

AMENDMENT NO. XX

TO THE

DUFFERIN COUNTY

OFFICIAL PLAN

Location: This Official Plan Amendment applies to the lands located at 476420 3rd Line, Township of Melancthon, County of Dufferin and legally described as PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174 ; MELANCTHON

Date: XXXXX

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 ____ day of _____ (Month), ____ (Year) in accordance with the Planning Act, R.S.O. 1990, c.P.13.

The following text and Schedules ("1" and "2") appended constitute Amendment No. XX to the Dufferin County Official Plan.

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AMENDMENT NO. XX

To the Dufferin County Official Plan

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

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

PART C – IMPLEMENTATION – the required further Amendments to the Township of Melancthon Official Plan and Zoning By-law 12-1979.

PART A – THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of this Official Plan Amendment is to establish a new Community Settlement Area in the Township of Melancthon and County of Dufferin over lands currently designated Prime Agricultural Area by the Official Plan.

This Official Plan Amendment will establish a new Community Settlement Area that will introduce affordable housing while maintaining the rural character of the lands and surrounding areas. This Official Plan Amendment is consistent with Provincial Policy Statement, 2024 policies (2.3.2) for new Settlement Areas and meets the policies for Settlement Area expansions set out in Policy 3.5.1.1 of the County of Dufferin Official Plan.

2.0 LOCATION

The lands to which this Official Plan Amendment applies are located on the west side of 3rd Line and are municipally addressed as 476420 3rd Line, Township of Melancthon. The lands are legally described as PT LT 8, CON 3 OS AS IN MF214174; T/W MF214174; MELANCTHON. The lands have a gross site area of 37.78 hectares (93.34 acres) and a net developable site area of 11.42 hectares (28.22 acres).

The lands are bound by 3rd Line to the east and existing agricultural and residential lands to the south, north and west. The lands currently contain an existing residential community and seasonal campground sited around a gravel road network, buildings and structures used for existing permanent residences, seasonal campground sites and trailers, a recreation centre building, natural heritage features including wooded areas which surround the existing developed areas as well as a pond and tributary associated with the Boyne River.

3.0 BASIS OF THE AMENDMENT

The current an in-effect Official Plan was adopted by the County of Dufferin in 2015 and consolidated in 2017. A Municipal Comprehensive Review is underway to update the Official Plan to align its policies with the latest policy direction from the Province of Ontario and PPS, 2024. The County has taken a phased approach to update and amend the Official Plan through three (3) separate Official Plan Amendments (the “OPAs”). In October 2024,

the MMAH approved Phase 1 and Phase 2 of the COP Update under OPA 2 and OPA 3. The MMAH is still reviewing Phase 3, an update to ensure that Official Plan is consistent with the PPS, 2024, and therefore OPA 4 is not in effect. OPA 4 proposes text modifications to the Official Plan that include PPS, 2024 policies that encourage the provision of affordable and housing options.

The Official Plan Amendment represents good planning, will contribute to the creation of complete communities and is appropriate and desirable for the redevelopment of the lands for the following reasons:

1. The Official Plan Amendment is consistent with the PPS, 2024 and specifically the policies for New Settlement Areas and Settlement Area Boundary Expansions (2.3.2);
2. The Official Plan Amendment conforms to the applicable Settlement Area Expansion policies of Section 3.5.1 of the Official Plan;
3. The existing community represents a legal non-conforming use and the Official Plan Amendment conforms to the Existing Uses policies of Section 8.6.9 of the County of Dufferin Official Plan and Section 7.6 of the Township of Melancthon Official Plan;
4. The proposal meets the goals, intent and objectives of the Official Plan;
5. An existing residential community exists on the lands now and requires updates to the existing servicing infrastructure for it to be in compliance with MECP requirements, standards and regulations;
6. The Official Plan Amendment will allow for appropriate water, stormwater and sanitary servicing through redevelopment of the existing community and the associated infrastructure;
7. The existing lands are potentially contaminated and represent the characteristics of a brownfield site providing a further opportunity for redevelopment;
8. Through the Official Plan Amendment, additional housing options and affordable housing will be created in a unique, rural setting;
9. The Official Plan Amendment will contribute directly to the County's minimum target of 20% for all housing to be affordable residential development;
10. The proposed redevelopment and Official Plan Amendment will contribute to the County's overall growth management objectives by generating a new available supply of affordable single detached housing in a rural setting;
11. The Homes proposed through the Official Plan Amendment will be attractive and marketable to people of all life stages, ages and economic abilities who wish to lease a new, moderately sized affordable detached dwelling in a rural setting;
12. The proposed redevelopment will contribute to the achievement of the County and Township's population and housing growth targets, as it will provide new types of housing opportunities and options in the County and Township, that are not readily available in this area or in other areas;
13. Natural heritage features, hazards and ecological functions will be delineated, improved, conserved and protected;
14. The proposed redevelopment will preserve and not impact the overall agricultural area and systems;
15. The lands contain primarily previously disturbed muck soils and are not and have not historically been used for agricultural purposes;
16. The lands are suitable for the proposed uses and will not disrupt the existing agricultural operations and economy in the surrounding areas;

