



Township of Amaranth

Official Plan Review

Public Open House

April 22nd, 2026



TOWNSHIP OF
AMARANTH

AGENDA

Presentation Overview

- a. Purpose of today's meeting
- b. Background on Official Plan Review
- c. Draft policy / mapping revisions
- d. Next Steps
- e. Open House Discussion



TOWNSHIP OF
AMARANTH



PLANNING
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ARCHITECTURE

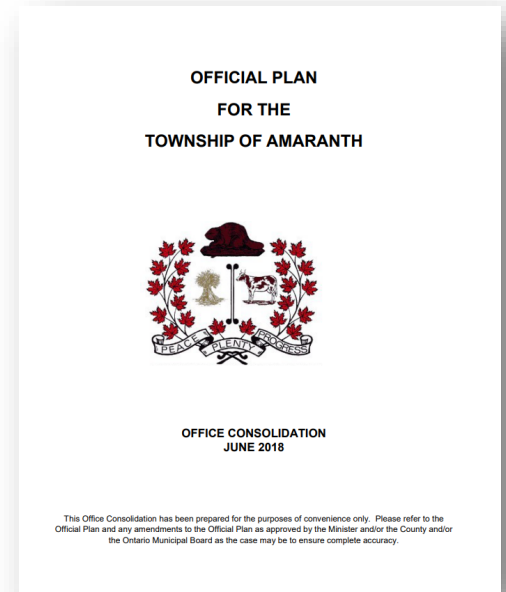
Official Plan Review - Overview

Background

- The Township's existing Official Plan was originally approved in 2004.
- The County completed their Official Plan review in 2025.
- The Township has retained MHBC to undertake the Township Official Plan Review to update the existing plan to conform with County direction

Project goals

- Incorporate direction from recent local and Provincial policy direction into the Official Plan
- Conform and be consistent with recent Provincial policies (i.e. PPS 2024)
- Improve usability and readability, ensuring document is clear
- Utilize current information to update mapping



Official Plan Review – Project Schedule

PHASE 1 (July – October)

Review background material and current Official Plan and prepare Background Report. Provide Background Report for public consultation.

PHASE 2 (October – February)

Prepare draft Official Plan update, present to Council and consult with community regarding draft policies.

We are here

PHASE 3 (March – May)

Finalize draft Official Plan based on feedback, hold statutory public meeting, finalize Official Plan update, present final Official Plan to Council for adoption.



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Official Plan Review – Planning Framework

Provincial Planning Statement

- The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land province-wide.
- Official Plans must be consistent with the PPS 2024, meaning updates are needed to reflect new province-wide policies on land use, growth, and development.

Dufferin County Official Plan

- The County's Official Plan is a municipal policy document created under the Planning Act that sets out a land use policy vision based on long-term goals and objectives
- Directs and guides the County in land use policy and physical planning on a broad basis
- The Official Plan recognizes the planning powers and authorities vested in local municipalities and does not set out detailed local policies

Township of Amaranth Official Plan

- The Township Official Plan is intended to provide for the orderly growth and development of the Township of Amaranth and provide guidance in the management of change
- Contains goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of Amaranth

Township of Amaranth Zoning By-law

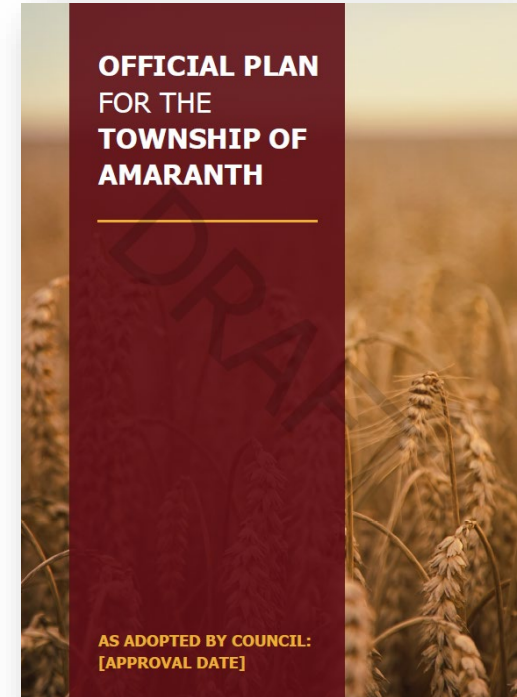
- The By-law regulates the use of land and the character, location and use of buildings and structures throughout the Village
- It divides the Municipality into several specific land use zones
- For each zone, the permitted uses and the regulations governing these uses



