: Community Settlement Areas

- This section provides the policies for creating complete and healthy communities (Marsville and Orton).
- Marsville and Orton are identified as providing important residential, commercial and social functions to residents of the Township.

EXISTING OP:

5.4.2	Community Designations	20
5.4.3	Drainage.....	22
5.4.4	Severance Policies.....	22
5.4.5	Development Policies.....	23
5.4.6	Zoning	23

DRAFT OP:

5	Community Settlement Areas	33
5.1	Identification.....	33
5.2	General Community Settlement Area Development Policies	34
5.3	Community Residential Permitted Uses	34
5.4	Community Residential Development Policies.....	35
5.5	Community Commercial Permitted Uses	35
5.6	Community Institutional Permitted Uses	36

Key Differences

- New subsections for permitted uses and development policies for Residential, Commercial, and Institutional uses.
- Majority of growth in the Township is directed to Marsville and Orton.
- Up to two Additional Residential Units permitted per lot, subject to servicing ability and capacity.
 - Up to two ARUs are already permitted as per the Zoning By-law.
- Lot size and density shall minimize land consumption and reduce servicing costs.

EXISTING OP:

5.4.2	Community Designations	20
5.4.3	Drainage.....	22
5.4.4	Severance Policies.....	22
5.4.5	Development Policies.....	23
5.4.6	Zoning.....	23

DRAFT OP:

5	Community Settlement Areas	33
5.1	Identification.....	33
5.2	General Community Settlement Area Development Policies	34
5.3	Community Residential Permitted Uses.....	34
5.4	Community Residential Development Policies.....	35
5.5	Community Commercial Permitted Uses	35
5.6	Community Institutional Permitted Uses	36



Section 6: Employment Lands

This section provides the policies related to larger scale industrial, commercial and institutional development.

EXISTING OP:

5.5	EMPLOYMENT AREA	24
5.5.1	Identification	24
5.5.2	Objectives	24
5.5.3	Permitted Uses	24
5.5.4	Prohibited Uses	25
5.5.5	Severance Policies.....	25
5.5.6	Development Policies.....	26
5.5.7	Buffering	26
5.5.8	Infrastructure and Amenities	27
5.5.9	Zoning	28

DRAFT OP:

6	Employment Lands	37
6.1	Identification	37
6.2	Objectives.....	37
6.3	Permitted Uses.....	37
6.4	Prohibited Uses.....	37
6.5	Land Use Policies.....	38

Key Differences

- Criteria for removing or converting from employment areas as per the PPS:
 - There is an identified need for the removal, and the land is not required for the Employment Area in the long-term.
 - The proposed use would not negatively impact the viability of the surrounding employment area.
 - Existing or planned infrastructure and service facilities are available to accommodate the proposed use.
 - The municipality has sufficient employment lands to accommodate projected employment growth.

EXISTING OP:

5.5	EMPLOYMENT AREA	24
5.5.1	Identification	24
5.5.2	Objectives	24
5.5.3	Permitted Uses	24
5.5.4	Prohibited Uses	25
5.5.5	Severance Policies	25
5.5.6	Development Policies	26
5.5.7	Buffering	26
5.5.8	Infrastructure and Amenities	27
5.5.9	Zoning	28

DRAFT OP:

6	Employment Lands	37
6.1	Identification	37
6.2	Objectives	37
6.3	Permitted Uses	37
6.4	Prohibited Uses	37
6.5	Land Use Policies	38



Section 7: Estate Residential

- This section provides policies related to existing and future estate residential development.
- The Estate Residential Designation is intended to recognize existing estate residential lots in plans of subdivision and areas designated Estate Residential prior to June 16, 2006. Any new proposed estate residential development shall be subject to County and Township Official Plan Amendments.

EXISTING OP:

5.3	ESTATE RESIDENTIAL	18
5.3.1	Identification	18
5.3.2	Objectives	18
5.3.3	Permitted Uses	19
5.3.4	Severance Policies.....	19
5.3.5	Development Policies.....	19
5.3.6	Zoning	20

DRAFT OP:

7	Estate Residential	40
7.1	Identification.....	40
7.2	Objectives.....	40
7.3	Permitted Uses.....	40
7.4	Land Use Policies.....	40

Key Difference

- Two Additional Residential Units permitted per lot, subject to appropriate servicing.





Section 8: Extractive Industrial

- This section provides policies to ensure the long-term protection and appropriate management of mineral resources, including mineral aggregate resources, minerals, and petroleum resources.
- Mineral resources are a fixed location, non-renewable resource found throughout the Township. The Township will ensure the long-term protection and appropriate management of mineral resources, including mineral aggregate resources, minerals, and petroleum resources.

