



**NOTICE OF RECEIPT OF COMPLETE APPLICATION & NOTICE OF A PUBLIC MEETING TO
 CONSIDER APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
 AMENDMENT UNDER THE PLANNING ACT**

April 17, 2025

A Public Meeting will be held to consider the following applications for a proposed Official Plan Amendment and associated Zoning By-Law Amendment:

Application Number(s):	Official Plan Amendment: OPA1-25 Zoning By-Law Amendment: Z2-25	Related Application(s):	N/A
Statutory Public Meeting/Council Meeting:	<p>May 13, 2025, 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:	Ron Davidson, Land Use Planning Consultant Inc.		
Owner(s):	Greenwood Construction Company Ltd c/o Sam Greenwood		
Location:	351122 17 th Line, East Part Lot 2, RP 7R968 Part 1, Concession 17	Existing Area:	0.39 ha / 0.96 ac (provided by the applicant)
Current Zoning:	Rural Residential (RR)	Official Plan Designation:	Extractive Industrial Special Policy 1 (MX-1)
Purpose:	<p>To permit an office use within the existing dwelling on the subject lands. The existing dwelling will accommodate four offices, a lunchroom/kitchen, and a washroom. The proposed office use will be associated with adjacent licensed aggregate operations operated by the Greenwood Construction companies.</p> <p>It is proposed that, once the aggregate operations are no longer in use and the lands have been rehabilitated, the subject dwelling will return to residential uses.</p> <p>Official Plan Amendment Application (OPA): The site is designated as Extractive Industrial Special Policy 1 (MX-1) in the Township's Official Plan (OP), the applicant is seeking an OPA to redesignate the site to Agricultural Special Policy X to accommodate the office use.</p> <p>Zoning By-law Amendment Application (ZBA): The applicant is requesting a ZBA to rezone the site from its current designation to Rural Residential (RR), with an exception (RR-X) to permit a Business, Professional Office or Administrative Office within the existing dwelling.</p> <p>A future Site Plan Application will be required for the proposed office.</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.

Official Plan Amendment

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.



CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA
 065371 Dufferin County Road 3, Unit 2 • East Garafraxa ON • L9W 7J8
 T: 226-259-9400 • Toll Free: 877-868-5967 • F: 1-226-212-9812
clerks@eastgarafraxa.ca • www.eastgarafraxa.ca

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 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