Official Plan Review - Status

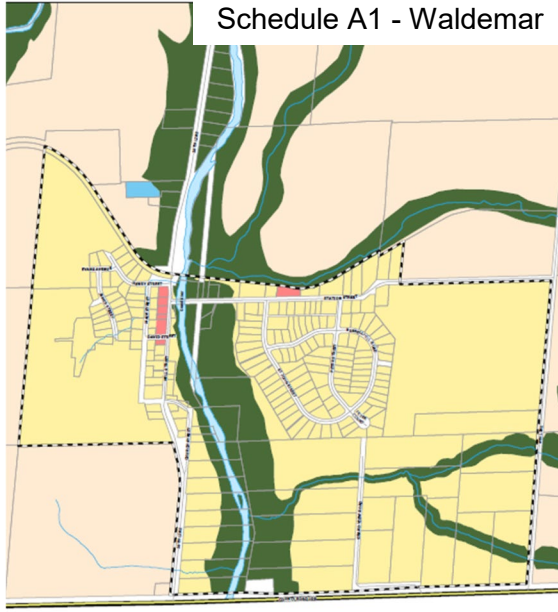
What have we done so far?

- Reviewed existing Township of Amaranth and County Official Plans and population and employment forecasting;
- Identified missing gaps and duplicate policies in Township Official Plan and key themes for drafting of policies;
- Prepared & presented Background Report to Council;
- Drafted updated Official Plan and Official Plan mapping and provided for staff and Council review;
- Refined draft policies and mapping based on staff and Council comments;
- Prepared final draft for public and agency review comments to present here today.



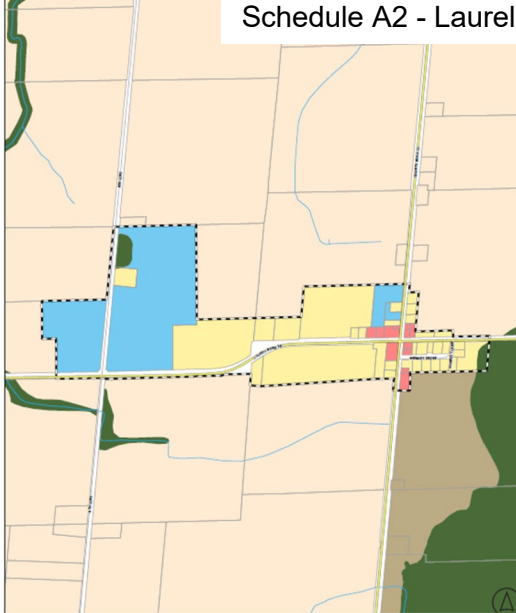
Draft Official Plan – Schedules A1-A3

Schedule A1 - Waldemar



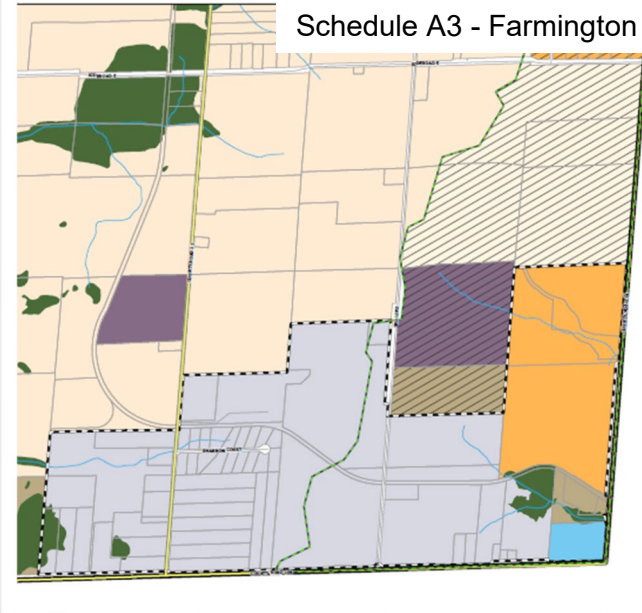
LEGEND		
Municipal Boundary	Prime Agricultural	Greenbelt Protected Countryside - Prime Agricultural
Greenbelt Plan Area Boundary	Rural	Greenbelt Protected Countryside - Rural
Community Settlement Area	Community Residential	Greenbelt Protected Countryside - Estate Residential
Former Waste Disposal Site	Estate Residential	Greenbelt Protected Countryside - Extractive Industrial
Waste Disposal Site	Community Commercial	
Watercourse	Community Institutional	
Waterbody	Environmental Protection	
Highway	Open Space / Recreation	
County Road	Employment Area	
Municipal Road	Extractive Industrial	