EXISTING OP:

5.6	EXTRACTIVE INDUSTRIAL	28
5.6.1	Identification	28
5.6.2	Objectives	28
5.6.3	Permitted Uses	29
5.6.4	Severance Policies	29
5.6.5	Development Policies	29
5.6.6	Extractive Industrial Special Policy 1 (MX-1)	33
5.6.7	Special Policy 2(MX-2)	33
5.6.8	Special Policy 3 (MX-3)	34
5.6.9	Zoning	35
5.6.10	High Potential Aggregate Resources	35
5.6.11	Petroleum Resources	35

DRAFT OP:

8	Extractive Industrial	41
8.1	Identification.....	41
8.2	Objectives.....	42
8.3	Permitted Uses.....	42
8.4	Land Use Policies.....	42
8.5	Special Policy Areas.....	44
8.6	Lot Creation.....	46

Key Differences

- New Objective:
 - Achieve better than minimum standards or minimum levels of mitigation where avoidance of effects from mineral aggregate extraction is not possible on air quality, noise, vibration, and other matters of compatibility. Require the progressive rehabilitation of pits and quarries to an appropriate after-use.
- New lots in the Extractive Industrial designation remain discouraged; however, the Official Plan now notes that should new lots be proposed, they must demonstrate that the new use will not prevent the continuation, expansion or establishment of new extractive industrial uses in areas of high mineral or aggregate potential.



Section 9: Environmental Protection

- This section provides policies related to natural heritage features and functions and water resources, including source water protection.
- The Township recognizes the environmental, economic and social importance of natural heritage features, functions and systems in East Garafraxa. These resources are to be protected and enhanced where possible.

EXISTING OP:

5.7 ENVIRONMENTAL PROTECTION	36
5.7.1 Identification	36
5.7.2 Objectives	36
5.7.3 Permitted Uses	37
5.7.4 Severance Policies	37
5.7.5 Development Policies	38
5.7.6 Zoning	39

DRAFT OP:

9 Environmental Protection	46
9.1 Identification	47
9.2 Objectives	47
9.3 Permitted Uses	48
9.4 Land Use Policies	48
9.5 Protecting Water	52

Key Differences

- Adjacent Lands identified:

Natural Heritage Feature	Extent of Adjacent Lands (metres)
Provincially Significant Wetlands	120
Significant Habitat of Endangered Species and Threatened Species	120
Significant Woodlands	50
Significant wildlife habitat	50
Significant Valleylands	50
Fish habitat	30
Provincially Significant Areas of Natural and Scientific Interest - Life Science	120
Provincially Significant Areas of Natural and Scientific Interest - Earth Science	50
Unevaluated wetlands	30
Locally or Regionally significant wetlands	30

- The Township may require ecological offsetting through the development process when there is an unavoidable loss of a natural heritage feature and after the provincial and municipal policy tests have been met. Offsetting shall only be utilized where approved by the Township.
- Subsection for Source Water protection now included in this Section.



Section 10: Greenbelt Protected Countryside

- This section directs readers to the Greenbelt Plan and Act for the policies that apply to these lands. This is done to ensure policies are always current.
- Key change is that the text from the Greenbelt Plan is removed and the OP simply directs to the Greenbelt Plan.

EXISTING OP:

5.9 GREENBELT PROTECTED COUNTRYSIDE 41

DRAFT OP:

10 Greenbelt Protected Countryside59



Section 11: Natural and Human Made Hazards

- This section provides policies related to the protection of public health and safety associated with risks of flooding, steep slopes, waste disposal sites, contaminated lands and other potential hazards.
- Key change in the new OP is that we added an objectives section for consistency

EXISTING OP:

7.8	FLOOD PLAINS	65
7.11	HAZARD LANDS	67
7.15	STREAM VALLEYS	70
7.16	STEEP SLOPES AND RAVINES	70
7.21	WATERSHED MANAGEMENT AND FLOOD CONTROL	72

DRAFT OP:

11	Natural and Human Made Hazards	59
11.1	Objectives	60
11.2	Flooding Hazards, Steep Slopes, Unstable Soils and Erosion Hazards	60
11.3	Flood Plains	62
11.4	Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation	62
11.5	Steep Slopes and Ravines	63
11.6	Hazard Lands	63



Section 12: Open Space

- This section provides policies related to existing and future open space lands.
- Key update is that lands designated Open Space should only be divided where it is necessary to do so to improve the lands for public parks and open space uses.

