

An aerial photograph of a rural landscape. The foreground shows a mix of green and brown fields, with a small farmstead featuring several buildings and silos. In the background, more fields and a line of trees are visible under a clear sky.

Township of Amaranth Official Plan Review

Background Report Update

October 15th, 2025



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AGENDA

Presentation Overview

- a. Purpose of today's meeting
- b. Overview & Project Goals
- c. Project Schedule
- d. Planning Framework
- e. Initial Review
- f. Key Themes
- g. Settlement Area Boundary Re-allocation

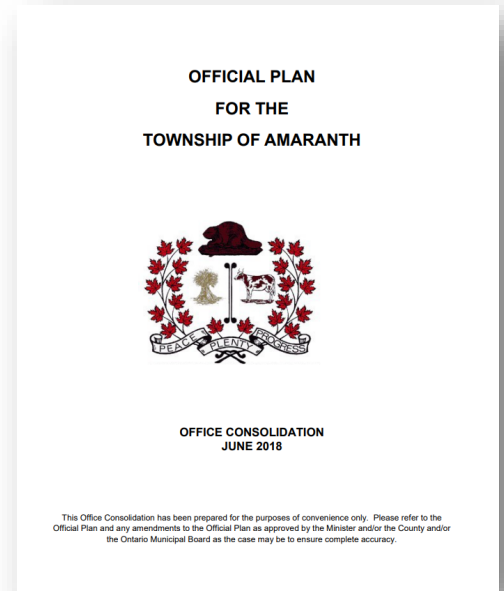
Official Plan Review - Overview

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 – January)

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

PHASE 3 (January – March)

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

Dufferin County

- 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 Review

- 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



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Official Plan Review - Initial Work

What we have been working on?

- Reviewed existing Township of Amaranth and County Official Plans;
- Identified missing gaps and duplicate policies in Township Official Plan;
- Reviewed population and employment forecasting included in the County Official Plan;
- Identified key themes for drafting of policies;
- Drafting Background Report.

Official Plan Review - Initial Work

Missing / Outdated Policy Considerations

- Permissions for additional residential units (ARUs)
- Permissions for on-farm diversified uses (OFDUs) and clarification of permissions for agricultural-related uses
- Consent policies including for surplus farm dwellings resulting from a farm consolidation
- Policies for settlement area boundary expansions

Key Themes Developed

1. Retain & Advance Local Planning Objectives
2. Consider Local Context in Growth Management
3. Update ADU, Consent, Settlement Boundary Expansion & Agricultural Policies
4. Settlement Boundary Re-allocation
5. Reorganization of Official Plan
6. Ensure Policy Conformity
7. Policy Consolidation



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Theme #1 - Retain & Advance Local Planning Objectives

Intent – The language of these policies should be refined to better reflect local considerations and contemporary planning objectives.

Approach – Review the Township's Strategic Plan. Review comparable policies in recently-updated Official Plans for rural municipalities, including lower-tier Dufferin County municipalities. A set of 'best practices' general policies can then be assembled that have an Amaranth context and reflect the objectives of the Township of Amaranth Official Plan.

Example Sections – Introduction and Our Vision, Values, and Goals

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Theme #2 - Consider Local Context in Growth Management

Intent – General growth management strategies within the Township Official Plan need to be updated to address the updated County Official Plan policy framework and to provide locally-oriented policy direction to guide long-term development.

Approach – Review the County Official Plan and Land Needs Assessment and incorporate updated growth projections and growth management strategies.

Example Sections – Growth Projections, Settlement Areas



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Theme #3 – Policy Updates

Intent – Based on feedback from the project kick-off meeting, a key focus will be on adding ADU, OFDU, Agriculture-related use, and Settlement Boundary Expansion policies.

Approach – Review comparable policies in recently-updated Official Plans for rural municipalities, including lower-tier Dufferin County municipalities. A set of 'best practices' policies can then be recommended that have an Amaranth context.