Schedule A2 - Laurel



LEGEND		
Municipal Boundary	Prime Agricultural	Greenbelt Protected Countryside - Prime Agricultural
Greenbelt Plan Area Boundary	Rural	Greenbelt Protected Countryside - Rural
Community Settlement Area	Community Residential	Greenbelt Protected Countryside - Estate Residential
Former Waste Disposal Site	Estate Residential	Greenbelt Protected Countryside - Extractive Industrial
Waste Disposal Site	Community Commercial	
Watercourse	Community Institutional	
Waterbody	Environmental Protection	
Highway	Open Space / Recreation	
County Road	Employment Area	
Municipal Road	Extractive Industrial	

Schedule A3 - Farmington

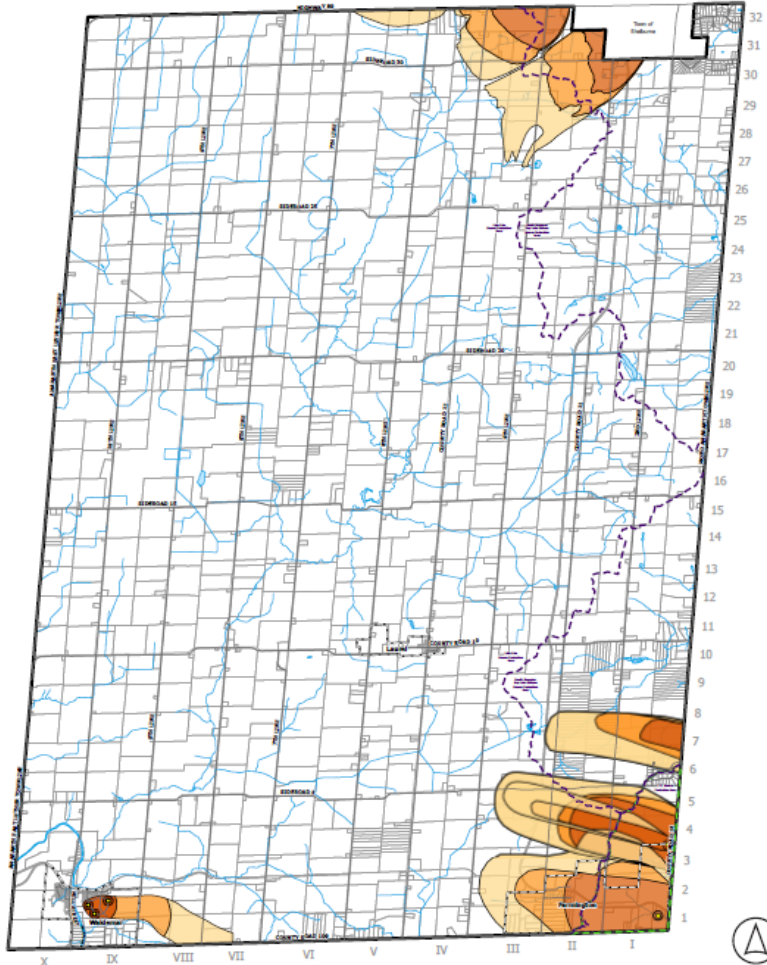


LEGEND		
Municipal Boundary	Prime Agricultural	Greenbelt Protected Countryside - Prime Agricultural
Greenbelt Plan Area Boundary	Rural	Greenbelt Protected Countryside - Rural
Community Settlement Area	Community Residential	Greenbelt Protected Countryside - Estate Residential
Former Waste Disposal Site	Estate Residential	Greenbelt Protected Countryside - Extractive Industrial
Waste Disposal Site	Community Commercial	
Watercourse	Community Institutional	
Waterbody	Environmental Protection	
Highway	Open Space / Recreation	
County Road	Employment Area	
Municipal Road	Extractive Industrial	

Draft Official Plan – Schedule C

Key Changes:

- Inclusion of updated source water protection areas based on County mapping.



