Township of Amaranth Official Plan Review: Community & Agency comment / response table

prepared by MHBC / Updated: October 5th, 2026

Note: Many of the policy references below relate to March 2026 version of Official Plan. Since that draft was prepared, sections have been updated for July 2026 version, to reflect Province's proposed Official Plan standard structure. As such, some sections may no longer match. Please contact MHBC staff or Township staff, should you require assistance locating specific sections of interest.

	Date /Information	Comment	Response
1	Carley Dixon, Burnside (Township Engineer) Feb 10 2026	Studies need to include the MECP assessments outlined in D-5-5 (Private Wells: Water Supply Assessment) and D-5-4 (Individual On-Ste Sewage Systems: Water Quality Impact Risk Assessment) as amended from time to time.	These changes have been incorporated into the updated Official Plan.
		Within the policies for estate residential and community residential, that when the developments are adjacent to County or Provincial Roads, they shall demonstrate through technical studies compliance with MECP Guidelines. Developments that require noise fences are to be landscaped noise berms.	See updated section related to MECP guidance.
		References to stormwater management that requires a stormwater quantity system be implemented to ensure that the post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 100-year event. This is the case for most developments, however some developments, for example, those in close proximity to the Grand River may not require quantity control as a faster release rate may be beneficial to the overall system which is a component reviewed by the Conservation Authority. The official plan should provide some flexibility should the Conservation Authority require alternate quantity control.	With respect to stormwater management, this flexibility is incorporated into the updated policy framework.
		Servicing in Waldemar suggestion: Development shall be serviced at a minimum by public water services in Waldemar. Private septic service is permitted. Communal servicing shall be approved through an OP amendment.	With respect to reference to servicing in Waldemar, this is included in updated policies.
		Are anticipated road locations being considered for Waldemar growth? Are there plans providing two access points and avoiding floodplains when possible? Area A as shown can only be accessed from the 10th line which is in the floodplain. Area B only has one access point.	This comment appears reference to Area A and Area B from the Background Report. Based on Council's direction, neither of these areas were brought into Waldemar under current updated Official Plan mapping.
		Permissions for ARUs should clearly address where permissions apply to and should not apply to all areas in the Township.	Please see updated section 4.6 of the Official Plan in regard to additional residential unit policies.
2	West Half of Lot 2, Concession 1, in the Township of Amaranth, County of Dufferin, and municipally known as 513091 2nd Line, Amaranth	Requests their property remain zoned Agricultural, but to be designated Residential in new Official Plan.	We have reviewed the designation of the lands further and given how the Greenbelt Plan identifies settlement areas, we determined it was appropriate to adjust the entirety of the lands so that they are designated 'Employment'. We consider this a minor rounding out of the settlement area. A residential designation would not be appropriate.

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	Feb 11 2026		The zoning would be a separate process after the Official Plan update. The future zoning would likely reflect the Official Plan updates. It should be noted there are likely to be restrictions on future land uses / activities under the Source Protection Plan, as well as future updates. We understand that County and Township staff are coordinating with the Town of Orangeville regarding future road alignment. This would be reflected in a future update to the Township Official Plan.
		This request is made considering that there should not be industrial uses in this area due to potential machine noise, and septic would drain towards Orangeville. Air pollution from Industrial use would also be blown towards Orangeville residential areas due to prominent winds.	Potential servicing concerns and compatibility considerations regarding potential development of the property. It is not uncommon to have employment uses near other sensitive land uses. It would be a shared responsibility between the potential employment use and potential residential uses to ensure compatibility between the two is achieved. This premise is an important component of Provincial policy.
		A section of the property has been reflected as Greenbelt, in error, contrary to the Ministry of Agriculture.	The inclusion of the property within the Greenbelt Plan is Provincial policy and is not able to be changed through an Official Plan update. However, part of the property is delineated as within the Farmington Settlement Area.
3	Davies Howe LLP (on behalf of property owner) West Half of Lot 2, Concession 1, in the Township of Amaranth, County of Dufferin, and municipally known as 513091 2nd Line, Amaranth April 21 2026	Request to revise the draft Official Plan Update schedules to correct the designation of the Subject Lands so that the northern portion is not within the Protected Countryside designation. Through Official Plan Amendment 4, the Ontario Municipal Board approved modified schedules which removed the Greenbelt Area Protected Countryside designations from the Adjacent Lands and from the southern part of the Subject Lands; however, it appears to have inadvertently not removed the Greenbelt Area Protected Countryside designation from the northern portion of the Subject Lands. The schedules of the draft Official Plan Update (February 2026) propose to carry forward this technical error and also exclude the northern portion of the Subject Lands, but not the southern portion, from the Farmington Community Settlement Area. As no rationale has been provided for this exclusion, we would respectfully request the Township to revise Schedules "A", "A3", "B" and "C" to remove the Greenbelt Plan Area Boundary Designation from the Subject Lands, and particularly to remove the Protected Countryside – Rural designation from Schedule "A3" (*i.e.* the diagonal hatching on the northern portion of the Subject Lands in the above excerpted Schedule).	See Response to Comment #2.
4	Davies Howe LLP (on behalf of property owner) April 27, 2026	As part of the OP Update, the "Greenbelt Area Protected Countryside – Rural" designation should be removed from the northern part of the Subject Lands and the Employment Area designation should be extended from the southern part of the Subject Lands to the northern property boundary. This would be more consistent with the Province's modifications to OPA 4 as we do not believe it was intended to keep	See Response to Comment #2.

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		half of the Subject Lands as Greenbelt Protected Countryside-Rural but appears to be an unintended a mapping error. Provided OPA4 documents related to this request.	
5	GSAI on behalf of several landowners Feb 24 2026	Request to be notified and advise on timeline for public meeting and key dates.	Added to circulation list and provided update on timing.
6	Weston Consulting Feb 18 2026	Timeline for adopting new Official Plan, and the corresponding amendment to the County Official Plan that would remove lands from the Prime Agricultural Area and put it into the Rural Area in accordance with the LEAR Study and new Amaranth OP	Responded directly and provided anticipated timeline.
	Feb 25 2026	Request general adjustments being made based on council comments	Council comments n the February Draft focused on estate residential areas and surplus farm dwelling severance policies, as well as general clean up of some redundant policies. Changes were made at their direction.
7	435506 4th Line, Amaranth April 24 2026	Support the transition of designating the land south of 30 Sideroad between County Road 11 and Second Line to estate residential. We would also recommend and support designating the land north of 30 Sideroad between County Road 11 and the 4th Line as estate residential, this would seem like a good fit with the residential use to the property to the north of it in the town of Shelburne.	We reviewed the requested addition, and were not in a position to recommend additional Estate Residential lands beyond what was proposed in the February Draft OP mapping. Following Council direction, additional land was added to SPA 1 around Shelburne.
8	Public Health Wellington-Dufferin-Guelph April 28, 2026	Numerous components in the Draft Official Plan align with principles of healthy community design. The Plan demonstrates a commitment to developing complete and healthy communities, including by directing growth to Community Settlement Areas and supporting access to services and amenities. Further opportunities to strengthen health by community design are identified by WDGPH, by amending and adding to sections: - 1.3, - 1.4 - 1.5 - 2 - 2.11 - 2.12 - 3.2.4 - 4.1 - 5.1.2 - 5.2.2 - 5.4.2 - 5.4.3 - 5.4.4	We commend WDGPH on their thorough comments. The majority of comments were incorporated into the updated Official Plan.

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		- 5.5.7 - 5.7.2 - 5.7.3 - 5.7.4	
9	Matthew Mair (on behalf of property owner) April 28 2026	The permitted uses for Rural lands no longer includes a single-family dwelling, only if used in farming operations. What is the intent for this policy change? Am I correct in interpreting that single-family dwellings will no longer be permitted on Rural Lands as the sole use (as was permitted in the old OP)? Concern regarding the "Permitted Uses" for the *Rural* Land Use designation, as outlined in **Section 5.2.3.** Whereas the current OP explicitly lists *Single-detached residential dwellings* as a permitted use under Section 3.2.2-b), this permitted use is no longer listed in the draft provisions for the *Rural* designation in the new OP. The request is to ensure that *Single-detached residential dwellings* is clearly listed as a permitted use under Section 5.2.3 in the final Official Plan, so that a residential dwelling can be established as a sole use on Rural lands as is permitted under the current OP.	It has been clarified that a single detached dwelling is a permitted use in the Rural designation.
		The previous OP permitted the severance of lots for the construction of single detached dwellings; will this no longer be permitted (unless as part of proposed hobby farm or similar operation)?	Severance of lots for rural residential lots in the Rural Lands designation is permitted per the updated Official Plan, subject to meeting applicable policies of Section 6.2.4.
		Interested in more info regarding the change from agricultural to rural proposed on our client's parcel of land on 10th Line (mapping provided), and what this would entail.	Redesignation of 'Agricultural' lands to 'Rural' results from the outcome of the Township's Land Evaluation and Area Review (LEAR) which looks at soil capability for agriculture, fragmentation, lot size, etc. to determine whether lands should be considered part of the Township's prime agricultural area.
		The 150m setback from the Municipal Works Yard (s.2.9.6–d) - this provision solely affects our client's lands surrounding the works yard. The provision is within the section on Transportation and Utilities Facilities – but references the construction of a new dwelling, I know it is carried over from the old OP but not sure what the rationale was for including it in this section? The first requested change is related to Section 2.9.6-d¸which has been carried over from the current OP under Development Policies For Transportation and Utilities and provides the following: d. No new dwellings should be constructed within 150 metres of the municipal works yard This provision specifically impacts our client's property at 390553 County Road 12 – which surrounds the Township's municipal works yard. The Owner has stated they were not consulted when this provision was added to the OP through a previous amendment. After discussion with Council members and the Town's planning consultant, there was mention that this setback requirement was unnecessary and did	We have removed the previous policy regarding setback of 150 metres and changed the policy to rely on the province's (MECP) D-series Guidelines (see Section 4.14). The works yard would be considered a Class I use, and the Guidelines require a 10m setback from sensitive lands uses to Class I industrial uses.