Example Sections – Agricultural Designation, Settlement Areas, Land Division



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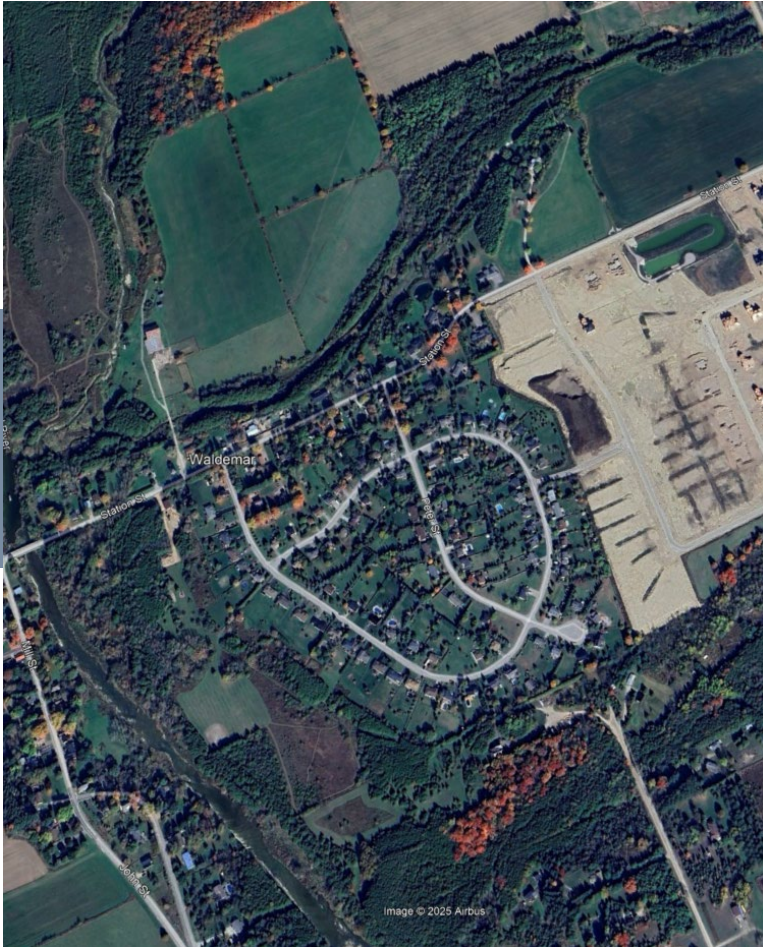
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Theme #4 - Settlement Boundary Re-allocation

Intent – Unserviced lands within the Laurel settlement area are being considered for reallocation to the Waldemar settlement area.

Approach – Review lands within current settlement areas, identify those that can be removed from a settlement area and those that can be added. Amend the Official Plan schedules to recognize the updated settlement area boundaries.

Example Sections – Schedules, Settlement Areas



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Theme #5 - Reorganization of Official Plan

Intent – Reformat the Official Plan to improve general flow and readability.

Approach – Update structure of Official Plan.

Theme #6 - Ensure Policy Conformity

Intent – Certain policy frameworks for matters such as consents, natural heritage, site servicing require refinement to bring local provisions into alignment with the PPS and County Official Plans, and related guidelines.

Approach – Review policies to confirm conformity.

Example Sections – General Policies, Environmental, Land Use Designations, Natural Features and Constraints



Theme #7 - Policy Consolidation

Intent – Policies to be reviewed and referred to existing policies within the County Official Plan, where applicable.

Approach – Review if policy is already addressed within County Official Plan.

Example Sections – Various policies including roads, water supply, sanitary servicing, plan implementation, consents, etc.