LEGEND

- Municipal Boundary
- Greenbelt Plan Area Boundary
- Community Settlement Area
- Source Protection Area Boundary
- Roads
- Watercourse
- Waterbody

Source Water Protection

- Municipal Wells
- WHPA-A
- WHPA-B
- WHPA-C
- WHPA-D

DRAFT March 10, 2026



TOWNSHIP OF AMARANTH
OFFICIAL PLAN

SCHEDULE "C"
SOURCE WATER PROTECTION

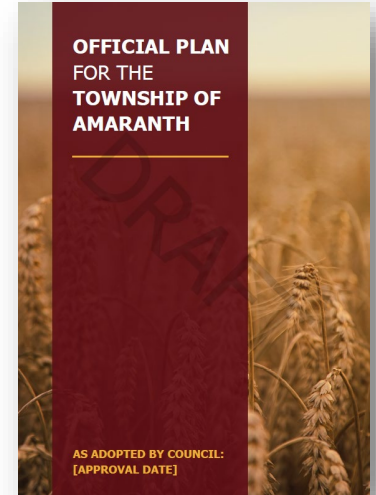
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Policy Updates

Key Policy Topics Reviewed

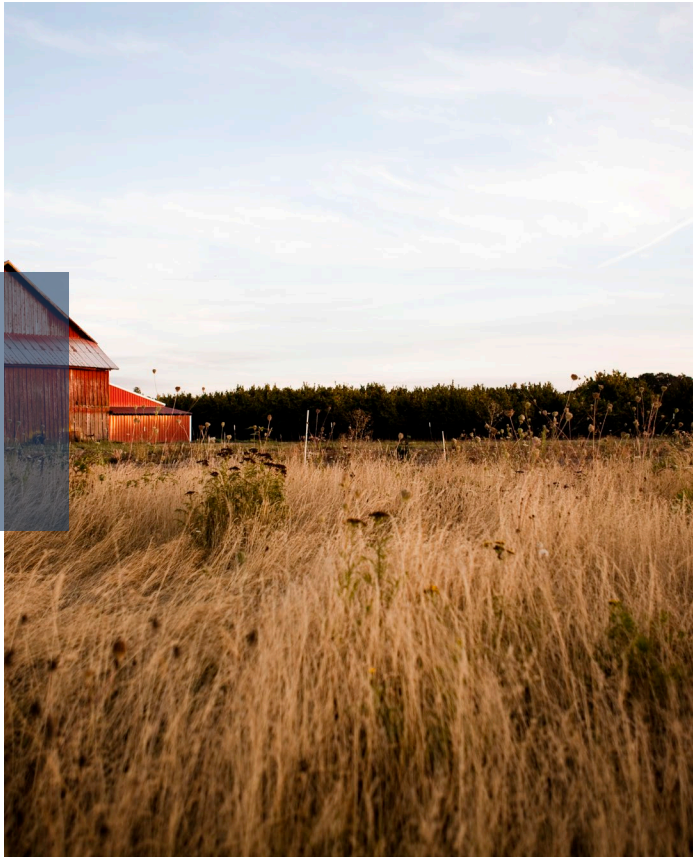
- Additional dwelling units
- Settlement area boundary expansions
- Estate residential severances
- Surplus farm dwelling severances
- Source water protection
- Minimum distance separation
- Aggregate resource overlays
- On-farm diversified uses, agriculture-related uses, and agricultural uses
- Definitions



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What's Next

- Review and consider comments received by May 3rd.
- Finalize draft Official Plan, incorporating Council & community feedback.
- Present final Official Plan presented at Council Meeting for adoption.
- Assist with County approval and implementation of updated Official Plan.





How to Participate

- Sign-up for the email update list – *link on the Township's OP Review webpage.*
- Provide feedback to the project team (contact details on last page of presentation & on Open House Boards).
- Continue to attend & participate in community / Council meetings.





Thank you!



pchauvin@mhbcplan.com
nbogaert@mhbcplan.com
cbrooks@mhbcplan.com