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		not seem to be based on any best practice measures for minimum distance separation between residential and industrial uses. Therefore, we are requesting that this provision is removed from the Draft Official Plan, and if a minimum distance must be prescribed, that it be based on actual standards.	
10	394175 County Rd 12, Amaranth April 28 2026	Requesting that the land use designation in the Official Plan for our property be changed from Prime Agricultural to Rural. The request for a change from prime agricultural to rural is not based on the quality of the soil but rather based on the location of the property and surrounding residential use that do not make the small parcel conducive to agricultural use.	No change made. This property was previously designated 'Agricultural' in the Township Official Plan and is proposed to maintain this designation (renamed 'Prime Agricultural') in the Official Plan update. The proposed 'Rural' and 'Prime Agricultural' designation mapping is based on the outcomes of the Land Evaluation and Area Review conducted in 2024/2025. The LEAR identified the property as being part of the Township's prime agricultural area and subject to the 'Prime Agricultural' designation. As well, Canada Land Inventory mapping identifies the property as containing CLI Class 1 soils which is the highest/best CLI classification as it relates to soil capability for agriculture. Changes from the identified designation in the LEAR study will require a soil survey to confirm that the site does not contain predominantly CLI Class 1-3 soils (which are considered prime agricultural land). As well, based on LEAR methodology, areas of 'Rural' lands should be contiguous with other 'Rural' lands, forming a cluster of approximately 250 hectares of non-prime agricultural area (i.e. not a single isolated parcel surrounded by 'Prime agricultural' designated lands).
11	Andrew Walker & Anthony Sirianni (GWD Ltd.) May 5, 2026	The DTAOP Land Use Schedule designates the Subject Site Estate Residential. We are supportive of this designation as it recognizes the existing Estate Residential developments north and south of the Subject Site and the opportunity for the Subject Site to contribute to the completion of the development pattern. The Subject Site as well as the existing neighbouring subdivisions are designated Rural Area per the new County of Dufferin Official Plan (CDOP). The Rural Area designation in the CDOP recognizes the Rural or Estate Residential level of service in this area, distinguishing it from the Urban Area. **Recommendation:** Notwithstanding that the CDOP notes that, limited residential development of a maximum of 3 lots or units are permitted under the Rural designation, the DTAOP should include policy direction confirming that lands designated Rural in the CDOP and designated Estate Residential in the DTAOP can be subdivided via a Township of Amaranth Official Plan only and would either not require a County of Dufferin Official Plan Amendment, or that a scoped Official Plan Amendment be pursued, recognizing that existing Estate Residential subdivisions are located within the Rural designation of the CDOP.	We agree that a County Official Plan Amendment should not be required to permit development in an 'Estate Residential' designation (now Special Policy Area). The County Official Plan should differentiate between an Estate Residential subdivision and other types of severances. This is something to be addressed by County staff through a future Official Plan Amendment to implement the new Township Official Plan.

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12	473088 Dufferin Rd 11 & 473100 County Rd 11 May 9, 2026	Located at 473088 Dufferin Rd 11. This property is zoned Employment land and notice on your current site plan that it doesn't include the complete property. We purchased the north side of the property in the early 2000's from CP rail and merged the property to include the triangle on the north side. We have done several site plan improvements over the past 25 years and made changes to include the north triangle that has building situated. I have attached 2 maps, one for your display at the township and one of the website to identify our property. Requesting change on the official plan to make sure it shows our complete property	In reviewing this matter with Township staff, we are recommending updating the designation to include the entirety of this parcel. Given that the parcel is partially used for employment uses currently, combined with the site limits along the former rail line, it is a logical change to 'round out' the employment area.
		Regarding 473100 County Rd 11, I would like to propose the addition of the front of the property (approx. 45 acres) to be move to Employment land. We are currently looking at further expansion opportunities and with the neighbouring property across the road already showing as employment land if this is something possible. The 3rd map identifies he area for request to be changed to employment land.	We are not able to support the addition of new parcels for Employment lands at this time and through this Official Plan update process. Dufferin County initiated their land needs assessment ("LNA") in support of the Dufferin County Municipal Comprehensive Review in 2020. The LNA determined there is currently sufficient employment land supply in Amaranth. Should there be interest in re-designating the property in the future, this would need to be advanced through a privately-initiated Official Plan Amendment, where need would have to be demonstrated.
13	(General Comment) May 18, 2026	I am writing to provide input on the Township of Amaranth Official Plan Review currently underway. As a business owner operating in the Greater Toronto Area logistics and building supply sector, I would like to encourage the Township to include policies in the updated Official Plan that recognize and support dry industrial and rural employment uses along Amaranth's highway corridors. The Dufferin County Official Plan (August 2025 consolidation) already provides an upper-tier policy foundation for this direction. Section 3.2.1(c) supports designated rural employment areas for uses of a dry industrial nature, and Section 3.6.1(b) permits appropriate rural industrial and commercial growth outside settlement areas. The updated Amaranth Official Plan presents an opportunity to align local policy with these County-level directions. Uses such as transportation depots, building supply outlets, public storage facilities, and contractor yards are compatible with the rural character of Amaranth's highway commercial areas. They provide local employment and property tax revenue without the environmental impacts associated with heavy industry — no industrial effluent, no air emissions, and minimal noise beyond normal truck movements. There is growing demand from the logistics and distribution sector for rural sites with highway access that can accommodate container staging, goods transfer, and building supply distribution. Formalizing policy support for these uses in the Official Plan would position Amaranth to capture this economic activity, which currently bypasses the Township due to the absence of a clear policy framework for rural employment uses.	We appreciate your suggestion. However, the Township's employment area is concentrated in the rural settlement area of Farmington and we are not able to support the addition of new parcels of land for Employment uses at this time. Dufferin County initiated their land needs assessment ("LNA") in support of the Dufferin County Municipal Comprehensive Review in 2020. The LNA determined there is currently sufficient employment land supply in Amaranth. Further, establishment of rural employment areas along all County Road corridors as well as the Highway 89 Corridor would encourage strip development rather than a more efficient land use pattern of clustering these types of uses together. Should there be interest in re-designating the property in the future, this would need to be advanced through a privately-initiated Official Plan Amendment, where need would have to be demonstrated and access considerations to Highway 89 would have to addressed. We have added you to the Official Plan Review circulation list.

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		I respectfully request that the new Official Plan include a Rural Employment or Dry Industrial land use policy that formalizes support for these types of uses along the Highway 89 and County Road corridors, consistent with the Dufferin County Official Plan policies cited above. Thank you for the opportunity to provide input. I would also appreciate being added to the Official Plan Review project update email list for future notices.	
14	Township Risk Management Officials May 19, 2026	We have reviewed the Township of Amaranth Official Plan Draft (FEB 2026) and have the following comments: • Section 3.2.1: The Grand River Source Protection Area has a local threat in addition to the threats listed in the Clean Water Act. Planner should check to see if Threat 22 The Establishment and Operation of a Liquid Hydrocarbon Pipeline should be included in the list that is provided in "Municipal Wellhead Protection Areas: Prohibited/Restricted Activities". • Please see highlighted paragraph attached regarding septic systems. We would suggest that this only be applied to WHPA-A or that lots cannot be created without a hydrogeological assessment. • Section 3.2.3 (h)– Schedule B does not have the "Vulnerable Aquifers" being referred to. • WHPA-Q1 and WHPA-Q2 are not shown on Schedule C. • WHPA-E and ICAs also need to be shown on Schedule C as they are discussed in Section 3.2.1	This activity has been included to the list provided in "Municipal Wellhead Protection Areas: Prohibited/Restricted Activities". The highlighted paragraph [previously Section 3.2.1.6a)] has been updated to reflect this comment. WHPA-Q1, WHPA-Q2, WHPA-E, ICAs, and Vulnerable Aquifers have been added to Schedule C (now Schedules C2.1 and C2.2).
15	Innovative Planning Solutions (C. Sellers & J. Albert), on behalf of property owner of 483071 30th Sideroad May 18, 2026	Innovative Planning Solutions (IPS) has been retained on behalf of XXXXXXXXXX (Client), the owners of the lands municipally addressed as 483071 30th Sideroad (Subject Lands), to request that the Township designate, or support the designation of, the Subject Lands as Rural rather than Agricultural as part of the ongoing Amaranth Official Plan Review. A Rural designation is the more accurate and supportable characterization of the Subject Lands under the Provincial Planning Statement, the Dufferin County Official Plan, and the Township of Amaranth Official Plan, having regard to the site's existing residential use, natural heritage and hazard constraints, parcel fragmentation, and lack of historical or ongoing agricultural use. IPS respectfully requests that Council: (1) Support the designation of the Subject Lands as Rural rather than Agricultural as part of the ongoing Amaranth Official Plan Review. (2) Direct Township staff, as necessary, to coordinate with County staff regarding any corresponding County Official Plan mapping or conformity steps required to implement the Rural designation.	No changes made. This property is mapped as containing Canada Land Inventory (CLI) Class 1, 2, and 3 soils which is defined in the Provincial Planning Statement (PPS) as *prime agricultural land*. Further, the surrounding area is mapped as containing predominantly CLI Class 1-3 soils. The PPS defines prime agricultural areas as: "*areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries*." This property as well as the surrounding area is an area where prime agricultural lands predominate and constitute part of the

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			Township's prime agricultural area as identified in the Township's LEAR study which is a provincial method of prime agricultural area identification. The above definition of prime agricultural area is carried into the County and Township Official Plans. Overall, the Agricultural designation of the property is appropriate given it meets the PPS definition of prime agricultural land and is located within an area where prime agricultural lands predominate.
16	Nottawasaga Valley Conservation Authority (NVCA) May 25, 2025	Mapping Please be advised that NVCA updated areas regulated by NVCA in June 2025. Based on a comparison of the Official Plan and NVCA mapping, the Official Plan does not include the updated mapping. Please contact IM_Group@nvca.on.ca to obtain the most up to date mapping.	New mapping has been received and utilized to update the Official Plan schedules accordingly.