Settlement Area Reallocation - Laurel



**Settlement Area Rationalization
Laurel (Area 1, 2, 3, & 4)**

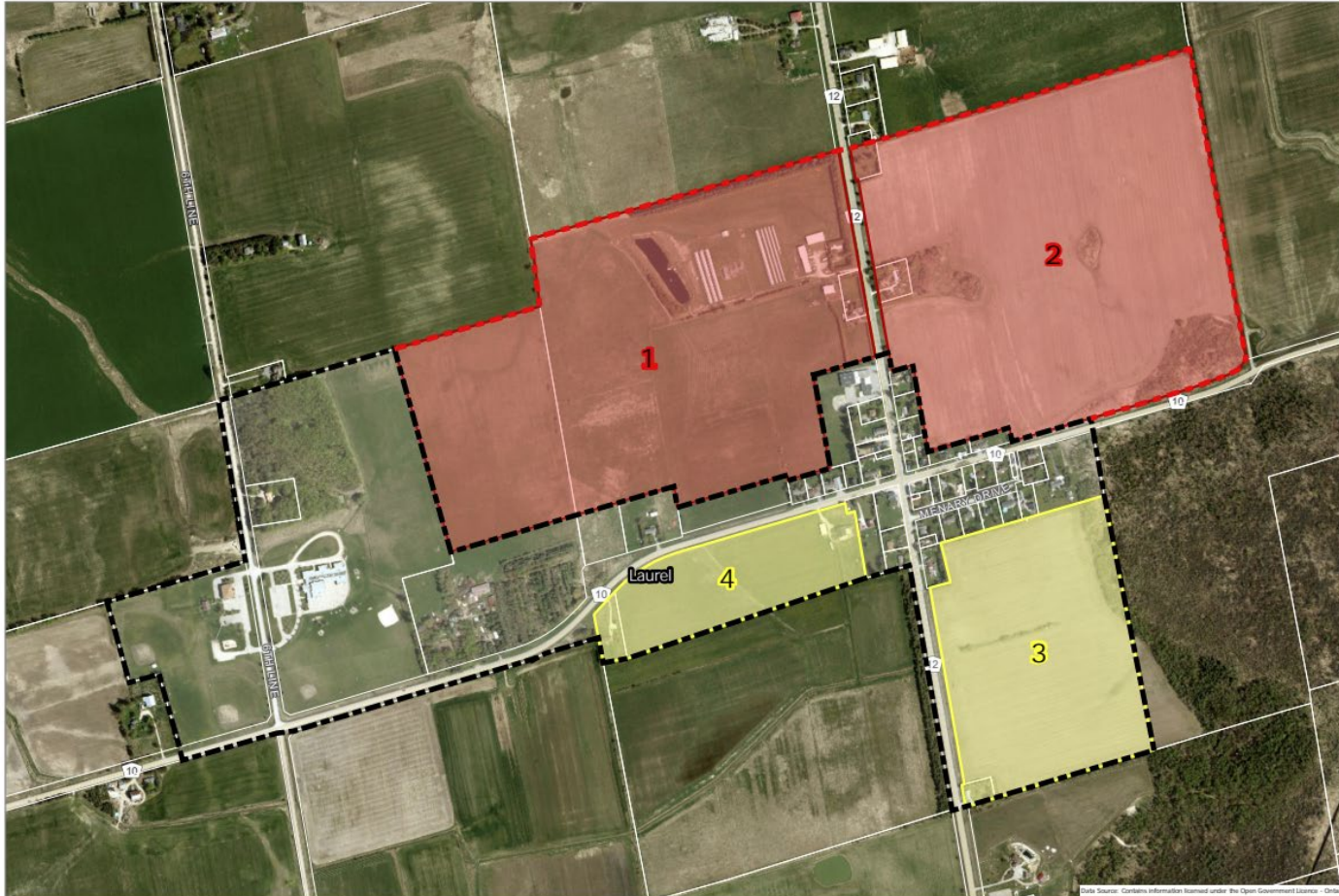
- Municipal Boundary
- Community Settlement Area
- Parcels
- Potential Sites for Settlement Area Reallocation
- Net Area
- Waterbody
- Watercourses (S. 5.3.8)
- Unevaluated Wetland
- Provincially Significant Wetland
- Significant Woodlands
- Floodplain

