

AMENDMENT NO. XX

TO THE

DUFFERIN COUNTY

OFFICIAL PLAN

Location: This Official Plan Amendment applies to the lands located at 514504 Second Line,
Township of Amaranth, County of Dufferin.

Owner: The Cellular Connection Ltd.

Date:

AMENDMENT NO. XX

To the Dufferin County Official Plan

The attached, constituting Amendment No. XX to the Dufferin County Official Plan, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P. 13, was adopted by Council of Dufferin County by By-law 20XX-XX on the XXth day of MONTH, YEAR, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

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PART A – THE PREAMBLE – does not constitute part of this Amendment.

PART B – THE AMENDMENT – consisting of the text which constitutes Amendment No. XX

AMENDMENT NO. XX

To the Dufferin County Official Plan

PART A – THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose of the subject Official Plan Amendment (“OPA”) is to redesignate the lands at 514504 Second Line in the Township of Amaranth from Countryside Area, as shown on Schedule B: Community Structure to Community Settlement Area to permit subdivision of the land into 24 lots for residential use.

2.0 LOCATION

The lands to which this amendment applies are municipally known as 514504 Second Line, located on the west side of Second Line and south of Side Road 20 in the Township of Amaranth. The subject site area is approximately 33.02 ha and is legally described as Part of Lot 19, Concession 2 being Parts 2, 5 and 8 Plan 4R-6546, Township of Amaranth. The surround land uses consist of agricultural and residential.

3.0 BASIS OF THE AMENDMENT

The proposed OPA is appropriate and represents good planning, based on the following:

- I. It has regard for matters of Provincial Interest under s. 2 of the Planning Act, particularly: the orderly development of safe and healthy communities and adequate provision of a full range of housing, appropriate location for growth and development and promotion of built form that is well-designed and encourages a sense of place.
- II. It is consistent with the Provincial Planning Statement 2024. In particular:
 - The OPA will establish a new settlement area to meet demands for residential lots as a result of projected population growth in Amaranth Township. The new settlement area will generally meet the requirements set out in Section 2.3.2.
 - The OPA will permit development that is appropriate for the rural context, can be sustained by rural service levels and complies with the Minimum Distance Separation formulae (Policy 2.6, Subsection 1, 2, 3 and 5).

III. The OPA conforms with the County of Dufferin Official Plan. Principally:

- The OPA will establish a new Community Settlement Area that will maintain the rural character of the area (Policy 3.3.3 d)
- The proposed Community Settlement Area generally meets the policies for Settlement Area expansions set out in Policy 3.5.1.1.

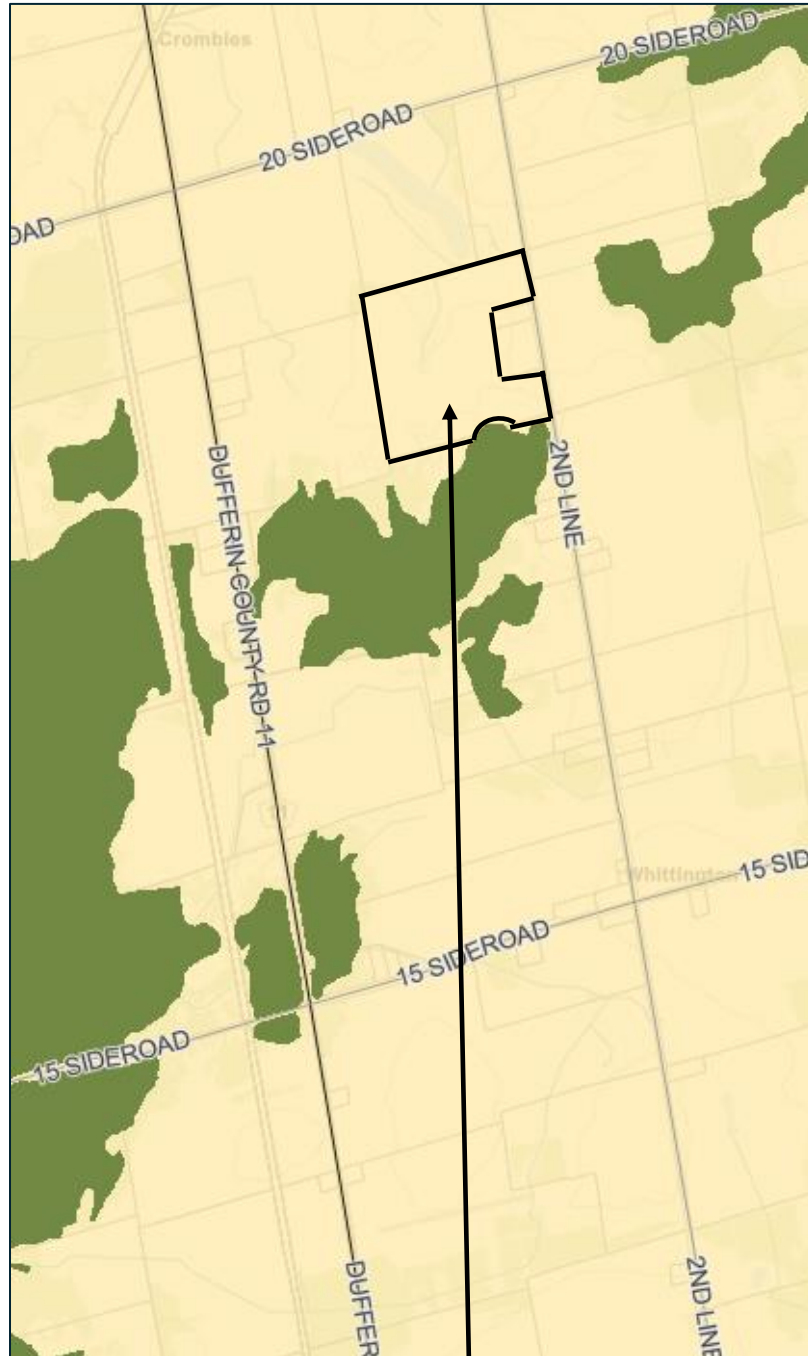
PART B – THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

The Official Plan of the County of Dufferin is further amended as follows:

Schedule B, Community Structure, as amended by Official Plan Amendment 3, is further amended by changing the land use designation from “Countryside Area” to “Community Settlement Area” as shown on Schedules ‘1’ attached to OPA XX.

SCHEDULE 1



Lands to be redesignated from
“Countryside Area” to “Community
Settlement Area