		Mapping
		
		To be consistent with Section 5.2 (1) of the PPS, it is the opinion of staff that schedules in the Official Plan must include:
		• **The entirety of regulated areas mapped by NVCA on Schedules A, A1, A2, and A3**. Section 5.8.1 of the Official Plan states that natural hazards are included in the Environmental Protection designation. The Township may want to consider distinguishing Natural Hazards from Natural Heritage Features and Areas, by illustrating natural hazards regulated by conservation authorities as a Natural Hazards overlay. This is also in line with new direction provided by the Province on standardizing official plans.
		
		• The following specific features regulated by NVCA on Schedule C:
		  ○ Regulated Extent (entire area regulated by Conservation Authorities)
		  ○ Flooding Hazard
		  ○ Slope Erosion Hazard
		  ○ Meander Erosion Hazard
		  ○ Wetland Interference Hazards
			We appreciate the comments received from NVCA. The PPS requires protection of significant natural features, including natural hazards. Natural hazards have been identified as part of Schedule A, which reflects the direction in the PPS.
			
			Flooding and erosion hazards have been added as requested (now Schedule C4).

		Section 1.6 & Chapter 4 Natural hazards could also include wetlands and the meander erosion hazard. It is recommended this be revised as follows: • Chapter 4 provides policies related to the protection of public health and safety associated with risks of natural hazards flooding, steep slopes, waste management systems, contaminated lands and other potential hazards.	The requested change has been made.

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		General Given the recent amalgamation of conservation authorities, it is recommended specific reference to conservation authorities (e.g. NVCA, GRCA, CVC) be replaced with applicable conservation authority.	References to specific conservation authorities have been generalized to 'Conservation Authority' throughout the new draft.
		Section 1.6 & Schedules This schedule includes natural heritage features, natural hazards and aggregate areas. In line with direction from the Province consideration should be given to renaming or having separate schedules for: - Natural Environment - Resource Potential - Natural and Human-made Hazards As noted above, it is recommended that natural hazards be shown as an overlay.	Acknowledged. Formatting has been updated to align with Province's proposed 'standard' Official Plan structure.
		Section 3.1 NVCA regulates all wetlands regardless of size or significance. New development and site alteration are generally not permitted in or with 30 metres of wetlands. NVCA is concerned that this policy could be seen as permitting development in or near wetlands if an environmental impact study is prepared. **NVCA strongly encourages the Township to protect all wetlands with a minimum buffer of 30 metres.** **Consideration should also be given to a minimum buffer of 30 metres adjacent to watercourses (or fish habitat) to protect the quality and quantity of water and mitigate risks associated with flooding and erosion hazards.** Implementing 30 metres setbacks would all result in having policies that are consistent with the Greenbelt Plan throughout the entire Township. Alternatively, it is recommended that locally and significant wetland be removed from this policy and that a policy such as the following be included: - Locally significant and unevaluated wetlands including the area within 30 metres of wetlands are regulated by conservation authorities as a natural hazard and due to the function, they provide in mitigating flooding hazards. New development and site alteration are generally not permitted and will only be considered where approved by the applicable conservation authority with respect to natural hazards and where it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.	The policies of the Official Plan reflect the direction of the PPS, which requires protection of significant natural features. This includes incorporation of buffers to ensure no negative impacts on significant features or functions. Including policies consistent with the Greenbelt Plan requirements throughout the entire Township is not warranted.

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		Section 3.1.3 PSWs (p. 23) This section speaks to development being permitted within 120 m if it demonstrated that there are no negative impacts. It is recommended that a 30 metre minimum setback be required. Alternatively, this policy must also reference the need to obtain authorization from the applicable conservation authority.	
		Section 3.1.3 locally significant wetlands NVCA encourages stronger protection of locally significant and unevaluated wetlands in which development and site alteration would not be permitted in or within 30 metres. Similar to the above, wetlands are regulated by conservation authorities for functions beyond natural heritage such as mitigating natural hazards. NVCA is concerned that these policies are contrary to what conservation authorities may permit and only speak to negative impacts associated with natural heritage and omit reference to their natural hazard function.	
		Section 3.1.3 It is recommended that the third sentence of the first paragraph be changed to: - The Ministry of Natural Resources, the Ontario Wetland Evaluation System, and applicable Conservation Authority should be consulted	The requested change has been made.
		Section 3.1.5 Significant Valleylands Significant valleylands may be regulated as an erosion hazard. It is recommended that the first paragraph be changed to: - Development and site alteration shall not be permitted in or within 120 metres of a significant valleyland unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions <u>and authorization has been obtained from the applicable Conservation Authority.</u>	The requested change has been made.
		Section 3.1.8 EIS Environmental Impact Studies may be required by conservation authorities with respect to natural hazards. It is recommended that policies require an EIS to be completed to the satisfaction of the Township, and where applicable the Conservation Authority. It is also recommended that Conservation Authorities be specifically noted under subsection 3.	The requested change has been made.

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		Section 4.1 Natural Hazards First Paragraph Schedule B does not include in the legend an item labeled as 'Natural Lands' Overlay. As such it is unclear which items are natural hazards. For example, sand and gravel resource areas are not natural hazards. As noted above, NVCA supports a Natural Hazards overlay that includes the overall area regulated by conservation authorities on the Schedule A series and each individual feature (e.g. wetland, meander erosion hazard, flooding hazard, slope erosion hazard) on Schedule B.	This has been addressed by the new Official Plan layout.
		Section 4.1 Natural Hazards Many policies from the PPS have not been included in this section. For example, the proposed policies only restrict institutional uses, essential emergency services and the storage of hazardous substances in the floodplain, however the PPS restricts these uses in all hazardous lands and hazardous sites. Below is generic wording which may be useful for the Township in helping to ensure consistency with natural hazard policies in the PPS in addition to ensuring requirements under the Conservation Authorities Act are addressed. Where applicable, the policies could be addressed in the Environmental Protection designation or Implementation policies on Plans of Subdivision and Consents. Natural Hazards General Policies a) Development shall be directed away from areas of hazardous lands and hazardous sites where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. b) Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards. Identification of Natural Hazards a) Known hazardous sites and hazardous lands regulated by Conservation Authorities including flooding hazards, slope erosion hazards, meander belt erosion hazards, watercourses, wetlands and their associated regulatory allowances are identified as a Natural Hazards Overlay on Schedules of this Plan. b) Natural hazard assessments may be required to delineate the limits and assess the impacts of flooding hazards, erosion hazards, wetlands and watercourses. c) Where the limits of natural hazards as approved by the Conservation Authority differ from that of the Natural Hazards Overlay, the overlay may be updated without an amendment to this Plan.	The intent of the policies is to reflect in a general sense the direction of the PPS with respect to natural hazards. The suggestions provided are useful and have been incorporated as applicable into the natural hazards section (as noted below). This suggested wording was incorporated into the introduction of the section as applicable. Climate change wording has now been included. This suggested wording has been incorporated as applicable.

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		Permitted Uses a) The following uses may be permitted in the Natural Hazards Overlay subject to demonstration of all applicable policies of this Plan and where written authorization is obtained from the applicable Conservation Authority: i. Conservation, forestry and wildlife management which mitigate natural hazards and/or protects and enhances natural ecosystems; ii. Open space for public or private recreation and related structures; iii. Legally existing uses; iv. Agricultural uses and related structures; v. Minor additions, alterations, conversions, replacement and non-habitable accessory structures associated with legally existing uses; and vi. Flood and/or erosion control works.	Permitted uses and prohibited uses have been reviewed further and updated based on comments provided.
		b) Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is: i. An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools. ii. An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or iii. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances. c) Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards or erosion hazards, unless it has been demonstrated to the satisfaction of the Conservation Authority that the site has safe access appropriate for the nature of the development and the natural hazard. Safe access will be determined through flood levels provided by the Conservation Authority. d) Where development and site alteration are permitted in hazardous lands and hazardous sites, it must be demonstrated to the satisfaction of the Conservation Authority that: i. The effects and risk to public safety are minor and could be mitigated in accordance with provincial standards; ii. Development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; iii. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; iv. New hazards are not created and existing hazards are not aggravated; and v. No adverse environmental impacts will result.	Permitted uses and prohibited uses have been reviewed further and updated based on comments provided.
		Lot Creation Policies 1. A new lot is generally not deemed to be created and may be considered in the Natural Hazards Overlay where a consent to sever is proposed:	Lot creation policies have been updated as applicable in Section 9.2.