POTENTIAL SITES FOR REMOVAL FROM SETTLEMENT AREA IN THE TOWNSHIP OF AMARANTH

Site	TOP Designation	Zoning	Gross Area of Lands (ha/ac)	Net Area of Lands (ha/ac)	Number of Parcels in Area	Existing Access	Existing Agricultural Assets	Within Conservation Authority Regulated Area	Environmental Features Present on Lands (does not include Floodplain)	Floodplain Present on Lands	Source Water Protection	Aggregate Resources Mapped on Lands	CLI Soil Capability of Lands	Number of barns within 1km of Lands (MDS)	D-6 Constraints on Lands
1	Rural	RU	40.78 ha 100.76 ac	40.78 ha 100.76 ac	3	Y – access from County Road 12	Tile Drainage – N Drain – Y Barn/ag structure – Y	N	N	N	N	N	1; 2	n/a	N
2	Rural; Environmental Protection	RU; EP	38.46 ha 95.03 ac	36.69 ha 90.66 ac	3	Y – access from County Road 10, County Road 12	Tile Drainage – N Drain – Y Barn/ag structure – Y	Y - GRCA	Provincially-Significant Wetland	N	GRCA Significant Groundwater Recharge Area – Tier 2	N	1; 2	n/a	N
3	Rural; Environmental Protection	RU; EP	16.85 ha 41.63 ac	15.66 ha 38.69 ac	2	Y – access from County Road 12	Tile Drainage – N Drain – Y Barn/ag structure – N	Y - GRCA	Significant Woodlands, Provincially-Significant Wetland	N	N	N	1; 2	n/a	N
4	Rural	RU	7.47 ha 18.47 ac	7.47 ha 18.47 ac	2	Y – access from County Road 10	Tile Drainage – N Drain – Y Barn/ag structure – Y	N	N	N	N	N	1	n/a	N



Settlement Area Reallocation – Laurel (preferred)



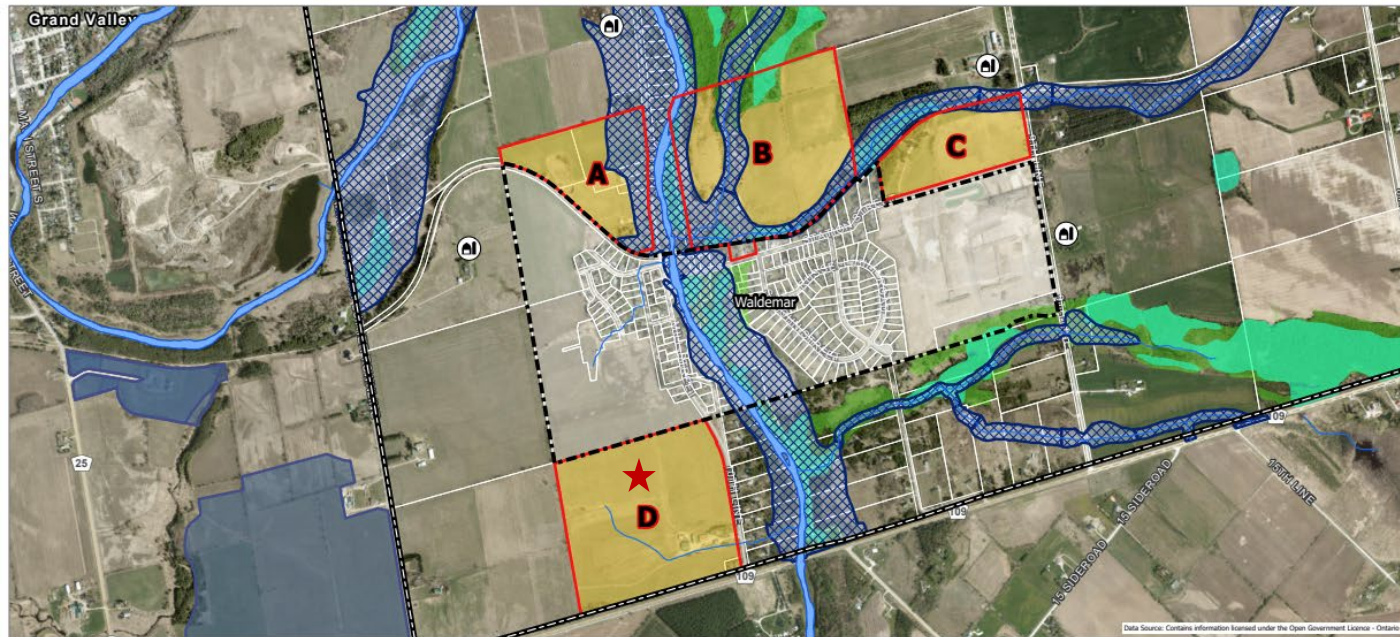
Settlement Area Rationalization Laurel - Proposed Changes

