

The Township of East Garafraxa

Consultant Planning Report to Council

To: Mayor Gardhouse and Members of Council

From: Fotenn Consultants Inc.

Date: February 4, 2025

Applicant/Owners: Radha Soami Society Beas Canada (formerly 2542533 Ontario Ltd.)

Subject: Holding Zone Removal Application Z1-25
065243 County Road 3, Concession A, East Part of Lot 6

Official Plan Designation: Agricultural

Zoning: Agricultural Exception Zone 16 (A-16) and Agricultural Exception Zone Holding 2 (A-16-H2)

1. RECOMMENDATION

The proposed Holding Symbol H2 be lifted, as the applicant has met all conditions of the hold. The application is consistent with the PPS and conforms with Provincial, County, and Township planning policy and standards with regards to the proposed rezoning and performance standards. The application represents good and orderly planning and should be APPROVED.

It is therefore recommended:

- 1.1 THAT Council receive the Planning Report dated February 4, 2025;
- 1.2 AND THAT Holding Zone Removal Application file Z1-25 for property location 065243 County Road 3, being East Part Lot 6, Concession A, be approved;
- 1.3 AND FURTHER THAT Council lift the Holding Symbol 2 (A-16-H2) provision that applies to the subject lands, in accordance with the draft By-Law as presented as Attachment A to the report.

2. BACKGROUND

Radha Soami Society Beas Canada (“RSSB”) filed a Holding Removal Application for 065243 County Road 3. RSSB has a related Site Plan Amendment Application for their property located at 471360 Dufferin County Road 11 in which the subject lands (065243 County Road 3) is incorporated into the Site Plan Agreement. Township Council approved the Zoning By-law Amendment application on March 26, 2024 with the inclusion of two holding symbols and the site was zoned A-16-H1 and A-16-H2.

- The first holding (H1) required the owners to enter into a Site Plan Agreement with the Township and County, provide a Vehicle Transportation Operations Plan to the satisfaction of the Township and County to inform the Site Plan Agreement, and to review the Annual Event and Vehicle Transportation Operations Plan as part of the Site Plan Agreement going forward.
- The second holding (H2) was required to ensure the Annual Event was to be monitored, and that necessary adjustments be made to the Site Plan Agreement and/or Vehicle Transportation Operations Plan, following the Annual Event, accordingly.

The first holding was lifted in June 2024 by Township Council under By-Law 28-2024 and the Annual Event was held on July 20th and 21st, 2024. The owner’s registered the Site Plan Agreement on the title of the property, with the Township and County. The Site Plan Agreement permits the Annual Event to occur on two (2) days out of the calendar year on a weekend in July or August. As per the Site Plan Agreement, the Annual Event shall have no more than 23,000 persons in attendance and a maximum of 3,300 motor vehicles are permitted to park on the adjacent south lands.

Staff’s opinion remains that the most appropriate mechanism for the Township to review the Annual Event on a yearly basis is through the Township’s Site Plan Agreement. This is a legal document that the Township can utilize to ensure the appropriate mitigation measures, if any, are in place for the Annual Event.

3. ANALYSIS

The Applicant submitted the following as part of their Holding Zone Removal application for the second Holding symbol removal:

- Monitoring Report prepared by Municipal Planning Consultants dated November 21, 2024;
- Agricultural Soil Impact Assessment for Temporary Parking Uses prepared by Orion Environmental Solutions dated August 19, 2024;
- Venue Transportation Operations Plan (VTOP) prepared by Stantec dated September 25, 2024;
- RSSB Annual Event Traffic Analysis prepared by Stantec, dated October 2, 2024

The Monitoring Report and VTOP indicate that the 2024 Annual Event was attended by approximately 25,000 people (including volunteers) on both days and approximately 4000 vehicles were parked on the southern agricultural property. The debriefs following the events from the Emergency Operations Centre (EOC) generally indicated that the ingress of the event operated as anticipated, however,

gress had some minor issues that were dealt with and resolved through the EOC. In general, the Annual Event required minimum intervention from the EOC and OPP and functioned as planned.

The submitted Agricultural Soil Impact Assessment reviewed the condition of the agricultural property and identified that some compaction of the soil has occurred as a result of the vehicle parking on the agricultural property. The report recommended mitigation measures such as annual aeration in combination with forage crop having fibrous root matt beneath the soil will effectively mitigate compaction. The report concludes that the implementation of the mitigation measures will ensure the continued use of the parking area for agricultural production.

The VTOP reviewed and monitored the 2024 event as well as reviewed a potential increase in attendees and motor vehicle parking on the southern agricultural property. The Township has only reviewed the VTOP in the context of monitoring the 2024 event and has not reviewed it based on the proposed increase in attendance and vehicle parking on the agricultural field. The lifting of the second holding removal has been reviewed in the context of the permitted attendees and motor vehicle parking on the southern agricultural property based what is permitted in the registered Site Plan Agreement (23,000 persons and 3300 vehicles). Any increase in event capacity and parking will be evaluated at a later date and would require a new Site Plan Amendment Application resulting in an amendment to the Site Plan Agreement.