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		i. To consolidate two or more lots into one lot, or for legal or technical reasons. ii. Sever two or more lots that unintentionally merged in title. 2. Where development is proposed as part of a subdivision or similar plan within or adjacent to lands containing natural hazards and/or wetlands, natural hazards and/or wetlands should be maintained as a single block. Development such as in the form of new lots backing onto natural hazards shall be avoided where they hinder safe access. 3. The creation of a new lot constitutes development and will not be supported on lands containing natural hazards and wetlands, except for the following: i. Part of, or following, the acquisition of lands by Indigenous communities, a public body or an approved conservation organization for the purpose of establishing a nature preserve, provided that the lands to be acquired for conservation purposes are designated and zoned to prohibit any use not related to conservation or non-intensive passive recreational uses. ii. A new lot may be considered for a residence surplus to a farming operation, provided that natural hazards and wetlands are contained within the larger parcel with the farming operation to the greatest extent feasible. Any required setbacks such as the 6 metre emergency access allowance should be contained in the larger farm parcel to the greatest extent possible. iii. A new lot may be considered for agricultural purposes, provided that natural hazards and wetlands are entirely contained within either the retained or severed lot to the greatest extent feasible. Any required setbacks such as the 6 metre emergency access allowance should be contained within the parcel containing the natural hazard to the greatest extent possible. 4. A lot line adjustment does not constitute development. Where a lot line adjustment is proposed, natural hazards and wetlands should be contained entirely within either the retained or severed parcel. Where natural hazards and wetlands are not contained entirely within the retained or severed parcel, an applicant may be required to demonstrate a suitable building area and safe access. 5. The creation of a new lot or a lot line adjustment will not be supported outside of natural hazards, where: i. It would result in additional ownership of parcels containing natural hazards; ii. The adjustment facilitates establishment of a building envelope within the NVCA regulation limit. iii. It would result in a remnant lot where there is no suitable building area for the principal use and associated servicing and access, outside of natural hazards; and/or iv. The only suitable building area for the principal use including the associated servicing and access, would be rendered inaccessible to people and vehicles during times of flooding hazards, and/or erosion hazards, and it has not been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.	

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		Section 5.8.2 Objectives f) Recommended the identified paragraph be revised to: Recommend this be changed to include wetlands. "To protect human life and property from natural hazards regulated by conservation authorities such as watercourses flooding, erosion, and wetlands including the potential impacts of climate change that may increase the risk associated with such hazards."	The requested change has not been made as per the PPS, wetlands are not considered natural hazards. Elements related to wetlands that may be hazardous relate to flooding and erosion which are the appropriate hazards referenced.
		Section 5.8.4 General Development Policies (d) Recommend the identified paragraph be changed as follows: "No structures, building, site alteration or the placing of fill shall be permitted in areas regulated pursuant to the Conservation Authorities Act except in accordance with the legislation, regulations and guidelines of the applicable Conservation Authority.	The requested change has been made.
		Section 5.8.4 General Development Policies (f) It is recommended that this policy also apply to natural hazard lands.	Section 5.8.4(f) was removed from the updated Official Plan based on other comments received.
		Section 5.8.4 General Development Policies (h) This section should be updated to include setbacks related to natural hazards.	Wording has been updated as requested.
		Section 5.8.4 General Development Policies (i) See comments above, in that NVCA does not generally support development in or within 30 metres of wetlands.	Acknowledged. The PPS allows for development to occur within 30 metres of a wetland should it be demonstrated that the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (PPS Policy 4.2.8). The policy of the Official Plan is consistent with the PPS.
		Section 5.8.5 Consents This policy is inconsistent with the PPS which does not permit development (defined as the creation of a new lot) in a floodway or significant wetlands.	Wording has been updated in order to be consistent.
17	Credit Valley Conservation (CVC) June 1, 2026	Chapter 2 – Suggest adding reference to the management and protection of natural hazards. This can be incorporated into the first bullet a) that speaks to safe communities or can be expanded upon in bullet d) or f), or added as a standalone bullet focused on natural hazards and the protection of life and property.	Suggested wording has been included as a stand-alone bullet.

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		Section 2.6 – ARU's. This section should include a policy in regards to locating ARU's outside of hazards such as flooding and erosion. Suggest a separate policy on this, rather than expanding on section 3.iv) which is the only reference to safety within this entire section.	Suggested wording has been included as a stand-alone bullet.
		Section 3.1.8, 2e) It is assumed that a comma should separate 'flooding' and 'contaminants', as two separate issues, not 'flooding contaminants', as written. Please correct as appropriate.	Wording has been corrected as suggested.
		Section 4.1 – Natural Hazards. Although the opening paragraph directs the reader to a schedule for visual representation of location of natural hazards, it is suggested that there is a brief introduction to the various hazards and the potential threat and impact to life and property and why these policies apply to development. Mention of the CA role is also recommended in the introduction.	Wording has been expanded based on feedback.
		Section 4.1.2 – This section speaks to slope hazards and mentions erosion but does not elaborate. Suggest a separate policy prohibiting development within erosion hazards and unstable soils and defer to the CA for guidance/approval, similar to as written in the floodplain section.	References to applicable conservation authority and permitting process are included.
		Section 5.8.2c) Suggest also referencing natural hazards in this policy. This policy refers to development prohibitions within natural features, but hazards are equally important and can be very restrictive to development; as such noting them here is a good opportunity.	Reference to natural hazards included elsewhere in 5.8.2.
		Section 5.8.4 – Note that currently CA's review role is limited to natural hazards ~~and wetlands~~, and although support to the municipality will be given as technical guidance when reviewing EIS' the focus will solely be on watercourses ~~and wetlands~~ (and related hazards). This should be further clarified in this section, and further highlighted in bullet l) for wetlands. Also, any development in or adjacent to wetland requires approval from the CA.	Agreed, change made.
		Section 6.2 Land Division – suggest inclusion of a policy that prohibits the fragmentation of natural hazards, and ensures that new lots created that contain hazards have a suitable building envelope (i.e. that development is feasible). In the case of lots created that contain a floodplain, safe access should be provided.	References have been added to providing safe access and also to not fragmenting natural features or hazards.
		Section 6.6 – Conservation Authority Regulations – this section is outdated recognizing the new CA wide Ontario Regulation 41/24, Prohibited Activities, Exemptions and Permits. Rather than listing works that may require a permit, we suggest that the language refer to the new regulation and note that any development activity within a CA regulated area will require a permit. This will direct the reader to the respective CA and defer approval to the CA.	Reference has been updated.
		Section 6.8 – Complete Application Requirements – suggest adding 'Meander Belt Width Assessment'.	This requirement is already addressed through the ORMCP where applicable, so not needing duplication here. No change made.
18	CTC Source Protection	Section 1.4	

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	May 2026	The Township of Amaranth contains vulnerable areas associated with municipal wells located in the boundaries of the Credit Valley, Grand River and Nottawasaga Valley Source Protection Areas. All development within these vulnerable areas shall conform with the CTC, Grand River, or South Georgian Bay – Lake Simcoe Source Protection Plan and the policies within these documents. Section 1.5 To ensure that all land use decisions conform with the CTC, Grand River, or South Georgian Bay – Lake Simcoe Source Protection Plan and the policies within these documents including the promotion of water conservation and support for the efficient use of water resources on a watershed and subwatershed basis.	The requested change has been made. The requested change has been made.
		Section 1.6 Chapter 3….water resources and drinking water source protection	The requested change has been made.
		Chapter 2 g) To ensure that all land use decisions conform with the CTC, Grand River, or South Georgian Bay – Lake Simcoe Source Protection Plan and the policies within these documents including the promotion of water conservation and support for the efficient use of water resources on a watershed and subwatershed basis.	The requested change has not been made. This section was removed from the updated Official Plan due to repetition with another section.
		Section 3.2 Comment: The numbering in this section is incorrect.	Noted. The numbering has been updated in the revised draft.
		Section 3.2.1 Comment: Recommend *Drinking Water Source Protection* instead of Source Water Protection It requires the development and implementation of Source Protection Plans (SPPs) for Source Protection Areas/Regions throughout Ontario. The three applicable SPPs to the Township of Amaranth are: a) Grand River Source Protection Plan (GRSPP); b) Credit Valley, Toronto and Region, Central Lake Ontario (CTC SPP) ~~Source Protection Plan which contains the Credit Valley Source Protection Plan (CVSPP)~~, and, c) South Georgian Bay - Lake Simcoe Source Protection Plan (~~NV~~SGBLS SPP). As required by the *Clean Water Act, 2006,* any decision made by the Township under the *Planning Act and the Condominium Act, 1998,* ~~or Building Code Act~~ shall conform with significant threat policies set out in the applicable SPP and have regard to other policies set out in the	The requested change has been made. The requested change has been made. The requested changes have been made. The requested changes have been made.

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		applicable SPP. Vulnerable areas within the Township include Wellhead Protection Areas (WHPAs). The following policies apply only to those vulnerable areas and issues contributing areas in the Township of Amaranth that are identified in the applicable SPPs and are shown on Schedule "C". Comment: The following sentence requires clarification: "The WHPAs identified on Schedule "C" to this Plan are intended to function as an overlay on the primary land use designations."	This sentence flags that the underlying land use designations continue to apply; the SPP does not replace the designations.
		Section 3.4.3.6 The Township will work in partnership with the Province, County of Dufferin and the Conservation Authorities to minimize and prevent negative impacts on groundwater and surface waters from existing and/or proposed incompatible land uses and activities. The Clean Water Act, 2006 does not prohibit/restrict land use; it applies to prescribed activities. Suggest revising or removal of underlined text.	The requested change has been made.
		Section 3.4.3.7 Within WHPAs ~~land use~~ activities that include have been identified as a significant drinking water threat may be restricted or prohibited as outlined in the applicable SPPs. a) For water quality threats, the size and delineation of the WHPAs are determined by how quickly water travels underground to the well, measured in years, as outlined below: WHPA-A: 100 m radius surrounding a well; WHPA-B: 2-year Time of Travel; WHPA-C: 5-year Time of Travel; WHPA-D: 25-year Time of Travel; and, WHPA-E: ~~Surface Vulnerability Zone – the vulnerable area for~~ groundwater supplies which are under the direct influence of surface water. The area is calculated on a two-hour travel time of surface water to well. WHPA-E is associated with the Town of Shelburne Well PW1. b) Issue Contributing Area (ICA): An area where drinking water threats may contribute to a known drinking water issue. ~~within a WHPA where existing or trending concentration of a parameter (i.e. sodium, nitrate) or a pathogen at a municipal well would result in the deterioration of the quality of water for use as a source of drinking water.~~ ICAs in the Township are associated with the Town of Orangeville wells. Recommend inclusion of a definition for an issue. c) For water quantity threats –	The requested changes have been made. The requested changes have been made. The requested changes have been made. Definition of drinking water issue added.

