



STATUTORY PUBLIC MEETING

Consent Applications: B2-25, B3-25, B4-25

Zoning By-law Amendment Application: Z3-25

351401 17th Line

Part Lots 6 and 7, Concession 18

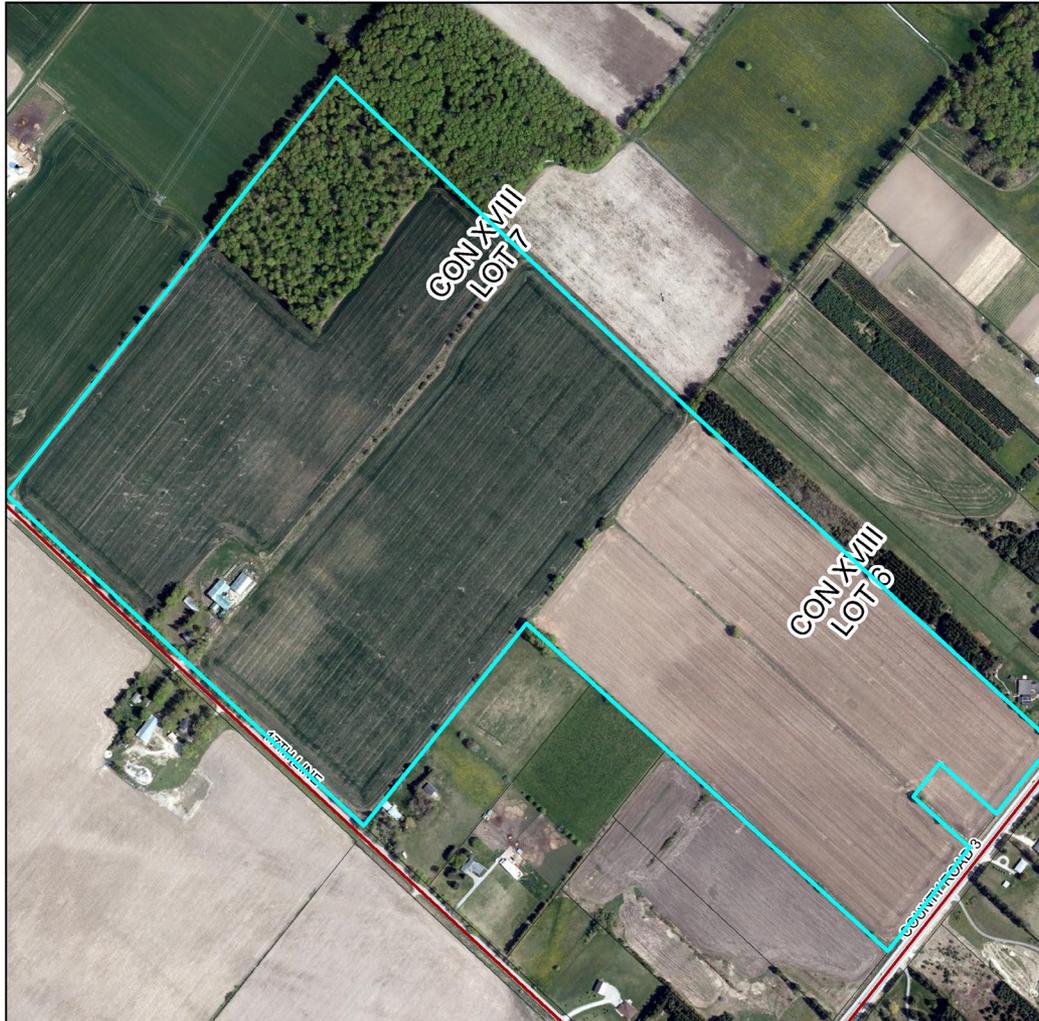
July 22, 2025

4:00 pm

Agenda

- Context & Background
- Official Plan Designation
- Zoning By-law
- Application Overview
- Application Comments
- Next Steps