17. The proposed redevelopment will meet minimum distance separation (MDS) formulae and separation requirements; and
18. The Official Plan Amendment to introduce a new Community Settlement Area designation is appropriate and represents good planning, in this instance, based on the above.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Mapping Amendments

The Dufferin County Official Plan Schedules are amended as follows and as shown on Schedule 1 and 2 of this Official Plan Amendment :

- Schedule B - Community Structure and Land Use, as amended by Official Plan Amendment #2 and #3, is further amended by changing the land use designation from Countryside Area to Community Settlement Area
- Schedule C - Prime Agricultural Areas and Rural Lands, as amended by Official Plan Amendment #2 and #3, is further amended by changing the land use designation From Prime Agricultural Area to Community Settlement Area

PART C – IMPLEMENTATION

Upon the approval of this Official Plan Amendment by the Council of the Corporation of the County of Dufferin, the Township of Melancthon Official Plan will be amended in accordance with this Official Plan Amendment.

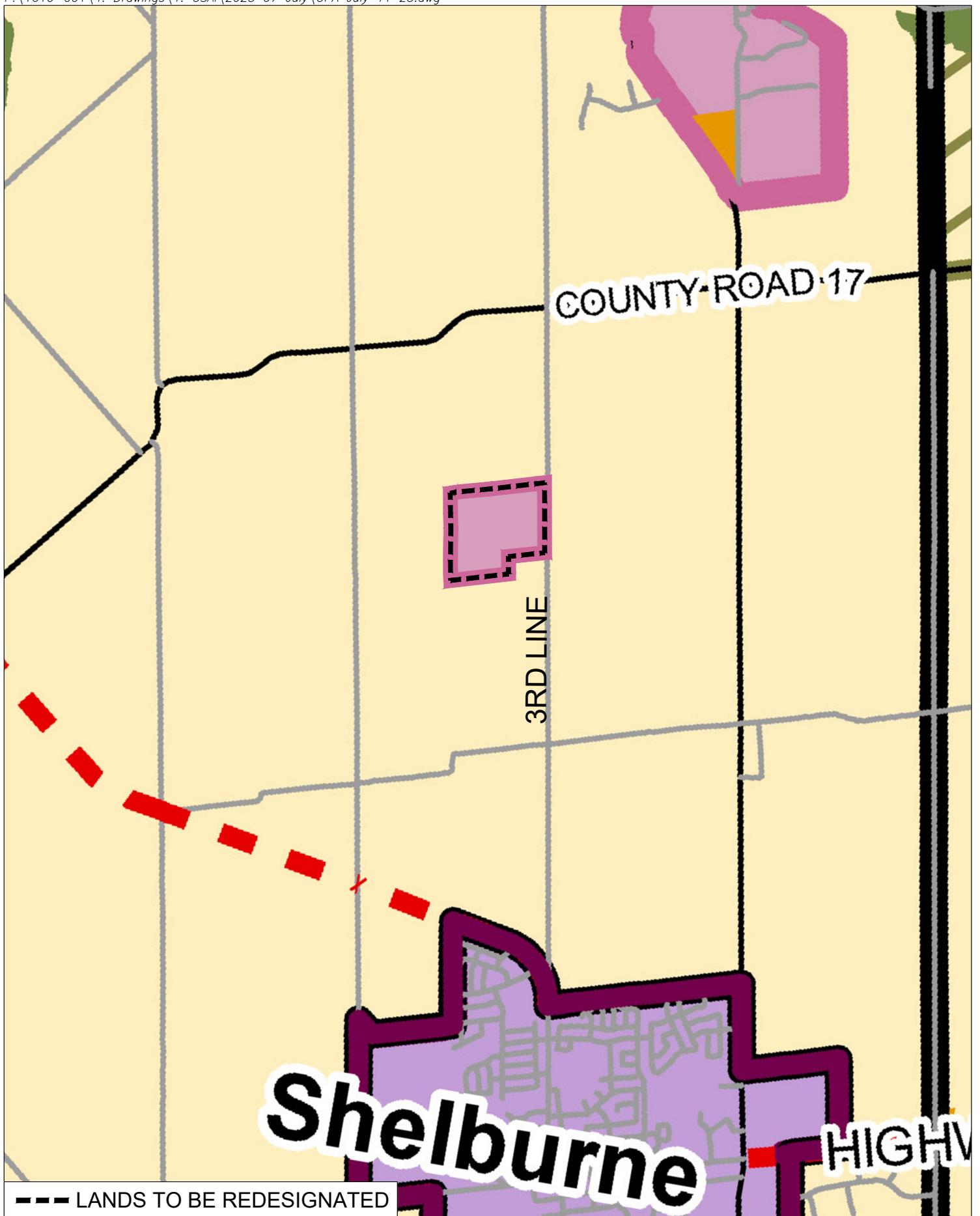
The lands will subsequently be amended in the Township of Melancthon Official Plan to introduce Community designation and redefine the Environmental Conservation and Environmental Protection designations.

The lands will subsequently be rezoned in the Township of Melancthon Zoning By-law 12-1979 to implement this Amendment.