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		WHPA-Q1: A cone of influence around a well that is estimated by calculating the level of drawdown in an aquifer under existing land use and pumping rates. This area can also including the whole of cones of influence of all other wells that intersect the area. Recommend use of the following definition: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that interest that area. Within WHPA-Q1, activities that take water from an aquifer without returning it to the same aquifer may be a prescribed threat. d) WHPA-Q2: An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the area that includes the WHPA-Q1 ~~(cone of influence)~~ and any area where a future reduction in recharge would significantly impact the area.	The requested changes have been made. The requested changes have been made. The requested changes have been made.
		Section 3.4.3.8 Comment: Suggest renaming this section to Municipal Wellhead Protection Areas: ~~Prohibited/Restricted Activities~~ Prescribed Threats	The requested change has been made.
		Section 3.4.3.8 Comment: The Clean Water Act, 2006 does not prohibit/restrict land use; it applies to prescribed activities. Suggest that introductory paragraph be revised to reflect drinking water threats identified in vulnerable areas. Similarly, the sentence refencing land uses which pose a threat to water quantity should be revised.	The requested changes have been made.
		Section 3.4.3.9 Comment: Suggest removal of the words 'land use' in the section title. Comment: Suggest removal of reference to 'land use(s)' in this section. Comment: Drinking water threats are not listed in section 3.13.4. "Significant drinking water threats identified in WHPAs outlined on Schedule "C" to this Plan may be prohibited or regulated by the SPP.	The requested changes have been made.

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		These threats include, but are not limited to, the handling and storage of dense non-aqueous phase liquids (DNAPLs)…The presence of DNAPLs is considered a significant threat if they occur anywhere within the five-year time-of-travel (WHPA-C) ~~of a WHPA as detailed in the SPPs.~~ Where the Township has determined through pre-screening that there is the potential for a significant drinking water threat, the RMO shall review the proposal and determine if there would be a significant drinking water threat. and The RMO will provide direction with respect to whether the ~~processing of the~~ application may or may not ~~proceed or whether or the application may not proceed~~ due to the potential for a significant drinking water threat. The RMO must comply with ~~shall have regard to~~ the policies of the applicable SPP and, where applicable, the policies of this Plan.	
		Section 3.4.3.10 Recommend deletion of definition of WHPA-Q1 as it is defined in a previous section. Comment: The remainder of this paragraph incorporates text from a source protection plan policy; however, it appears incomplete. This would be an ideal place to discuss Policy DEM-2 from the CTC Source Protection Plan. Comment: Suggest removal of text: "Within WHPA-Q2, an activity that reduces recharge to an aquifer may be a prescribed threat; an area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being an area that includes a WHPA-Q1 and an area where a future reduction in recharge would significantly impact the WHPA-Q1 area." It is defined in a previous section. Comment: A portion of Policy REC-1 from the CTC Source Protection Plan is outlined in (b). It is incomplete and does not reference the type pf development to which the policy applies. Comment: (c) The recommendation to maintain pre-development recharge through best management practices is not exclusive to nonmajor development or site-alteration. No reference to moderate stress is required here since the WHPA-Q2 for Orangeville-Mono-Amaranth is significant now (existing) and in the future.	The definition was retained for reference. The policies reference the contents of DEM-2 in the SPP. The requested changes have been made. References have been added per request. Text was retained for completeness of reference.
		Section 3.4.3.11 Comment: (a) The CTC Source Protection Plan does not specify that new private or municipal sewage system infrastructure should be located, wherever possible, outside of all WHPAs. By including all WHPAs in this statement, this covers a large area. There is no section 13 to the Plan where additional policies are set out. Comment: (b) Policy SEW-4 in the CTC Source Protection Plan outlines future lots requiring septic systems under the Building Code Act. The second part of that policy requires a hydrological assessment	Text was retained for completeness and reference to other SPPs. The reference has been corrected. The requested changes have been made.

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		be performed on new lots in the WHPA-B where a septic system would be a significant drinking water threat to determine whether the activity is to be permitted.	
		Comment: c) This policy only outlines the first half of CTC Source Protection Policy SWG-16. The second half of the policy requires that it be demonstrated through an approved Environmental Assessment or similar planning process that the location for the storage of sewage is the preferred alternative and the safety of the drinking water system has been assured in the WHPA-B and WHPA-C.	The requested changes have been made.
		Comment: This policy is like CTC Source Protection Plan policy SWG-3, which requires site plan control is required for existing vacant lots of record to ensure that the siting and design of on-site septic systems, including the siting of future reserve bed locations, is optimized in relation to significant drinking water threats. This policy applies to WHPA-A (future) and WHPA-B (VS=10) (future). The policy in the draft Amaranth OP does not specify to which WHPA the policy applies.	Noted. The policy applies to all WHPAs.
		The second half of the draft Amaranth OP policy addresses large private septic systems. These are systems governed by the Ontario Water Resources Act. Policy SWG-9 in the CTC Protection Plan addresses these systems where they could be significant drinking water threats. The SWG- 9 policy prohibits such systems in the WHPA-A (future). New development dependent on septic systems with subsurface disposal of effluent, as requlated by the Ontario Water Resources Act, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment process that the location of the septic system is the preferred alternative and the safety of the drinking water system has been assured. This policy applies in the WHPA-B (VS = 10) (future), and the remainder of an Issues Contributing Area for Sodium, Chloride, and Nitrates.	Noted. Policy has been adjusted to clarify wording.
		Recommended text: (e) The use of land for the establishment of a new stormwater management facility shall be prohibited where the discharge (including infiltration) of stormwater <u>would be into a WHPA-A.</u>	The requested change has been made.
		Comment (e): This draft Amaranth OP policy is specific to CTC Source Protection Plan policy SWG-12. The second half of SWG-12 requires the use of land for the discharge from a stormwater management facility into an area where the activity would be a significant drinking water threat shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of discharge from a stormwater retention pond is the preferred alternative and the safety of the drinking water system has been assured. This second part of the policy applies to the WHPA-B (VS = 10) (future); the remainder of an Issues Contributing Area for Nitrates, Pathogens, or Chloride (future).	Revisions have been made to the policy to clarify, as requested.
		The statement "all stormwater management facilities shall direct discharge of stormwater outside of WHPAs where the activity would be a significant drinking water threat" is contrary to Part 2 of SWG-12.	Revisions have been made to the policy to clarify, as requested.
		Comment: (f): This draft Amaranth OP policy is reflective of Policy Sal-3 in the CTC Source Protection Plan. The policy prohibits the establishment of new parking lots with greater than 200 square metres in	Updates made to reflect policy.

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		a WHPA-A in an Issues Contributing Area for Sodium or Chloride (future) or WHPA-A not in an Issue Contributing Area for Sodium or Chloride, but the parking lot would have to be greater than 2000 square metres. The second half of SAL-3: Require a salt management plan, which includes a reduction in the future use of salt, as part of a complete application for development which includes new roads and parking lots where the application of road salt is significant in any of the following areas: • WHPA-B (VS = 10) (future); or • WHPA-E (VS ≥ 9) (future); or • the remainder of an Issue Contributing Area for Sodium or Chloride (future). Such plans should include but not be limited to mitigation measures regarding design of parking lots, roadways, and sidewalks to minimize the need for repeat application of road salt such as reducing ponding in parking areas; and directing stormwater discharge outside of vulnerable areas where possible. [It is recognized that Policy d) under 6.3.2 of the draft Amaranth OP does outline the need for a Salt Management Plan, but it does not speak to mitigation measures and when the activity would be a significant threat.)	The section has been updated to reference mitigation measures.
		Section 3.4.3.12 Comment: The RMO can only issue a Section 59 Notice. Reference to Section 57 and 58 should be removed.	The requested changes have been made.
		Section 6.8 Comment: Suggest the inclusion of a Water Balance Assessment on the list of supporting studies.	The requested change has been made.
19	Town of Orangeville June 2, 2026	Schedule C -Source water protection mapping doesn't include a delineation of the water quantity protection area (WHPA-Q1/Q2) ; the OP Amendment should include either a separate schedule delineating the water quantity protection area (WHPA-Q1/Q2), or this area should be added to the existing source protection areas schedule. The quantity protection area poses many policy requirements and implications for new development, and should be visible and clearly delineated in OP schedules.	The schedule (now Schedule C2.1 in final Official Plan) has been updated as requested to depict the WHPA-Q1 / WHPA-Q2 areas.
		In addition to including a Schedule with Wellhead Protection Area capture zones for quality (WHPA A-D), mapping should also include the vulnerable area known as the Issue Contributing Area (ICA) for sodium and chloride, as this area has source protection policy implications for many landuses. Additionally Schedule C should also include the WHPA-E (Groundwater water under the influence of surface water (GUDI) conditions) areas.	The schedule (now Schedules C2.1 and C2.2 in final Official Plan) has been updated as requested to depict ICAs and WHPA-E.
		Mapping showing the source protection vulnerability scoring should be included as a Schedule, as it is the vulnerability scoring that is the main factor that determines the applicability of source protection	Mapping depicting the vulnerability scoring has been added as requested (see Schedule C2.2 in final Official Plan).