Context & Background



Township of
East Garafraxa



AERIAL PHOTO

Legend

- Parcels
- Roads_ORN
- Red: Band_1
- Green: Band_2
- Blue: Band_3

 351401 17th Line
CON 18 PT LOT 6,7
(148.32 A)

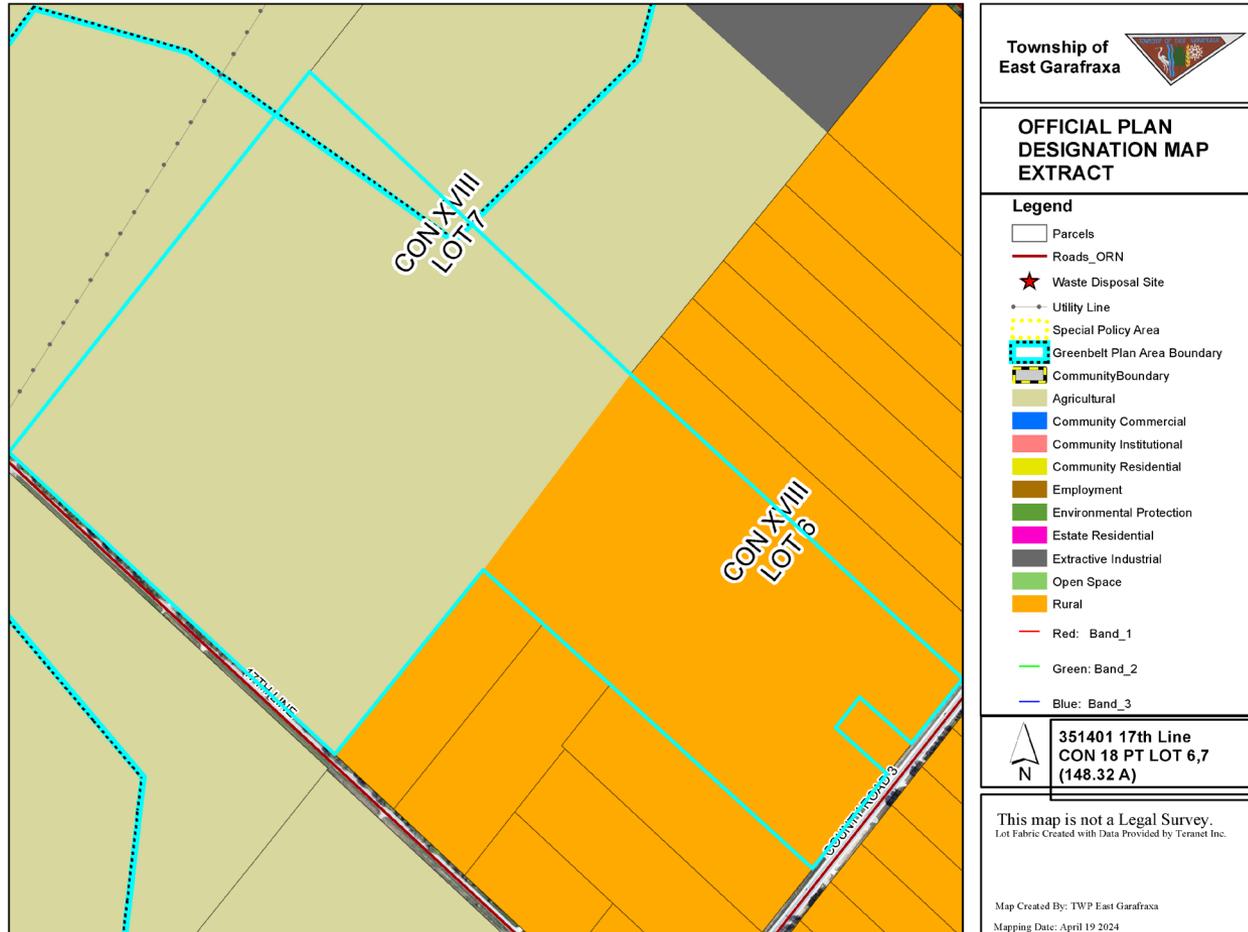
This map is not a Legal Survey.
Lot Fabric Created with Data Provided by Teranet Inc.

