



STATUTORY PUBLIC MEETING

**Official Plan Amendment and Zoning By-law
Amendment Applications: OPA1-25 & Z2-25
351122 17th Line, East Part Lot 2, RP 7R968 Part
1, Concession 17**

May 13, 2025

4:00 pm

Agenda

- Aerial Photo
- Application Overview
- Official Plan Designation
- Zoning By-law
- Submission Circulation
- Next Steps

Aerial Photo



Township of
East Garafraxa



Aerial Photo

Legend

- Parcels
- Roads_ORN



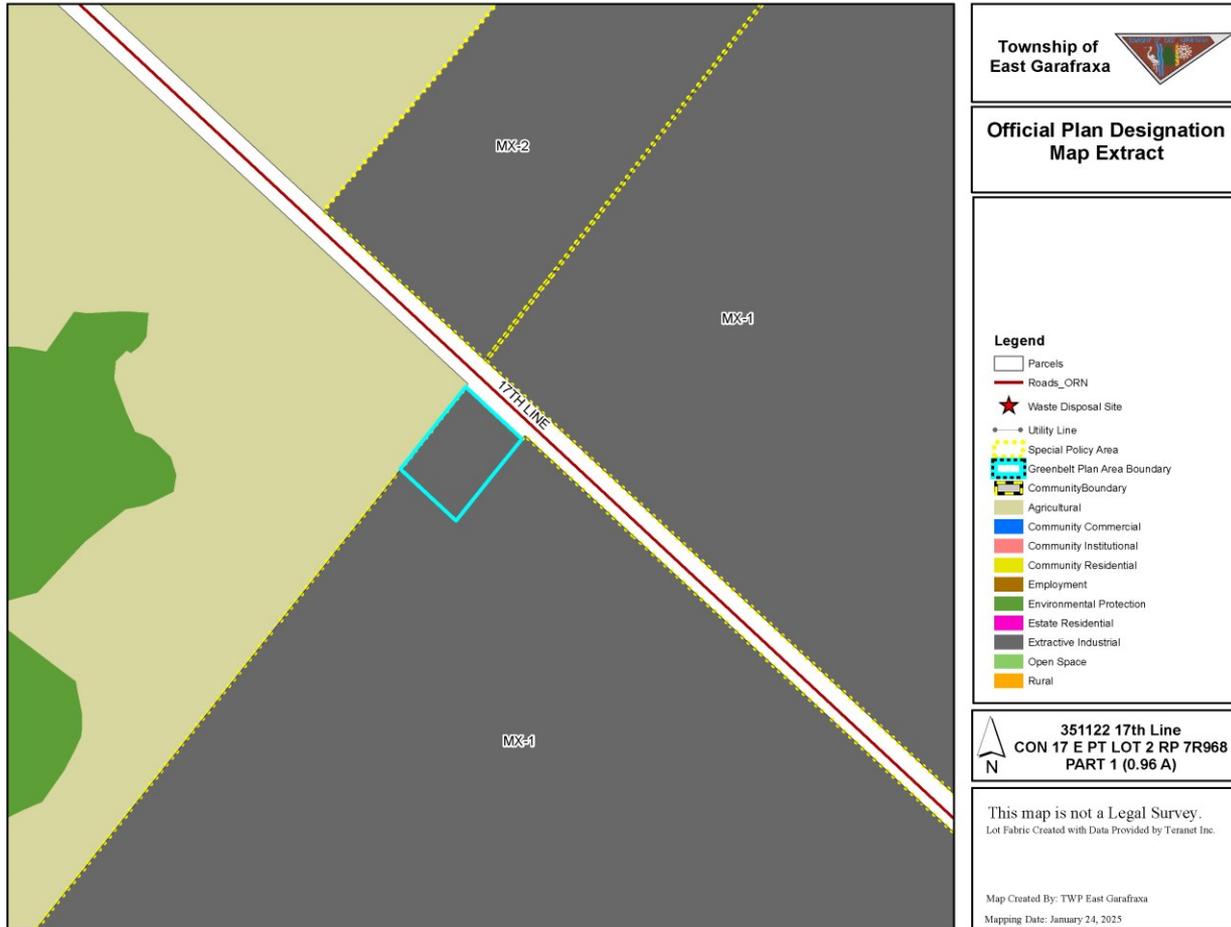
351122 17th Line
CON 17 E PT LOT 2 RP 7R968
PART 1 (0.96 A)

This map is not a Legal Survey.
Lot Fabric Created with Data Provided by Teranot Inc.