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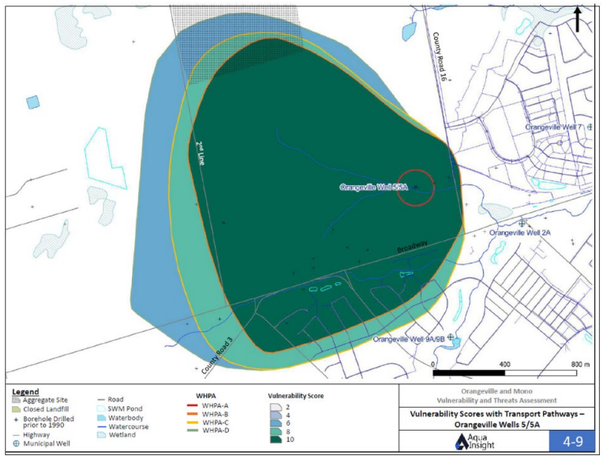
		policy requirements. Recommend including an additional Schedule displaying just the vulnerability scoring. *Mapping of source protection groundwater vulnerability scoring over Farmington Settlement Area from Tier 3 Water Budget and Risk Assessment Study (Aquainsight, 2026)*  	
		Schedule A-3 Land use & Transportation Farmington; the employment and extractive industrial land use designations assigned to the lands in the "Farmington area", that intercept the Wellhead Protection areas for quantity and quality (i.e. WHPAs A-D,E, ICA, and WHPA-Q1/Q2) should be considered in the context of source protection implications. The full implications of the source protection science (i.e. the latest Tier 3 Risk Assessment results) and the source protection policies should be accounted for in the designation of these lands. The most up-to-date science indicates that the lands within the Farmington area fall within the most vulnerable portions of the wellhead protection area for Orangeville's municipal Wells, with a vulnerability score of 10 & 8 (most vulnerable) stretching across a large portion of the Farmington settlement area. These high vulnerability scores are assigned to the area due to the high permeability conditions of land here, and because the groundwater source (aquifer) in this area is largely unconfined, and shallow, and therefore largely unprotected from potential subsurface contamination and pollutants in the area. As such, the most stringent source protection policies apply. This in some cases will lead to prohibition of activities deemed to be drinking water threats. Therefore, designating the Farmington Area as the primary employment area for the Township, while having to enforce prohibition policies is likely not feasible and will considerably constrain the type of development that can occur here. The Township should fully consider the effect of source protection policy requirements on the land in this area. Furthermore, the source protection science from the latest Tier 3 Water Budget and Risk Assessment Study (Aqua Insight, 2026) should be integrated into the decision making for this area- as the latest hydrogeological studies indicate that due to the subsurface nature of the land and groundwater in this area, new development can have considerable impact on the quality of Orangeville's municipal drinking	It is understood that amendments are in progress which would update the SPP mapping in the area, including related to the Town of Orangeville's municipal system. The updates are not yet approved or in effect, so it is not appropriate to include in the Official Plan at this time. A policy has been added which would allow for updates to be made to the applicable schedules without amendment to the Official Plan. It is acknowledged that WHPAs within the Farmington area of the Township could restrict certain activities on the lands. The Township ensures all development proposals are reviewed accordingly in the context of applicable policies, with applicable precautions taken into account. Uses which require significant water are not permitted within the Farmington area. It would not be appropriate to de-designate lands for employment uses, given the established function of this area, as well as applications in progress.

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		water supply, particularly on municipal wells 5 and 5a, which are Orangeville's largest producing wells making up to 60% of the Town's water supply. These wells are located in the shallow, unconfined groundwater resource, which is directly impacted by the surface and subsurface activities in the currently designated Farmington settlement area. The current designation of these lands for industrial and employment uses considerably increases the risk to Orangeville's most important and highest producing wells.	
		Schedule A-3 Land use & Transportation Farmington: the Town is of the opinion that the designation of the Farmington Area as primary employment lands, and as the main economic development area for the Township is not feasible long term due to the water quantity constraints in this area, as demonstrated by the latest Tier 3 Water Budget and Risk Assessment Study (2026). This current hydrogeological study re-confirmed that the groundwater resource in this area is already under significant water quantity stress; as such, every new water taking in the Farmington area will be considered a significant water quantity threat, potentially leading to the further exacerbation of existing aquifer stress levels. Further exacerbation of existing water quantity stress levels will impact Orangeville's ability to sustainably meet both existing and future municipal water demand, and may also impact the existing private water supplies of neighbouring businesses and residents in the Farmington area. Moreover, given the existing water quantity stress in the area, it is questionable whether new development will ultimately be able to sustainably meet their own water needs. Given the increasing cumulative impact of more water takers in an already stressed water resource, new development in this area will likely be constrained by limits on their own water consumption. The Town recommends that the Township and Dufferin County revisit the employment lands designation here, and that more restrictive policies that favour non-consumptive uses that will not require significant water takings be considered.	Noted. See above response.
		The Farmington employment area, as well as Section 2.7 "Community Settlement Areas" does not take into consideration policy DEM-2 of the current CTC Source Protection Plan which states that the Planning Approval Authority shall only permit new development where the new development does not require a new or amended permit to take water in a Wellhead Protection Area for Quantity (WHPA-Q1/Q2) with a significant stress level. The policy further stipulates that new development requiring a permit to take water shall only be permitted if the MECP provides approval following a review process, which requires that the development proponent model their proposed water taking and demonstrate that it will not impact municipal water supplies. Maintaining the designation of the Farmington Area as the primary employment area for the Town will be difficult, given the policy constraints with regards to new water takings in this area.	Noted. See above response.
		Section 2.7 Employment Opportunities - New Permits to Take Water for employment uses developing in the Farmington Area will be subject to additional requirements and scrutiny under the Permit to Take Water process. Existing policies already direct the MECP to take action to ensure that permits are only issued where it can be demonstrated that the proposed taking will not impact both existing and future municipal supplies and where the hydrogeological integrity of the supply aquifers will not be impacted. Proponents developing in this area will have to demonstrate no impacts to existing water supplies by using the findings of the most recently approved Tier 3 Water Budget Model and other available data. This is a high bar for new proposed developments, and will require development proponents to	Noted. See above response.

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		undertake hydrogeological investigations and modelling studies that are beyond the requirements of typical development applications. This puts additional constraints on development proposals in this area, and further supports Orangeville's opinion that the Farmington Area is not a long- term feasible option for supporting new employment use development given the water quantity constraints.	
		Section 2.7 Employment Opportunities – this section encourages new industrial activities and similar uses to locate within the Farmington Employment Area – as per comments above, we are re-iterating that this may not be a feasible long-term option due to the many constraints on these lands as it relates to water availability for new water users and the vulnerability of the lands with regards to the impact on existing drinking water supply sources.	Noted. See above response.
		Definitions – The term Risk Management Official (RMO) is included in the Source Water Protection policy section of the OP but is not defined. Recommend including a definition for RMO	A definition has been added to the updated Official Plan as requested
		Definitions - Recommend tightening up the definition for Source Protection Plan to specify that the Plan contains policies that regulate activities identified as drinking water threats, and that the policies in the SPP protect existing and future sources of municipal drinking water.	The definition has been modified as requested.
		Water Resources and Source Water Protection - Section 3.4.3.7 Municipal Wellhead Protection Areas: General: Under the definition for WHPA-E – the text notes there is a WHPA-E associated with the Shelburne well supply that extends into Amaranth. Please note there is also a WHPA-E associated with Orangeville Wells 5/5a located in Amaranth and Wells 2A, and9A/B that extends into Amaranth. See excerpt below for extent of these areas into Amaranth. There are located just west of County Rd 16, between County Rd 16 and 2nd Line. These areas should be included in Schedule C :	It is understood that amendments are in progress which would update the SPP mapping in the area, including related to the Town of Orangeville's municipal system. The updates are not yet approved or in effect, so it is not appropriate to include in the Official Plan at this time. A policy has been added which would allow for updates to be made to the applicable schedules without amendment to the Official Plan.

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		Section 3.4.3.8 Municipal Wellhead Protection Areas: Prohibited/Restricted Activities – The Clean Water Act now prescribes 22 threat activities, the list is missing the "Establishment and operation of a liquid hydrocarbon pipeline."	The requested change has been made.
		3.4.3.10 Municipal Wellhead Protection Areas: WHPA –Q1 /WHPA –Q - There is reference to Schedule C here for mapping of the WHPA-Q1/Q2, but Schedule C does not currently include a delineation of the WHPA-Q1/Q2.	The schedule (now Schedule C2.1 in final Official Plan) has been updated as requested.
		3.4.3.10 Municipal Wellhead Protection Areas: WHPA –Q1 /WHPA-Q2 – For bulletpoint c) "The use of best management practices such as low impact development to maintain pre-development recharge rates for non-major development or site alterations in a WHPA-Q2 (as identified in the applicable SPP) assigned a moderate risk level will be implemented." This statement references a WHPA-Q2 with a moderate risk level, while the WHPA-Q2 areas crossing into Amaranth are a significant risk level, and therefore have different policy implications. In significant risk areas both major and non-major development or site alterations should implement best management practices such as low impact development to maintain pre-development recharge rates. The only difference between the requirements for major vs. non-major development in a significant risk area is that major development must maintain pre-development groundwater recharge rates, as demonstrated through a water balance assessment, and any deficit in groundwater recharge must be compensated for through the implementation of best management practices and LIDs (as demonstrated through the water balance assessment), whereas for non-major development, only best efforts are required to maintain pre-development recharge rates through the implementation of LIDs and best management practices.	Noted. Text has been updated to clarify.
		3.4.3.10 - Municipal Wellhead Protection Areas: WHPA –Q1 /WHPA-Q2 . This section should address Policy DEM-2 in the Source Protection Plan which requires that the Planning Approval Authority only permit new development in a WHPA-Q1 where the development does not require a new Permit to Take Water , or where it is determined by the MECP through a review process that the proposed taking will not have implications on the municipal source aquifer through the use of Tier 3 models and other data– this will have significant implications on the policies and direction in the Farmington Settlement Area. Furthermore, the policy states that approving settlement area expansions within WHPA-Q1 as part of a municipal comprehensive review where the applicable provincial planning criteria have been met and the following has been demonstrated: a) the aquifer has sufficient capacity to sustainably provide municipal water services to the expanded settlement area; b) the expansion will not adversely impact the aquifers ability to meet the municipal water supply requirements for current and planned service capacity, for other permitted takings, or for wastewater receiving bodies; and c) the hydrological integrity of municipal wells will be maintained. These SPP policy implications should be considered in the OP framework. This should also be considered in the County of Dufferin OP.	The policies reference the contents of DEM-2 in the SPP.
		3.4.3.12, bulletpoint E- Please note there are no official legislated "Notices" under the Clean Water Act for Section 57 or 58. These are simply sections of the act the prescribe for the prohibition (S.57), or	The requested change has been made to remove Section 57 & 58 references.