Map Created By: TWP East Garafraxa
Mapping Date: April 19 2024

Official Plan Designation

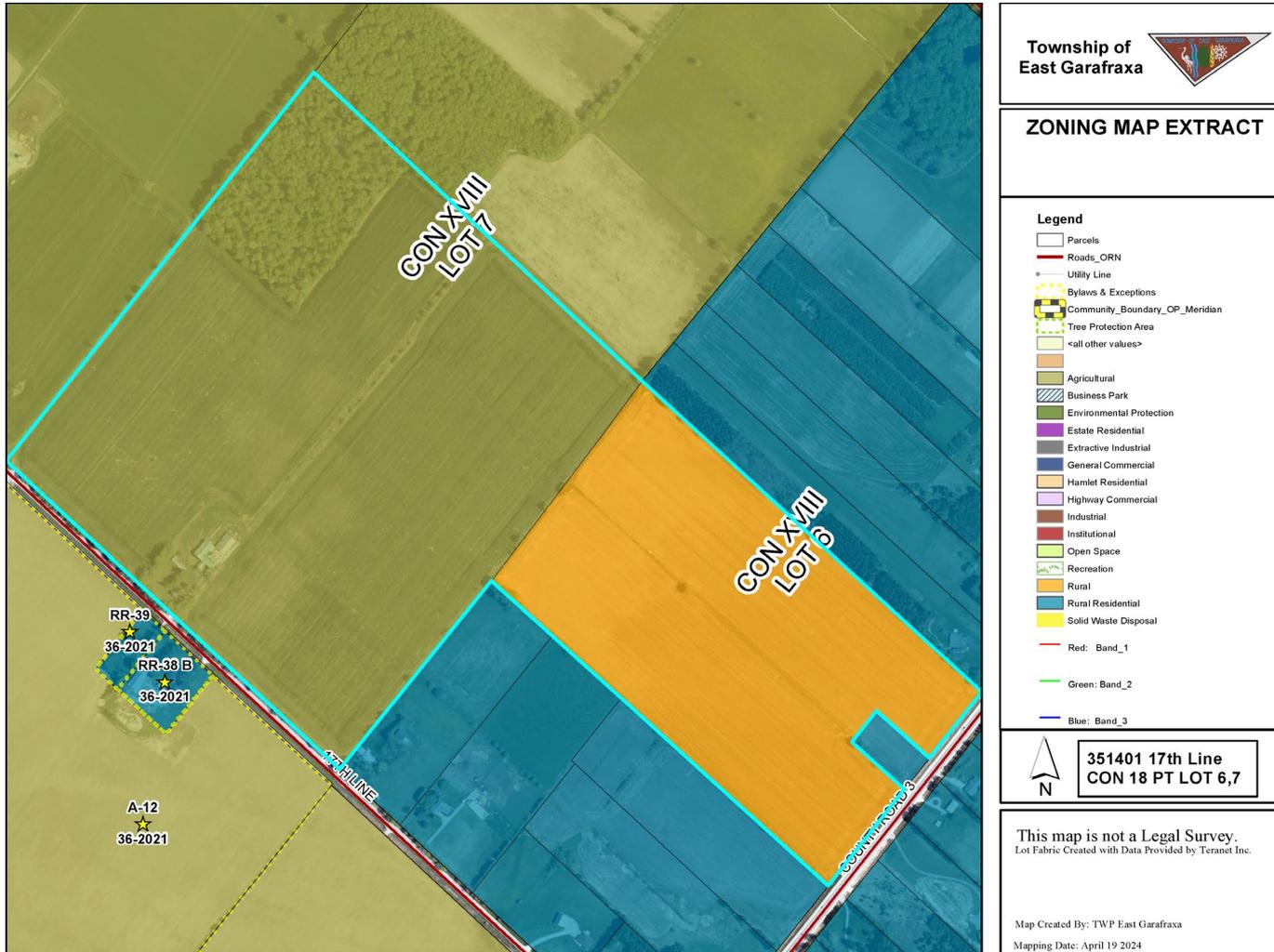
Agricultural and Rural;