Map Created By: TWP East Garafraxa
Mapping Date: January 24, 2025

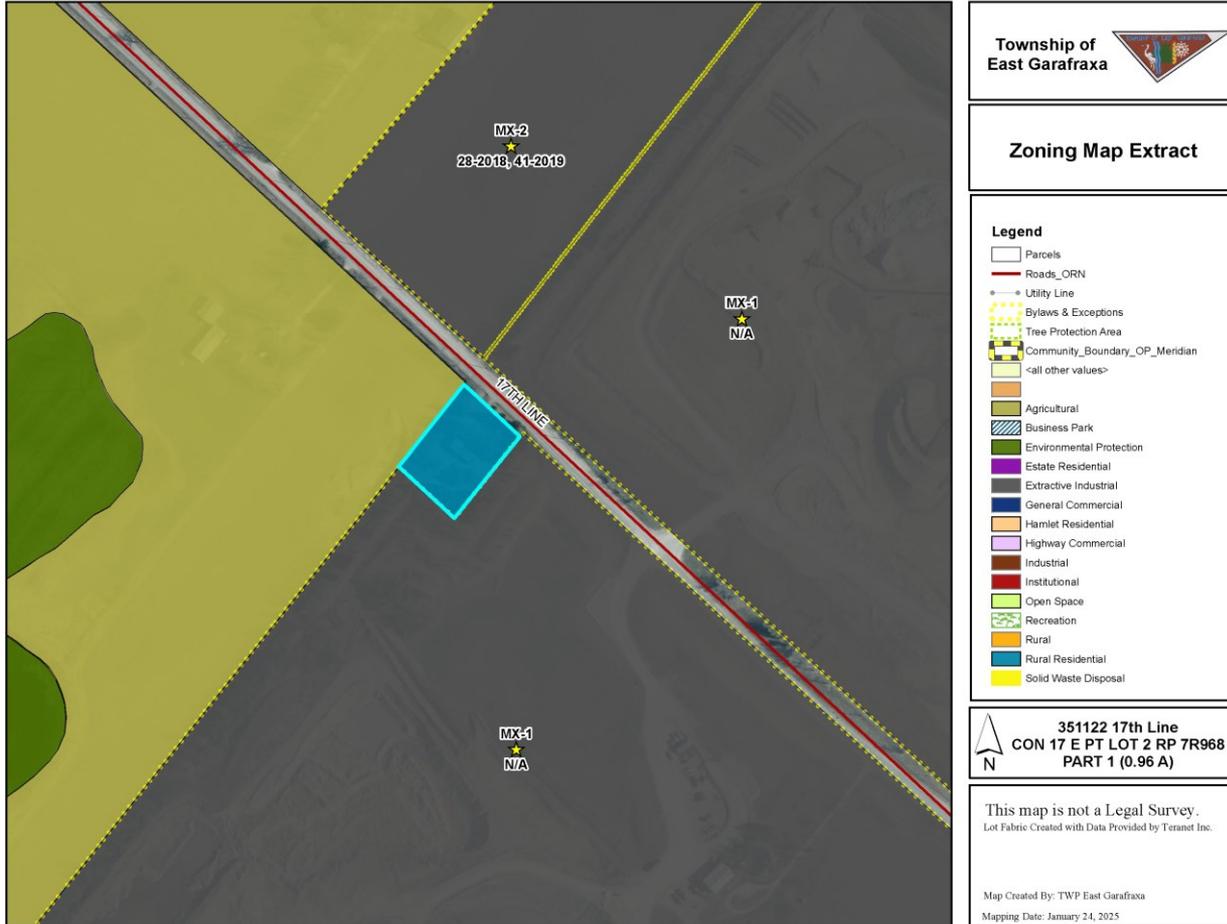
Official Plan Designation

Extractive Industrial Special Policy 1 (MX-1)



Zoning By-law 60-2004

Rural Residential (RR)



Application Overview

Owner(s):	Greenwood Construction Company Ltd c/o Sam Greenwood
Applicant:	Ron Davidson, Land Use Planning Consultant Inc.
Location:	351122 17 th Line, East Part Lot 2, RP 7R968 Part 1, Concession 17
Property Area:	0.39 ha / 0.96 ac (provided by the applicant)
Purpose of the Application:	The applicant proposes to convert the existing dwelling on the subject lands to office use associated with the adjacent licensed aggregate operations operated by Greenwood Construction. It is proposed that, once the aggregate operations are no longer in use and the lands rehabilitated, the subject property would be returned to residential uses.

Official Plan Amendment (OPA1-25):

To redesignate the property from Extractive Industrial - Special Policy 1 (MX-1) to Agricultural - Special Policy X to allow the office use.

Zoning By-law Amendment (Z2-25):

To rezone the lands to *Rural Residential (RR)* with a site-specific exception (*RR-X*) permitting a Business, Professional Office or Administrative Office within the existing building.

A future Site Plan Application will follow to support the proposal.

Comments

The application was circulated to prescribed agencies on April 17, 2025 and to property owners within 120 metres of the property in accordance with the Planning Act. Since preparing this presentation, comments have been received from the following agencies:

Dufferin County (received on May 5, 2025)

- Building Services: no concerns with the application. The applicant is to apply for a building permit prior to occupancy for a change of use permit.
- Planning Division: No concerns with the proposed Official Plan and Zoning By-law Amendments.

Enbridge (received on April 22, 2025)

No objections to the proposed applications.

Next Steps

Background material/documents are available for review at the Township Office during office hours. A Recommendation Report will be brought back to Council at a later date following resolution of any comments received from agencies, the public or Council. Should the Official Plan Amendment be adopted by Township Council, the required materials will be forwarded to the County of Dufferin for a decision.

Appeal Information

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.

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

Next Steps

Appeal Information

Zoning By-law Amendment

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.

If you wish to be notified of the decision of the Council of the Corporation of the Township of East Garafraxa in respect of the proposed plan of subdivision, 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.