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		management of a significant threat activity through a risk management plan (S.58). Through Section 59 of the Clean Water Act, the RMO provides "Notice to Proceed" for a development application. The review of the development application can only go forward if the RMO has issued this Section 59 Notice to Proceed. If a Notice to Proceed has not been issued, the development application cannot be deemed "complete" and therefore cannot move forward through the planning approvals process.	
		3.2.2 Biosolids - With regards to the following statement: "Under no circumstance, shall the application of any of the above be permitted in areas of groundwater sensitivity, as shown on Schedule "C" as vulnerable aquifers (1-100 years)" Is this intended to reference the Wellhead protection area (WHPA A-D) (25 year of travel), rather then a vulnerable aquifer (1-100 years)), or is it intended to reference a vulnerable aquifer environmental feature, which is different from a WHPA? Note there is no vulnerable aquifer designation listed on any of the provided Schedules.	Schedules have been amended as applicable to show the vulnerable aquifer areas (now Schedules C2.1 and C2.2 in final Official Plan).
		Section 3.2.3 Water Quality – Bulletpoint h) states the following: "Prior to permitting development in areas identified as a Vulnerable Aquifer, as shown on Schedule "B", or in areas where the primary source of drinking water is the overburden, the Township shall be satisfied that the requirements of subsection (f) have been fulfilled. " Please note there is no environmental feature or designation in Schedule B delineated as a "vulnerable aquifer".	Schedules have been updated (now Schedules C2.1 and C2.2 in final Official Plan), with references corrected
		A general recommendation to consider the inclusion of additional policies in the Water Resources and Source Water Protection section of the OP based on circumstances the municipality has ran into in the past couple of years that warrant direction in the OP. The Township may want to include OP direction on the following: a) Transport Pathways – transport pathways are features that create a conduit to municipal supply aquifers and increase the vulnerability of a groundwater resource. Policies to allow the municipality to ask for additional studies to evaluate transport pathways proposed as part of a development may be warranted in source protection areas. Updated policies in the CTC SPP encourage and allow for this additional study. As an example for your reference, The Town of Orangeville has included the following polices in the Orangeville OPA 135 that speak to transport pathways: *"E7.4.9 In Wellhead Protection Areas for quality, land uses which propose the establishment of transport pathways, as identified and confirmed by the Risk Management Official (RMO), may be subject to further technical assessment and mitigation requirements. The Town may request that transport pathways be assessed through technical studies prepared by a Qualified Person (QP), and that the potential impacts of a transport pathway on the Town's municipal supply aquifers be mitigated.* *E7.4.10 Where a transport pathway is proposed, as identified by the RMO, a*	This matter was not raised by County staff through their review. We recommend not to include at this time, since it is already covered in the SPP.

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		Confirmation Statement from a Qualified Person (QP) confirming that the proposed transport pathway will not increase the risk of the municipal water source to being contaminated by landbased activities will be required. Any proposed mitigation measures shall be implemented to the Town's satisfaction. Where the proposed transport pathway is located within 100m of a municipal well, the Town may prohibit the establishment of the transport pathway" b) Dewatering Activities in the WHPA-Q1 : Dewatering in the WHPA-Q1 has the potential to impact municipal drinking water supplies, particularly around the Well 5/5a area, where the water supply aquifer is in the shallow, unconfined overburden sediments. Recommend including OP policy wording to allow the municipality to request additional studies by a QP to determine impacts to groundwater resources in WHPA-Q1 areas. The Town of Orangeville OPA 135 includes the following policies to address these circumstances: "*E7.4.11 Dewatering activities proposed in a Wellhead Protection Area for water quantity (WHPA-Q1) are identified as a significant threat activity and must be assessed through a hydrogeological study completed by a Qualified Person (QP).* *Dewatering shall only be permitted where it can be demonstrated through a hydrogeological assessment that the water taking will:* ▪ *Not impact municipal supply aquifers;* ▪ *Not impact the ability of the aquifer to meet municipal water supply requirements for the current and planned service capacity and;* ▪ *Ensure the hydrogeological integrity of municipal wells will be maintained.* ○ *The Town may set out the minimum requirements to be addressed in the hydrogeological assessment. Requirements may include, but are not limited to:* ▪ *hydrogeological modelling to evaluate the impact of dewatering on aquifers;* ▪ *monitoring and sampling plans;* ▪ *pumping test requirements;* ▪ *mitigation and contingency plans;* ▪ *dewatering design strategy"* c) Management of Excess Soil Sites / Fill Pits : In the WHPAs, additional scrutiny is warranted to evaluate the impacts of a potential excess soil sites/fill pit, as such activities could have significant implications on water quality and quantity, particularly in areas of permeable geology, where municipal drinking water supply sources are located in shallow overburden soils (i.e. around Wells 5/5a). Recommend including policies that speak to limiting fill importation in source protection vulnerable areas. For your reference and example, the Town of Orangeville OPA 135 has included the following policy for excess soil management sites in WHPAs: " *E7.4.12 Within a Wellhead Protection Area where excess soil is to be imported in support of a proposed land use, the proponent shall, at a minimum, demonstrate*	

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		adherence to provincial excess soil regulation O.Reg 406/19, as amended. The Town may request that a Fill Management and Monitoring Plan be provided as part of a complete application submission, and set out the requirements to be addressed. The Fill Management Plan may include, but is not limited to monitoring, sampling, contingency, mitigation and information sharing requirements. The Fill Management Plan shall be prepared by a by Qualified Person (QP) and implemented to the satisfaction of the Town. Where the proposed importation of excess soil is to be located within 100m of a municipal well, or within an area with a vulnerability score of 10, the Town may prohibit the placement of excess soil."	
		Draft OP – Section 5.5.3 (Uses Permitted for Employment Area designation): the following permitted use policies are not consistent with the Employment Area policies of the County OP (Section 3.6) and the "Area of Employment" provisions under the Planning Act – Sections 1(1.1) and 1(1.2) e) specialized retail outlets serving a wide trade area accessible to this high visibility location f) restaurant facilities, hotels, motels g) open space, recreation uses…like facilities necessary to serve the community h) automotive commercial uses, such as service stations……. I) institutional uses such as places of worship, adult education facilities….. J) one accessory dwelling unit The above permitted uses should therefore be deleted from this policy	Uses have been updated in response to comments received from Town and County staff.
		Section 5.5.7 – add an item "implementation of source water protection measures to the satisfaction of the applicable source protection authorities" to the matters to be regulated by site plan control for the Employment Area designation.	The requested change has been made.
		Section 5.5.9 – policy to be revised to exclude Employment Area lands from being "zoned in a number of commercial, institutional….zones to reflect existing uses and provide for a reasonable expansion of such uses". Policy needs to be strengthened to recognize such uses as legal non-conforming per Planning Act Section 1(1.2)	Section has been updated to indicate lands 'may' be zoned. Recognizing all uses as legal non-confirming is not appropriate.
		Section 5.5.9 c) – "lands may be removed from the Employment Area designation where it has been deemed that…." This policy should be shifted to a stand-alone section under the Employment Area policy framework, not under its current location. Further, these criteria should be expanded for consistency with County OP policy 3.6.2 (employment land conversions).	The current location of the policy is appropriate, so it remains as-is. Reference to County OP has also been added for clarity though.
20	SGL Planning & Design Inc. regarding 513091 2nd Line, Amaranth June 5, 2026	SGL provided a letter with planning justification to incorporate the northern portion of the subject lands into the Farmington settlement area and redesignate these lands to 'Employment Area'.	Planning justification provided was sufficient; mapping changes were made to reflect this request.

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21	GSAI on behalf of Ritchie Bros. Properties Ltd. June 9, 2026	Letter formally requested that GSAI have the opportunity to reserve comments on the Official Plan Review process and be notified of any future public and municipal Council/Committee meetings dealing with the Township's Official Plan review.	Noted.
22	GSAI on behalf of OPTrust Amaranth 1 Inc, OPTrust Amaranth 2 Inc. and OPTrust Amaranth 6 Inc. (c/o Nicola Real Estate) June 9, 2026	Letter formally requested that GSAI have the opportunity to reserve comments on the Official Plan Review process and be notified of any future public and municipal Council/Committee meetings dealing with the Township's Official Plan review.	Noted.
23	Carley Dixon, Burnside (Township Engineer) June 3, 2026	Burnside provided comments via markup of Draft Official Plan Schedule A-1. These comments related to the proposed settlement area reallocation as it relates to servicing capabilities.	Comments considered through discussion with Council.
24	County of Dufferin staff June 1, 2026	The County of Dufferin provided comments via markup of the Draft Official Plan. Comments related to the following Sections: • Section 1.1 • Section 1.4 • Section 1.6 • Section 2.2 • Sections 2.4 – 2.9 • Section 2.11 • Section 2.14 • Sections 3.1 – 3.2 • Section 3.4 • Section 4.1 • Section 4.2 • Sections 5.1 – 5.2 • Sections 5.5 – 5.6 • Section 5.8 • Section 6.1 • Section 6.4 • Section 6.8 • Chapter 8	County comments have been reviewed and incorporated as applicable.

