



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

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

June 27, 2025

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

Application Numbers:	B2-25, B3-25, B4-25 and Z3-25	Related Application(s):	NA
Statutory Public Meeting/Council Meeting:	July 22, 2025, at 4:00 p.m. 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. 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.		
Applicants:	Ron Davidson c/o Land Use Planning Consultant Inc.		
Owners:	John, Andrea and Nathan Stirk		
Location:	351401 17th Line Part Lots 6 and 7, Concession 18	Existing Area:	60.02 ha / 148.31 ac (provided by the applicant)
Area to be Severed:	Severed Lot #1: 2 ha / 4.94 ac (B2-25) Severed Lot #2: 2 ha / 4.94 ac (B3-25) Severed Lot #3: 15.55 ha / 38.42 ac (B4-25)	Area to be Retained:	Retained Lot: 40.47 ha / 100 ac
Current Zoning:	Agricultural (A) and Rural (RU)	Official Plan Designation:	Agricultural (retained lot) and Rural (severed lots)
		Greenbelt Plan Area:	Protected Countryside
Proposed Zoning:	Severed Lot #1 and #2 are proposed to be rezoned from Rural (RU) to Rural Residential Exception (RR-X) to permit a reduced frontage. There are no proposed changes to the zoning for severed lot #3 or the retained lot.		
Purpose:	Consent Applications: To create three new lots, two, 2 ha new rural residential lots (severed lot #1 and #2) and one rural lot (severed lot #3). This will result in a retained lot of approximately 40.47 ha / 100 ac in size, the retained lot will contain the existing dwelling and accessory buildings. Zoning By-law Amendment Application: The application proposes to rezone the proposed severed lots #1 and #2 from Rural (RU) to a Rural Residential Exception (RR-X) to permit a reduced minimum frontage of 56 m. There are no proposed changes to the zoning for proposed severed lot #3 or the retained lot.		

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.

You are entitled to view and/or participate orally at the public meeting regarding the proposed applications, please contact the Clerk of the Township of East Garafraxa at 226-259-9400 ext. 204 or clerks@eastgarafraxa.ca for more information on how to participate.

Written comments may be sent to the Clerk by mail, email at the email address provided above, or in-person at the Township Administration Office. Please include your full name, address, application number and/or address of the property you are providing comments on, and any relevant information in your submission. Written comments must be received by noon on **Monday, July 21, 2025**, in order to be included in the Public



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Meeting. It is anticipated that the decision on the application will be made at the Council Meeting on August 26, 2025.

Consent

If a person or public body has the ability to appeal the decision of the Council of the Township of East Garafraxa in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Council of the Township of East Garafraxa before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Council of the Township of East Garafraxa on the proposed consent you must submit a written request to the Township of East Garafraxa by mail at the above noted address, email clerks@eastgarafraxa.ca, or in-person at the Township Administration Office.