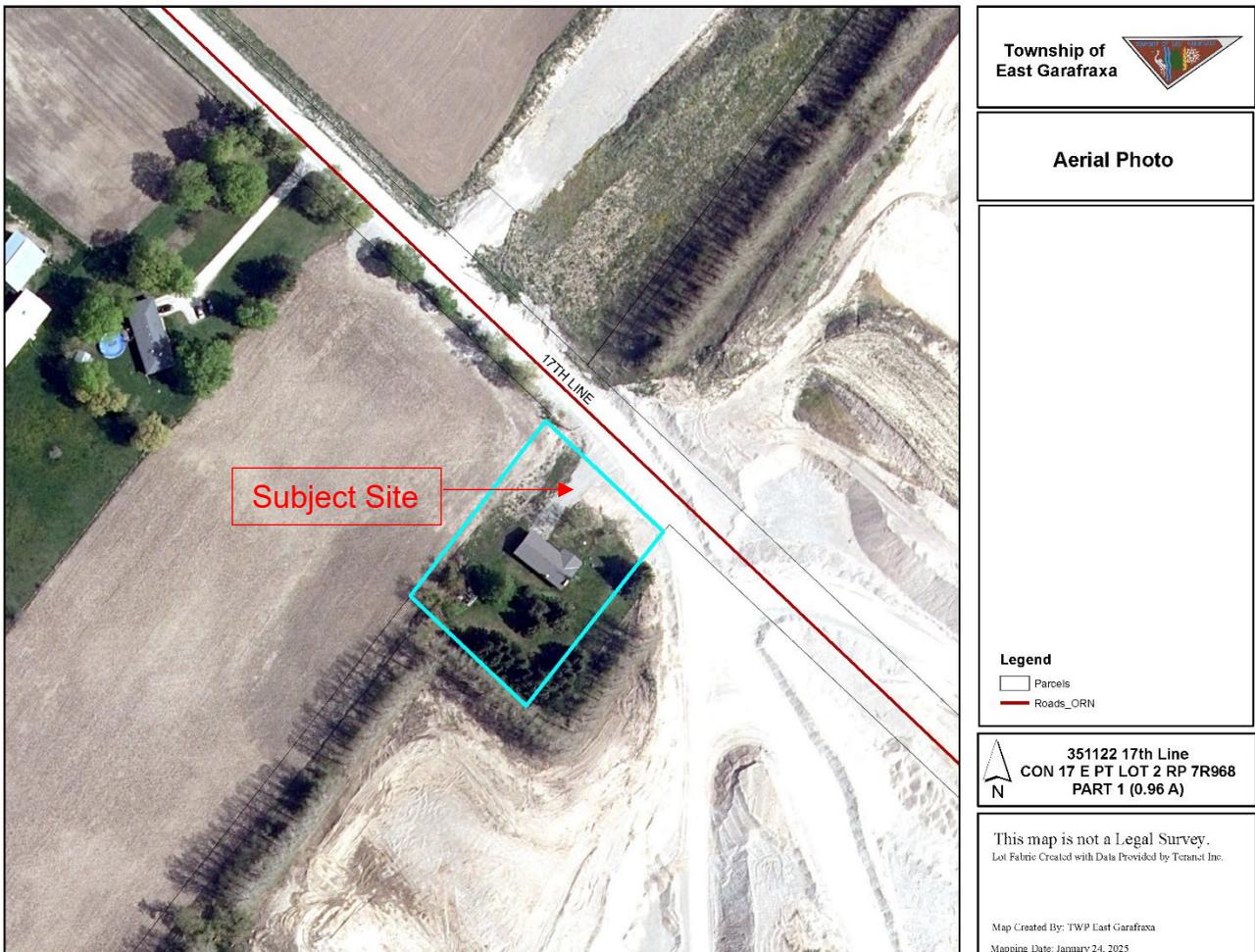
Zoning By-law Amendment

If you wish to be notified of the decision of the Council of the Corporation of the Township of East Garafraxa on the proposed zoning by-law amendment, you must make a written request to the Township Clerk at clerks@eastgarafraxa.ca or 065371 Dufferin County Road 3, Unit 2, East Garafraxa, ON L9W 7J8.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Township of East Garafraxa 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 before the by-law is passed, 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 Township before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

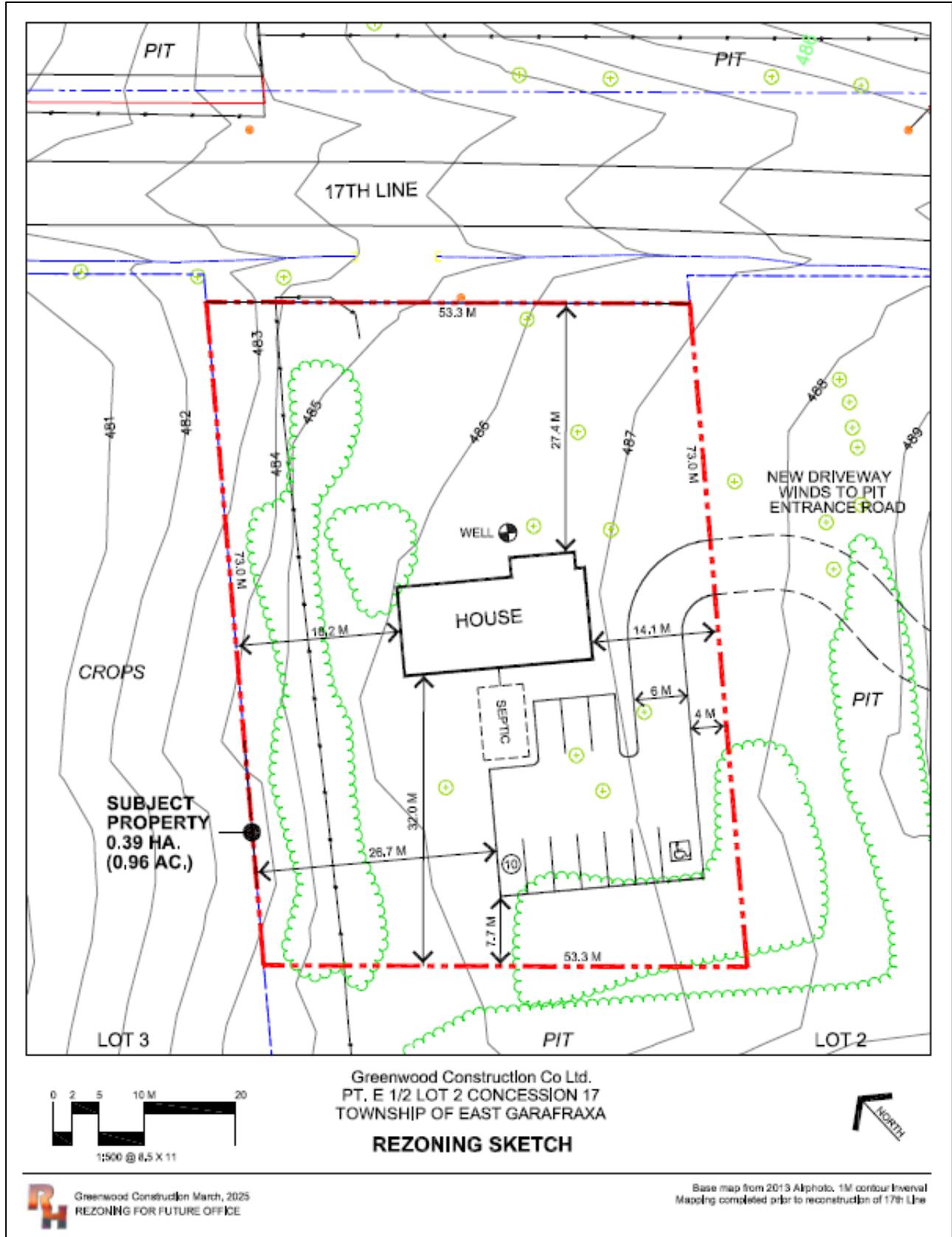
Location Map:



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



Site Plan:



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