This Amendment has been prepared based on the Office Consolidation of the County of Dufferin Official Plan, July 17, 2017 and the Schedules and Mapping of County-initiated Official Plan Amendment #2.

SCHEDULE 1

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--- LANDS TO BE REDESIGNATED

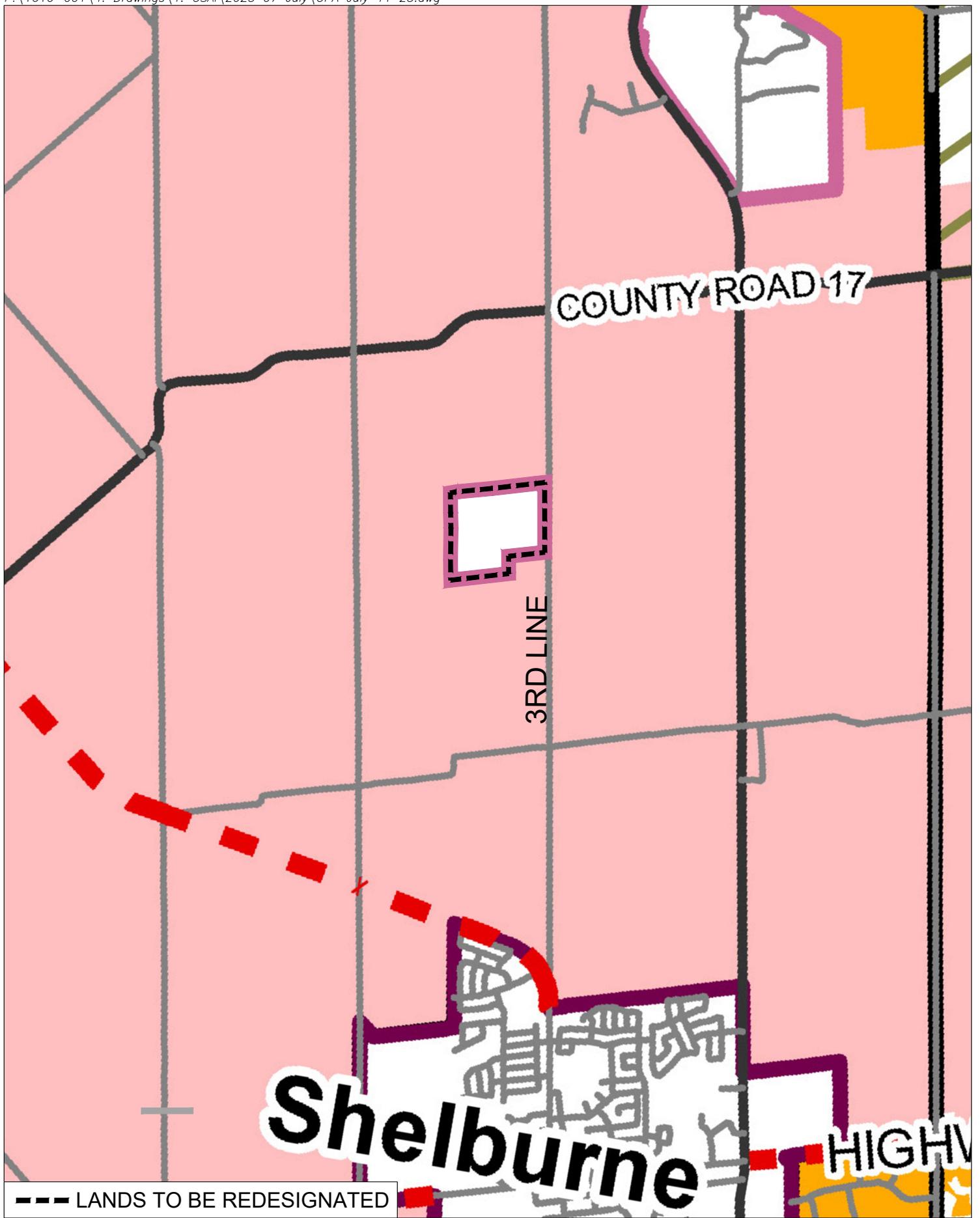
EXCERPT FROM SCHEDULE 'B' FROM THE OFFICIAL PLAN OF DUFFERIN COUNTY

LEGEND

- | | |
|--|---|
|  URBAN SETTLEMENT AREA |  COUNTRYSIDE AREA |
|  COMMUNITY SETTLEMENT AREA |  PROVINCIAL HIGHWAY |
|  EMPLOYMENT LAND USE |  COUNTY ROAD |
|  PROVINCIALLY SIGNIFICANT WETLANDS |  OTHER ROAD |

SCHEDULE 2

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--- LANDS TO BE REDESIGNATED

EXCERPT FROM SCHEDULE 'C' FROM THE OFFICIAL PLAN OF DUFFERIN COUNTY

LEGEND

- URBAN SETTLEMENT AREA
- COMMUNITY SETTLEMENT AREA
- RURAL AREA
- PRIME AGRICULTURAL AREA
- PROVINCIAL HIGHWAY
- COUNTY ROAD
- OTHER ROAD