Greenbelt Plan: Protected Countryside



Zoning By-Law 60-2004

Agricultural (A) and Rural (RU)



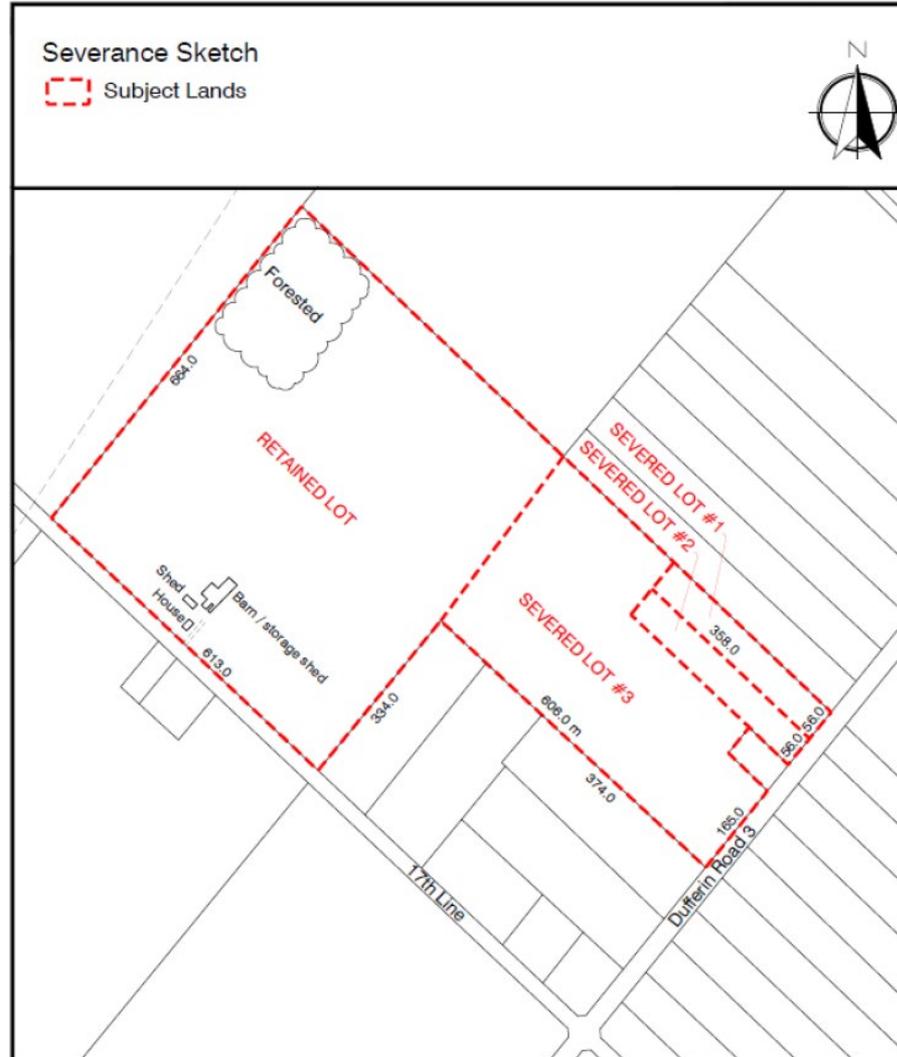
Application Overview

Consent Applications

Owner	John, Andrea and Nathan Stirk
Applicant	Ron Davidson Land Use Planning Consultant Inc.
Location	351401 17th Line Part Lots 6 and 7, Concession 18
Property Area	60.02 ha / 148.31 ac (provided by the applicant)
Purpose of the Application	<p>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).</p> <p>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.</p>