- Municipal Boundary
- Parcels
- Proposed Settlement Area - Laurel
- Former Settlement Area Limit
- Areas Proposed to be Removed from Settlement Area
- Areas to Remain in Settlement Area

Site	Gross Area of Lands (ha/ac)	Net Area of Lands (ha/ac)
1	40.78 ha 100.76 ac	40.78 ha 100.76 ac
2	38.46 ha 95.03 ac	36.69 ha 90.66 ac
TOTAL	79.24 ha 195.79 ac	77.47 ha 191.41 ac



Settlement Area Reallocation - Waldemar



POTENTIAL SITES FOR TO BE ADDED TO SETTLEMENT AREAS IN THE TOWNSHIP OF AMARANTH															
Site	TOP Designation	Zoning	Gross Area of Lands (ha/ac)	Net Area of Lands (ha/ac)	Number of Parcels in Area	Existing Access	Existing Agricultural Assets	Within Conservation Authority Regulated Area	Environmental Features Present on Lands (does not include Floodplain)	Floodplain Present on Lands	Source Water Protection	Aggregate Resources Mapped on Lands	CLI Soil Capability of Lands	Number of barns within 1km of Lands (MDS)	D-6 Constraints on Lands
A	Agricultural; Extractive Industrial; Environmental Protection	A; MX; EP	17.18 ha 42.46 ac	11.43 ha 28.24 ac	5	Y – access from 10th Line	Tile Drainage – N Drain – N Barn/ag structure - Y	Y - GRCA	N	Y	GRCA Significant Groundwater Recharge Area – Tier 2	Y - Sand & Gravel Resource Area over majority of site	2	2	N
B	Agricultural; Environmental Protection	A; EP	38.46 ha 42.46 ac	24.54 ha 60.75 ac	1	Y – access from Station Street	Tile Drainage – N Drain – N Barn/ag structure - Y	Y - GRCA	Significant Woodlands, Unevaluated Wetlands, Watercourse	Y	GRCA Significant Groundwater Recharge Area – Tier 2	N	1; 2	6	N
C	Agricultural; Environmental Protection	A; EP	13.89 ha 34.31 ac	12.92 ha 60.75 ac	1	Y – access from 9th Line, Station Street	Tile Drainage – N Drain – N Barn/ag structure - Y	Y - GRCA	Watercourse	Y	N	N	2	4	N
D	Agricultural	A	37.36 ha 92.32 ac	37.36 ha 92.32 ac	2	Y – access from 10th Line, County Road 109, John Street	Tile Drainage – N Drain – N Barn/ag structure - Y	N	N	N	N	N	1; 2	4	N