The removal of the second holding, all of the following conditions must be met:

- If required, any amendments to the Site Plan Agreement or VTOP have been made which reflect the review of the 2024 Annual Event as stipulated in 1) (b) above.
- If necessary, the Applicant will enter into an amended Site Plan Agreement; and
- If no amendment to the Site Plan Agreement have been identified, the applicant can apply to lift H-2 without any further preconditions.

The Township has consulted with the County of Dufferin on the applicant's holding removal application. The County of Dufferin have indicated that they are working directly with the applicant to update the VTOP and that no additional conditions are required in the Site Plan Agreement. County staff are accepting the removal of the second holding H-2 from the property.

Township staff have reviewed the materials submitted by the applicant and have not identified any additional conditions that are required in the Site Plan Agreement. The registered Site Plan Agreement is satisfactory for the removal of the second holding (H-2) based on the permitted attendance of 23,000 and 3,300 vehicles.

Now that the Site Plan Agreement is in place and registered on title, the Township and County have means to monitor Annual Event compliance with the Site Plan Agreement and the Vehicle Transportation Operations Plan following the Annual Event. Data will continue to be collected during each Annual Event to assist in informing future Vehicle Transportation Plans.

It is our opinion that the applicant has satisfied the conditions outlined in the second holding (H-2) and as such it is our recommendation that the H-2 holding symbol be lifted on the subject property.

4. CONCLUSION

It is our opinion that the provisions of the Holding Symbol (A-16-H2) have been satisfied and can

be removed accordingly.

The proposed Holding Removal Zoning By-law Amendment Application represents good and orderly planning and should be APPROVED.

5. DOCUMENTS

Attachment A: Draft Holding Zone Removal By-Law

Submitted by:

A handwritten signature in blue ink that reads "J. Maestre". The signature is written in a cursive style with a large, looped initial "J".

Jennifer Maestre, MCIP, RPP
Fotenn Planning Consultants Inc.

ATTACHMENT A – Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF EAST GARAFRAXA

BY-LAW NUMBER XX – 2025

Being a By-Law to Remove the Holding (H2) Provision from Agricultural Exception Sixteen Zone for lands municipally known as 065243 Dufferin County Road 3, East Part of Lot 6, Concession A, within the Township of East Garafraxa

WHEREAS authority is granted under Section 36 of the *Planning Act*, R.S.O. 1900, c.P.13, as amended, to enact this By-law for the removal of a Holding Provision;

AND WHEREAS Township Council passed By-Law 15-2024 which By-Law includes a Holding (H2) Provision on lands zoned Agricultural Exception Sixteen Holding 2 (A-16-H2);

AND WHEREAS the owner of the lands has submitted a Holding Zone Removal Application (Township file Z1-25);

AND WHEREAS Notice of Intention to Pass a By-law to Remove a Holding (H) Provision has been provided in accordance with the *Planning Act*, R.S.O. 1900, c.P.13, as amended;

NOW THEREFORE Council of the Corporation of the Township of East Garafraxa enacts as follows:

1. THAT the Holding (H2) Provision be removed from the Agricultural Exception Sixteen Zone for lands municipally known as 065243 Dufferin County Road 3, East Part of Lot 6, Concession A.
2. THAT Schedule “A” to Zoning By-law 15-2024, and amending Holding Zone Removal By-Law 28-2024, be further amended by removing the Holding Two (H2) Provision from Agricultural Exception Sixteen on lands municipally known as 065243 Dufferin County Road 3, East Part of Lot 6, Concession A, attached to and forming part of this By-Law as Schedule “A”
3. THAT this By-law shall take effect from the date of passing thereof.

BY-LAW READ A FIRST AND SECOND TIME THIS 11th DAY OF FEBRUARY 2025

BY-LAW READ A THIRD TIME AND PASSED THIS 11th DAY OF FEBRUARY 2025

Clerk

Head of Council

SCHEDULE A
TO BY-LAW No. XX-2025

TOWNSHIP OF EAST GARAFRAXA
EAST PART OF LOT 6, CONCESSION A,
COUNTY OF DUFFERIN



Lands to be rezoned from Agricultural Exception Sixteen Holding 2 (A-16-H2) to Agricultural Exception Sixteen

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|--------------------|--------------------------|------------------------------------|-------------------------------------|
| Rural | Business Park | Wetlands | Subject Lands (65243 County Road 3) |
| Institutional | Rural Residential | Industrial | Greenbelt Plan Area (S.2.1) |
| Estate Residential | Agricultural | Extractive Industrial | River |
| Highway Commercial | Environmental Protection | Dufferin County Municipal Boundary | |