Application Overview

Proposed Severances

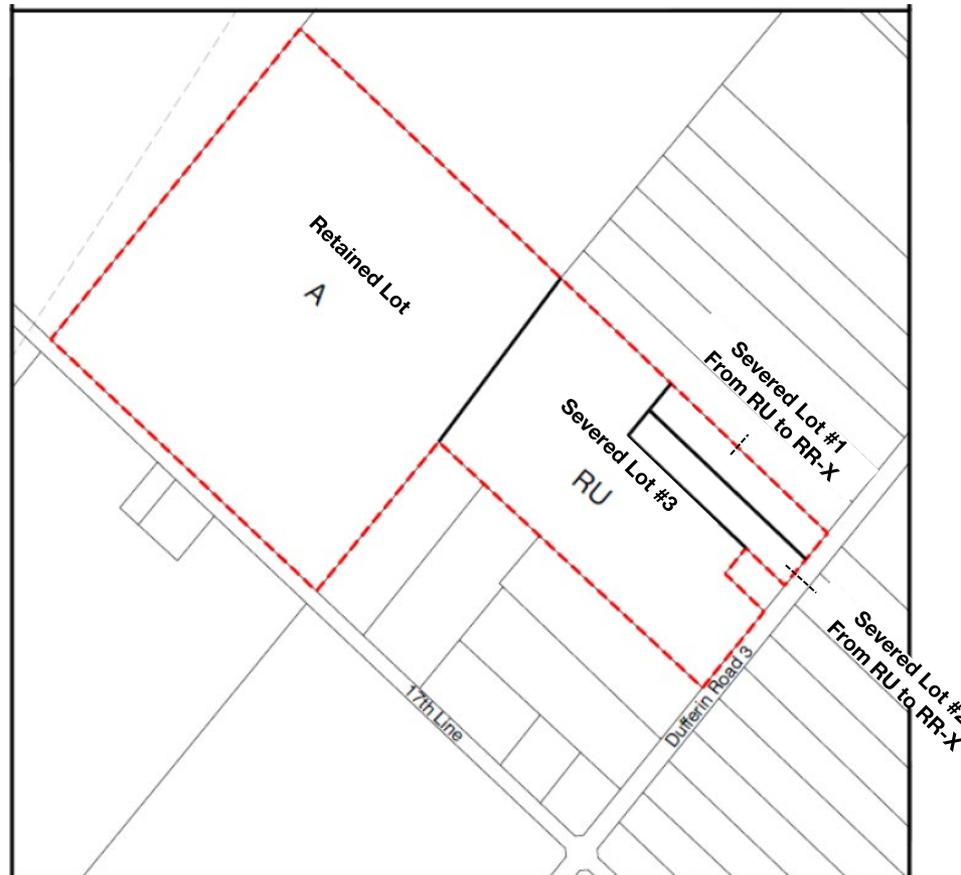


Application Overview

Zoning By-law Amendment Application

Purpose of the 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 change to the zoning for proposed severed lot #3 or the retained lot.



Submission Circulation and Comments

The application was circulated to the property owners within 120 m of the subject property and to the prescribed Agencies on June 27, 2025 as required by the Planning Act, as amended.

Since circulating the application, comments have been received collectively on Consent and Zoning By-law Amendment Applications from the following agencies:

- / R J Burnside (July 10, 2025) –
 - / MDS calculations may be required for the new lots from the existing agricultural use on the property.
 - / As the new lots front onto County roads, the county is to comment on access for the lots fronting County Road 3.
 - / A road widening may be required along the frontage of 17th Line. The current road allowance appears to be less than the township standard of 26 m per the Official Plan.

Cont.

Submission Circulation and Comments

- / Stovel and Associates (July 17, 2025) - Despite missing Farm Data Sheets, nearby barns are well-separated, and due to zoning restrictions and MDS Guideline 12 relief, MDS I requirements are considered satisfied.
- / Enbridge (July 7, 2025) – No objections
- / Orangeville Fire (July 16, 2025) – No comments
- / County Comments (July 16, 2025) –
 - / Request to add a condition to the Committee's decision requiring the applicant to submit a letter confirming lot suitability.
 - / County Planning have no objections to the Consent and Zoning By-law Amendment applications.

Next Steps

We anticipate this application coming back to Council for decision tentatively on August 26, 2025.

Appeal Procedure:

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.

Cont.

Next Steps

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.