Estate Residential - Potential Addition

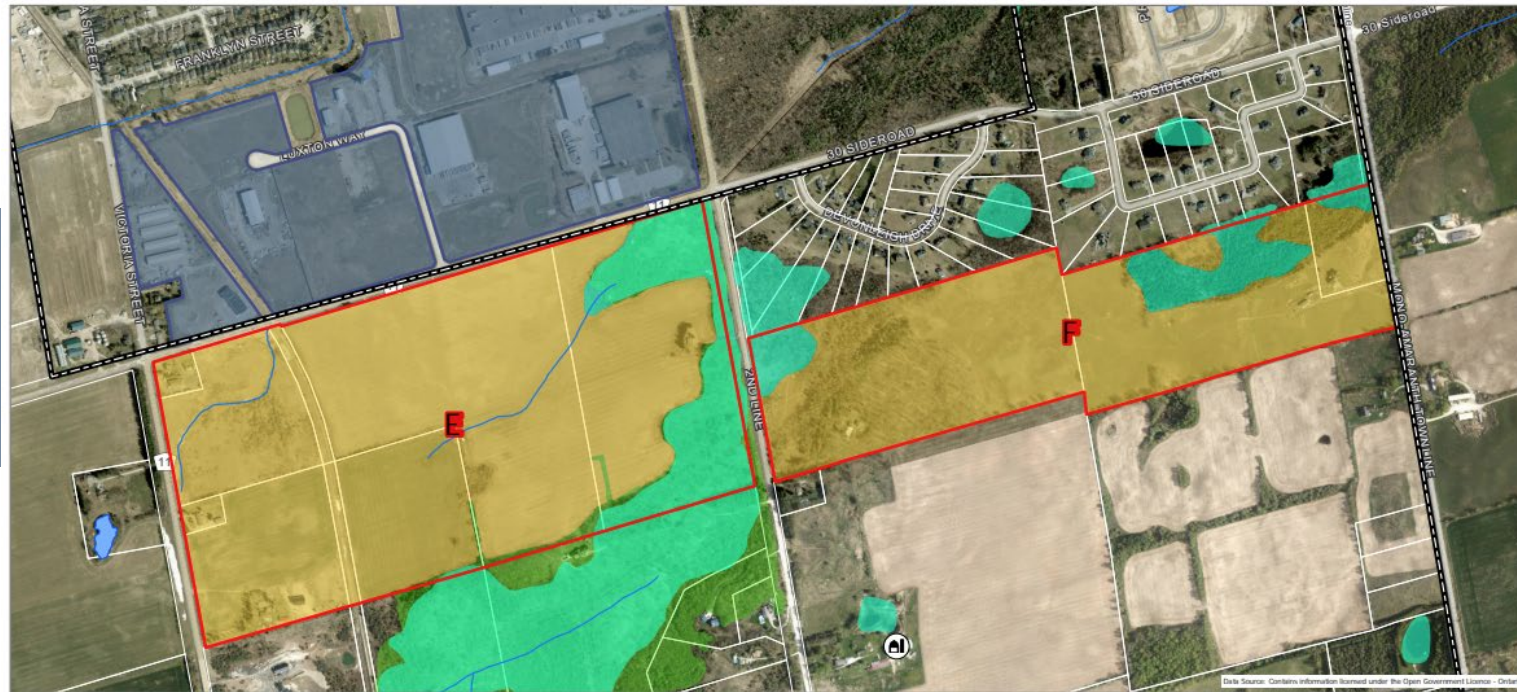
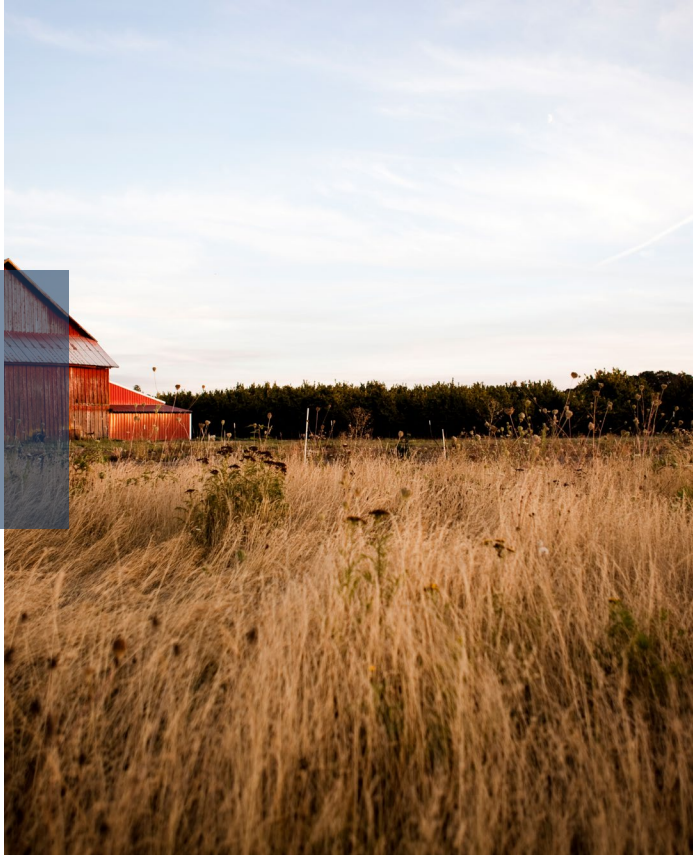