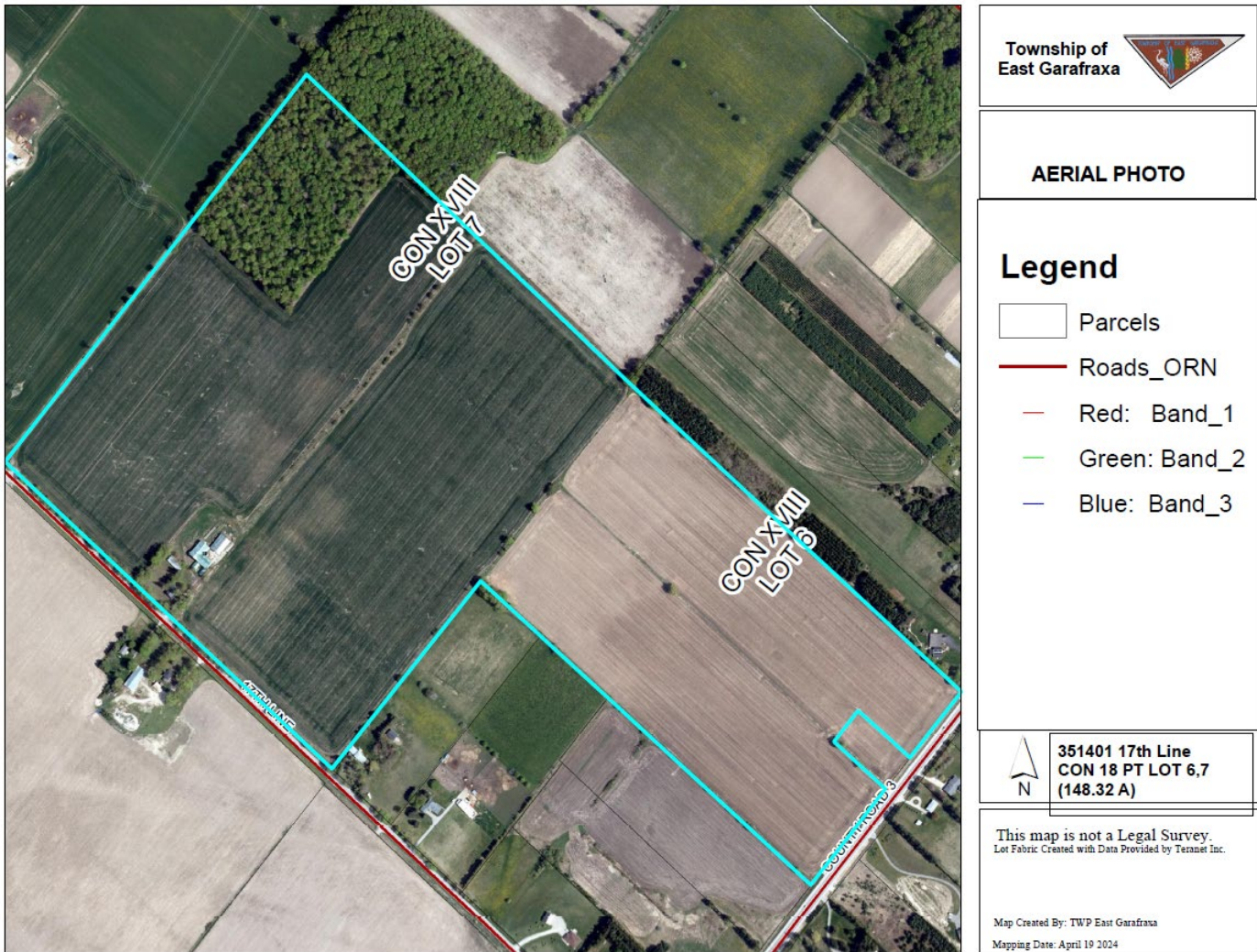
Zoning By-law Amendment

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.

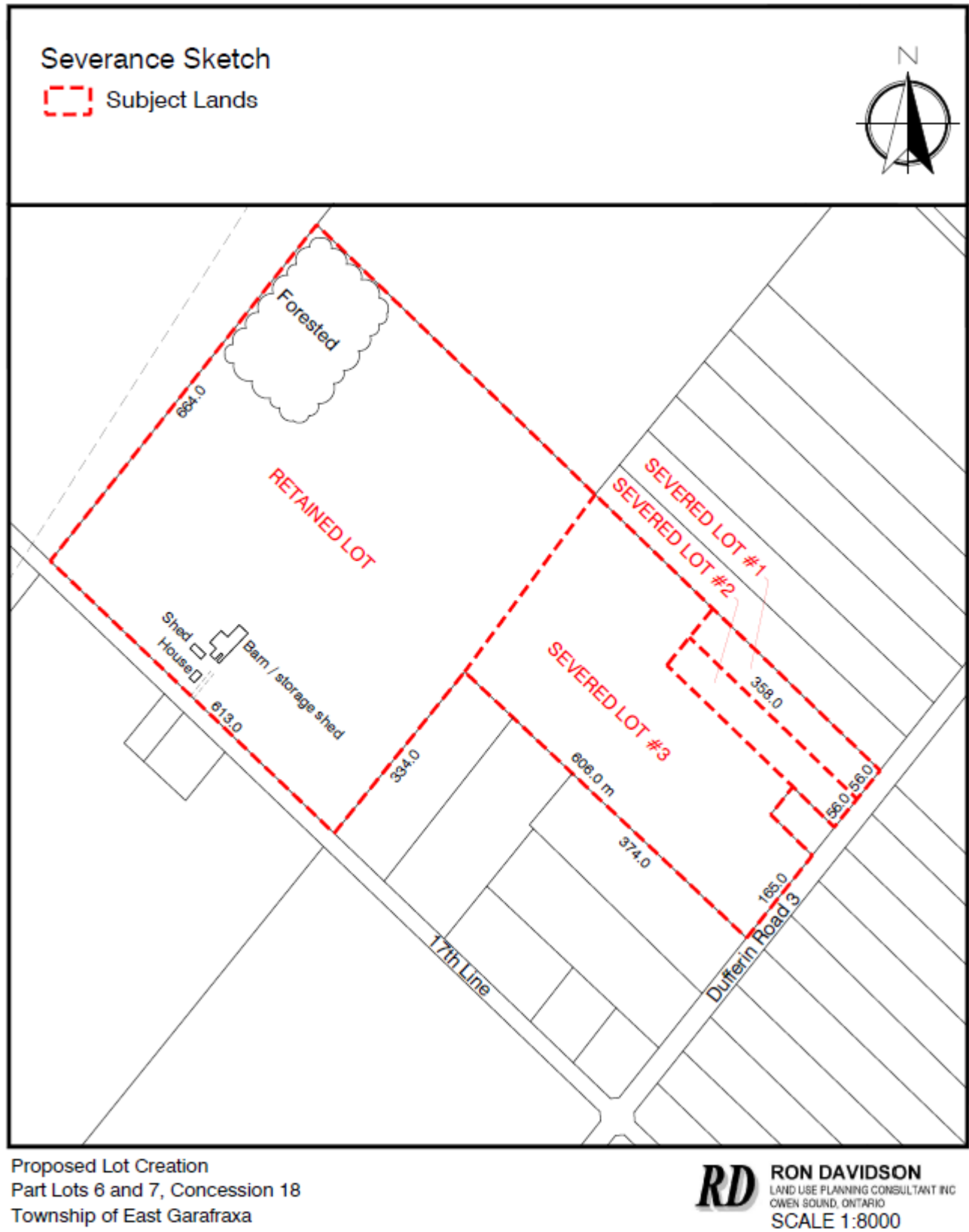
Location Map:



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



Consent Sketch (provided by the applicant):

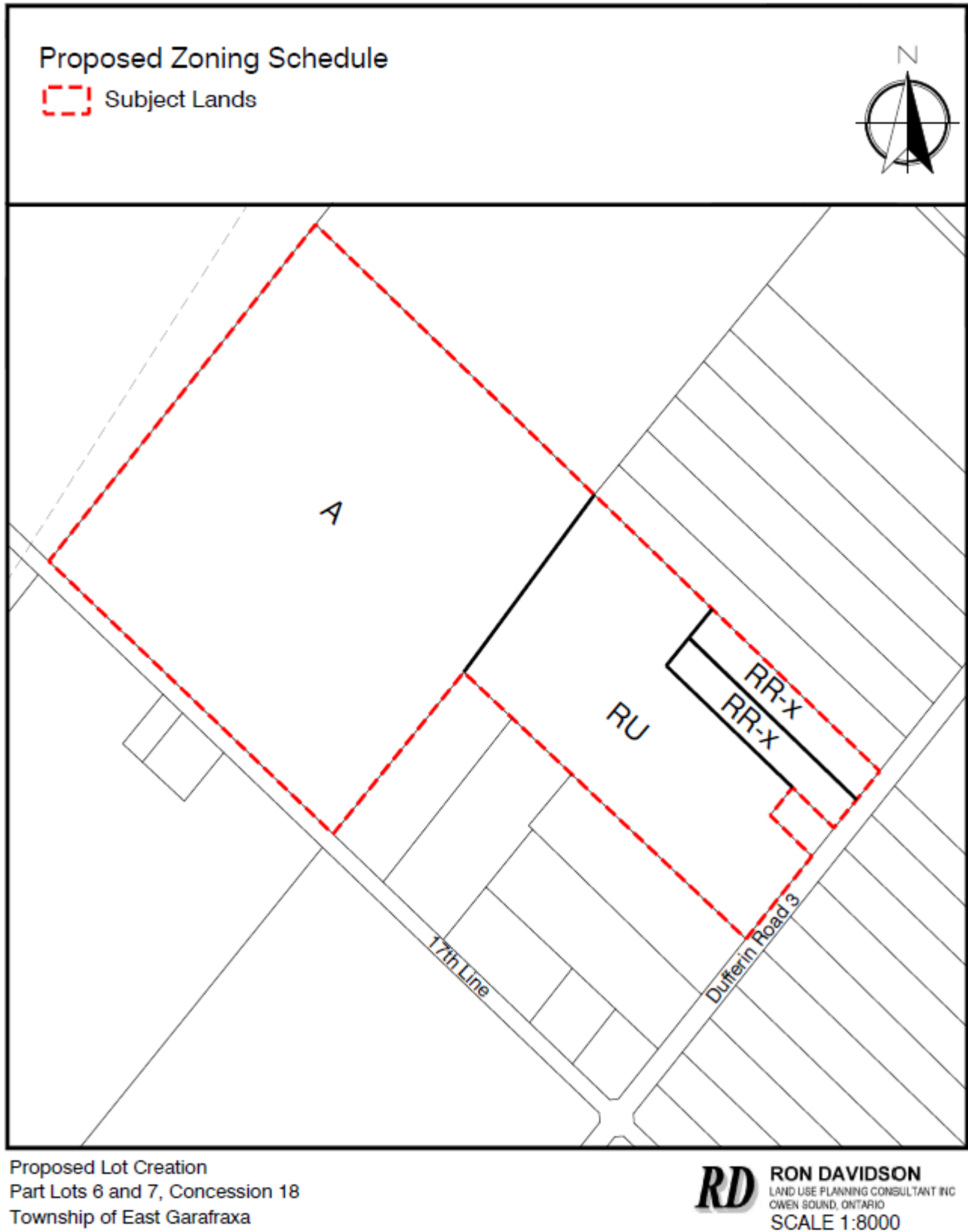


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Consent Site Sketch with Zones (provided by the applicant):



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