EXITING OP:

5.8	OPEN SPACE	39
5.8.1	Identification	39
5.8.2	Permitted Uses	39
5.8.3	Severance Policies	39
5.8.4	Development Policies	40
5.8.5	Zoning	40

DRAFT OP:

12	Open Space	66
12.1	Objectives.....	66
12.2	Permitted Uses.....	67
12.3	Land Use Policies.....	67
12.4	Lot Creation.....	67



Section 13: Transportation, Infrastructure and Servicing

- This Section provides policies related to physical infrastructure, including water and wastewater systems, roads, utilities and telecommunication networks, energy efficiency and conservation, and the coordination of infrastructure.
- Key updates include adding additional detail as per the County Plan

EXITING OP:

6.0	TRANSPORTATION AND UTILITIES	57
6.1	MUNICIPAL STANDARDS.....	57
6.2	COUNTY ROADS	58
6.3	TOWNSHIP ROADS.....	58
6.4	PRIVATE ROADS.....	58
6.5	ROAD IMPROVEMENTS	58
6.6	DEVELOPMENT POLICIES	58

DRAFT OP:

13	Transportation, Infrastructure and Servicing	67
13.1	Municipal Standards	67
13.2	County roads.....	68
13.3	Township Roads.....	69
13.4	Private Roads	69
13.5	Road Improvements.....	69
13.6	Sewage and Water Systems.....	69
13.7	Stormwater Management	70
13.8	Utilities and Telecommunications Networks.....	71
13.9	Energy Conservation, Air Quality and Climate Change Adaptation	72
13.10	Development Policies	73

Section 14: Implementation & Interpretation

- This section of the Official Plan is largely administrative. It discusses the tools available to a municipality to implement the policies.
- This section speaks to how the Official Plan can be amended and how it should be reviewed and updated.
- Key change is consolidation of sections and additional Consent policy directions (generally)

EXITING OP:

9.0	IMPLEMENTATION.....	79
9.1	ZONING BY-LAWS	79
9.1.1	Implementing By-law.....	79
9.1.2	Holding Category	80
9.1.3	Interim Control By-laws.....	80
9.1.4	Temporary Uses	81
9.1.5	HOUSING	82
9.2	NON-CONFORMING USES.....	83
9.3	SITE PLAN CONTROL.....	84
9.3.1	Site Plan Control Area.....	84
9.3.2	Policies.....	84
9.4	OFFICIAL PLAN AMENDMENTS	86
9.5	CAPITAL WORKS PROGRAM	87
9.6	CONSERVATION AUTHORITY REGULATIONS	87
9.7	PROPERTY STANDARDS.....	88
9.8	PRE-APPLICATION CONSULTATION AND COMPLETE APPLICATION REQUIREMENTS	88
10.0	INTERPRETATION.....	94
10.1	PLAN BOUNDARIES.....	94
10.2	ROAD LOCATIONS	94
10.3	USES	94
10.4	LAND USE DESIGNATIONS	94
10.5	PLAN REVIEW	95
10.6	FLEXIBILITY	95
10.7	LEGISLATION AND TERMINOLOGY	95
10.8	DEFINITIONS	95

DRAFT OP:

14	Implementation and Interpretation	75
14.1	Objectives.....	75
14.2	Official Plan Administration	75
14.3	Amendments to the Official Plan.....	76
14.4	Interpretation Policies	77
14.5	Public Consultation and Participation.....	78
14.6	Coordination and Cross-Jurisdictional Matters	79
14.7	Land Use Compatibility	80
14.8	Minimum Distance Separation Formulae.....	80
14.9	Consent Policies	81
14.10	By-laws	82
14.11	Parkland Dedication.....	84
14.12	Existing Land Uses.....	84
14.13	Non-Conforming Uses.....	85
14.14	Pre-Application Consultation and Complete Application Requirements	85

Section 15: Definitions

15 Definitions	90
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- This section refers to the relevant legislation and policies for definitions instead of listing them all within the document.

Project Next Steps



- An engagement summary of what was heard will be prepared and used to make changes to the Draft.
- Statutory Public Meeting: February 18, 2025
- The Draft Final is sent to the County of Dufferin for review and comment.
- During the County's review time, we will begin the next step of the larger project, which is the process of updating the zoning by-law or creating a Community Planning Permit By-law.

THANK YOU FOR ATTENDING



We are happy to answer any questions
you may have

Please note: Comments provided at this Open House do not constitute oral or written submissions for the purposes of appeal rights under the Planning Act. To preserve appeal rights, written and/or oral submissions must be made at the Statutory Public Meeting.