



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

April 21, 2026

Development and Tourism

County of Dufferin

55 Zina Street

Orangeville, ON

L9W 1E5

Planning and Development Services

Township of East Garafraxa

065371 Dufferin County Road 3

East Garafraxa, ON

L9W 7J8

Re: County Official Plan Amendment, Township Official Plan Amendment, and Zoning By-law Amendment (1st Submission)
Marsville Estate Inc.
063076 Dufferin County Rd 3
Township of East Garafraxa, Dufferin County

On behalf of Marsville Estate Inc. (the "Client"), Innovative Planning Solutions (IPS) is pleased to submit a County Official Plan Amendment, Township Official Plan Amendment, and Zoning By-law Amendment applications for the part of lands municipally known as 063076 Dufferin County Road 3 containing an employment land in Township of East Garafraxa.

The following materials are provided in support of our request:

- Executed Dufferin County Official Plan Amendment (County OPA) Application Form;
 - Plus Owner authorization letter for the County OPA application;

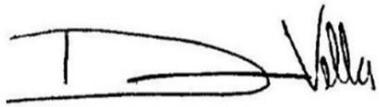
- Executed and Commissioned Township of East Garafraxa Official Plan Amendment Application Form;
- Executed and Commissioned Township of East Garafraxa Zoning By-law Amendment Application Form;
- Planning Justification Report, prepared by IPS Consulting and dated April, 2026;
- Proposed redline draft plan of subdivision, prepared by IPS Consulting Inc. and dated August 29, 2023;
- Draft County Official Plan Amendment Instrument Text and Schedule;
- Draft Township Official Plan Amendment Instrument Text and Schedule;
- Draft Zoning By-law Amendment Instrument Text and Schedule;
- Employment Land Conversion Market Commentary, prepared by Tate Research and dated May 4, 2022;
- Employment Land Market Commentary Update, prepared by Tate Research and dated January 30, 2026;
- Hydrogeological Study, prepared by SLR Consulting (Canada) Ltd. and dated March 26, 2026;
- Functional Servicing Report, prepared by Valdor Engineering inc. and dated April 2026;
- Model files, prepared by Valdor Engineering inc.;
- Environmental Impact Study, prepared by Cotyledon Environmental Consulting and dated January 19, 2026;
- Traffic Impact Study Addendum Letter, prepared by LEA Consulting Inc and dated March 26, 2026;
- Noise Impact Study Update, prepared by LEA Consulting Inc and dated April 13, 2026;
- Stage 1 Archaeology Assessment, prepared by Irvin Heritage and dated March 20, 2020;
- Proof of Stage 1 Archaeology Assessment registration with the Ministry, prepared by Irvin Heritage and dated May 20, 2020;
- Stage 2 Archaeology Assessment, prepared by Irvin Heritage and dated September 12, 2020; and,
- Proof of Stage 2 Archaeology Assessment registration with the Ministry, prepared by Irvin Heritage and dated June 9, 2022.

Trusting the above is satisfactory, we look forward to working with County and Township staff throughout the review process. Should you have any questions or

require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Darren Vella, MCIP, RPP
Legacy Partner & Founder



Bishoi Shinoda, PMP, RPP, MES, CVT
Senior Planner