Figure X - Settlement Area Rationalization
Area E & F

- Municipal Boundary
- Parcels
- Potential Sites for Settlement Area Reallocation
- Net Area
- Waterbody
- Watercourses (S. 5.3.8)
- Unevaluated Wetland
- Significant Woodlands
- Possible Barn Location to be Considered in MDS Evaluation
- Employment Land Use to be Considered in D-6 Guidelines Analysis

POTENTIAL SITES TO BE DESIGNATED ESTATE RESIDENTIAL IN THE TOWNSHIP OF AMARANTH															
Site	TOP Designation	Zoning	Gross Area of Lands (ha/ac)	Net Area of Lands (ha/ac)	Number of Parcels in Area	Existing Access	Existing Agricultural Assets	Within Conservation Authority Regulated Area	Environmental Features Present on Lands (does not include Floodplain)	Floodplain Present on Lands	Source Water Protection	Aggregate Resources Mapped on Lands	CLI Soil Capability of Lands	Number of barns within 1km of Lands (MDS)	D-6 Constraint on Lands
E	Rural: Environmental Protection	RU: EP	73.75 ha 182.23 ac	63.63 ha 157.53 ac	9	Y – access from 2nd Line, County Road 11	Tile Drainage – N Drain – N Barn/ag structure – Y	Y – NVCA	Significant Woodlands, Unevaluated Wetlands, Watercourse	Possible	NVCA Significant Groundwater Recharge Area: GRCA WHPA Zone B & C	N	1: 3: 0	5	Y
F	Rural: Environmental Protection	RU: EP	41.20 ha 101.80 ac	35.85 ha 88.59 ac	3	Y – access from 2nd Line, County Road 11, Mono-Amaranth Line	Tile Drainage – N Drain – Y Barn/ag structure – Y	Y – NVCA	Unevaluated Wetlands, Watercourse	Possible	N	N	2: 3: 0	6	Y



What's Next

- Finalize Background Report, incorporating Council & community input.
- Prepare first draft of Official Plan update.
- Provide update on draft Official Plan (currently planned for December 3rd Council Meeting).
- Organize Community consultation meeting in early January on draft Official Plan.
- Finalize draft Official Plan, incorporating community feedback, and present at Statutory Public Meeting (tentatively planned for February 18th).
- Incorporate Council & community input and finalize Official Plan update.
- Present final Official Plan presented at Council Meeting March 18th for adoption.



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How to Participate

- Sign-up for the email update list – *link on the Township's OP Review webpage*
- Attend & participate in community/Council meetings:
 - Background Report Update meeting today
 - Draft Official Plan Update at Council Meeting December 3rd
 - Community Consultation meeting early January 2026
 - Statutory Public Meeting on February 18th
 - Final Official Plan presented at Council Meeting March 18th
- Provide feedback to the project team (contact details on last page of presentation)



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Thank you!



Any questions?

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