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25	Gagan Khehra (Re/Max), on behalf of the owners of 194457 Amaranth East Luther Line E, Amaranth June 22, 2026	Request that the property's designation/zoning be changed from Agricultural to Rural as part of this review process.	No change recommended. The proposed 'Rural' and 'Prime Agricultural' designation mapping is based on the outcomes of the Land Evaluation and Area Review conducted in 2024/2025. The LEAR identified the property as being part of the Township's prime agricultural area and subject to the 'Prime Agricultural' designation. As well, Canada Land Inventory mapping identifies the property as containing CLI Class 2 soils which is one of the highest/best CLI classification as it relates to soil capability for agriculture. Changes from the identified designation in the LEAR study will require a soil survey to confirm that the site does not contain predominantly CLI Class 1-3 soils (which are considered prime agricultural land). As well, based on LEAR methodology, areas of 'Rural' lands should be contiguous with other 'Rural' lands, forming a cluster of approximately 250 hectares of non-prime agricultural area (i.e. not a single isolated parcel surrounded by 'Prime agricultural' designated lands). Further planning justification is required to justify the requested change, and this change can be privately pursued outside of this Official Plan Review process.
26	Gagan Khehra (Re/Max), on behalf of the owners of 284342 Dufferin County Road 10, Amaranth June 22, 2026	Request that the property's designation/zoning be changed from Agricultural to Rural as part of this review process.	No change recommended. The proposed 'Rural' and 'Prime Agricultural' designation mapping is based on the outcomes of the Land Evaluation and Area Review conducted in 2024/2025. The LEAR identified the property as being part of the Township's prime agricultural area and subject to the 'Prime Agricultural' designation. As well, Canada Land Inventory mapping identifies the property as containing CLI Class 2 soils which is one of the highest/best CLI classification as it relates to soil capability for agriculture. Changes from the identified designation in the LEAR study will require a soil survey to confirm that the site does not contain predominantly CLI Class 1-3 soils (which are considered prime agricultural land). As well, based on LEAR methodology, areas of 'Rural' lands should be contiguous with other 'Rural' lands, forming a cluster of approximately 250 hectares of non-prime agricultural area (i.e. not a single isolated parcel surrounded by 'Prime agricultural' designated lands).

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			Further planning justification is required to justify the requested change, and this change can be privately pursued outside of this Official Plan Review process.
27	GRCA July 31st, 2026	GRCA staff offer the following general advisory comments on the draft official plan. Several sections, including 4.6 (Additional Residential Units) and 9.1.4 (Zoning By-Laws Temporary uses), speak to Additional Residential Units (ARUs) and/or Garden Suites. a) Please note that the creation of an ARU is considered development under Ontario Regulation 41/24. Additional Residential Units and Garden Suites are not supported in one-zone floodplain or erosion hazard areas. In addition, for the GRCA to support and issue a permit for an ARU within a GRCA regulated area, safe access must be present. b) While we recognize that Section 8.5 (Natural Hazards) references considerations for safe access, we recommend that the requirement for safe access be clearly identified in each of the above referenced sections.	The following has been added to Section 4.6 and 9.1.4: When an additional residential unit (garden suite in case of Section 9.1.4) is proposed, safe access must be demonstrated to the satisfaction of the Township and, where applicable, the relevant Conservation Authority.
		We recommend that a definition of safe access be included, or language be added that safe access requirements to be confirmed by the Municipality and the appropriate Conservation Authority. a) GRCA defines safe access to mean locations where during the Regulatory Flood, the flow velocity does not exceed 1.7 metres/second (m/s), the product of depth and velocity does not exceed 0.4 m2/s, the depth of flooding along access routes to residential units does not exceed 0.8 m or 1.2 m along access routes to commercial or industrial buildings or structures, and the depth of flooding adjacent to residential units does not exceed 1.2 m or 2.0 m adjacent to commercial or industrial buildings or structures.	
		Several sections, including 6.1.8 (Consents in Prime Agricultural Areas Designation), 6.2.4 (Consents in Rural Lands Designation), and 9.2 (Land Division) speak to lot creation policies. a) We recognize that Section 8.1.6 (Consents), specifies that new lots shall not be permitted within the Natural Environment and Water Resources designation, except through acquisition by a public body. GRCA is in support of this policy. The requirement for new lots to be located outside of hazardous lands is supported by Section 5.2.3 of the Provincial Planning Statement (PPS, 2024). b) We recommend that Section 6.1.8 and 9.2 point back to 8.1.6 to improve clarity regarding these restrictions	The following has been added to both sections 6.1.8 and 6.2.4: "Where an existing lot is also designated Natural Environment and Water Resource Areas, please refer to the consent policies of Section 8.1.6 in addition to the consent policies of this section".
		Natural Hazards policies are provided in Section 8.5. However, natural hazards are also part of the Natural Environment Land Use. GRCA staff recommend that it be made clear in Section 8.1 (Natural Environment) that both the Policies from 8.1 and 8.5 apply for lands within Natural Hazards.	The following has been added to Section 8.1.3: "Where land designated Natural Environment and Water Resource Areas is also identified as containing Natural Hazards, the policies of Section 8.5 shall also apply".

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		Several natural hazard features as mapped by the GRCA, which would be included within the Natural Environment Land Use do not appear on the Land Use Schedules. For example, a watercourse northeast of the intersection of Station Street and Fennel Drive in Waldemar, and valley slopes as per GRCA mapping are not included on Schedule A2.1. We recommend that the applicable data layers (e.g. wetlands, watercourse, waterbody, regulatory floodplain river valley slopes) be downloaded and incorporated into the OP Schedules. The data is available on our website here: https://data.grandriver.ca/downloads-geospatial.html	Updated data layers have been included in all schedules.
		Schedule A2.1 – Land Use Designations Waldemar. There is a property within the onezone floodplain that is not identified as within the Natural Environment and Water Resource Areas. The property is located east of the Grand River, immediately north of County Road 109. We request that the Land Use for this property be updated to Natural Environment and Water Resource Areas. A map has been attached to this letter.	
		The below comments from GRCA are advisory:	
		Page 29, Section 4.11.1 Stormwater Management - GRCA staff recommend that any development that may affect the control of flooding and erosion (in natural hazards) should be accompanied by a Stormwater Management Report	Change made. See updated Policy 4.11.1
		Page 80, Section 8.1.3 Natural Environment General Development Policies - GRCA staff recommend that all wetlands, both naturally occurring and of anthropogenic origin, be protected from development. Both wetlands are regulated by Conservation Authorities under Ontario Regulation 41/24.	No change made - see existing Policy 8.1.3b)i)
		Page 119, Section 8.5.1.2 Natural Hazards Floodplains - the GRCA recommends that the use 'Associated with an Assisted Living Facility' be added to the developments not permitted in any floodplain.	Added.
		Page 120, Section 8.5.2c) Natural Hazards Steep Slopes and Ravines - GRCA policies do not support development within the erosion hazard on a vacant lot. We recommend removing this policy.	Removed.
		Page 120-121, Section 8.5.2 Natural Hazards Steep Slopes and Ravines - GRCA staff recommend that the restrictions identified for Floodplains (Section 8.5.1.2), and as per our comment above, be similarly added to this section.	Added as 8.5.2.1.
		Page 139, Section 9.6 Conservation Authority Regulations The following works shall be subject to the regulations as administered by the appropriate Conservation Authority, as well as the requirement for a permit in accordance with Provincial regulations:	Added.

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		a) the straightening, changing, diverting or interfering in any way with the existing channel of a watercourse; GRCA staff recommend revising to: The following works shall be subject to the regulations as administered by the appropriate Conservation Authority, as well as the requirement for a permit in accordance with Provincial regulations: a) the straightening, changing, diverting or interfering in any way with the existing channel of a watercourse or to change or interfere in any way with a wetland;	
		Page 177, Section 9.17 Definitions - The definition for Special Policy Area (SPAs) that is included refers to SPAs within floodplains, which are not the type of SPAs that are present within the Township of Amaranth. We recommend that this definition be removed or updated to avoid potential confusion.	Removed.
		Page 184, Section 10.1 Additional Policy Areas - The text references Schedule A3. This schedule does not appear to exist in the July draft.	Reference updated to Schedule A2.
Comments from Public Meeting (August 4, 2026)			
1	Roll Nos. 22-08-000-003-12710 (LEGAL - AMARANTH CON 3 PT LOT 31 RP; 7R6410 PT PART 1) and 22-08-000-003-12714 (LEGAL – AMARANTH CON 3 PT LOT 31 RP; 7R6410 PART 2).	Inquired as to why their property was not designated Estate Residential.	We thank you for your comments. Your property was not previously designated Estate Residential as the outcome of the LEAR study indicated that the lands should be part of the Township's prime agricultural area and as such, we did not propose it for inclusion in the Estate Residential designation. Since the previous iteration of the draft Official Plan mapping, Council has directed that your property be designated SPA 1 which permits estate residential development. This is reflected in updated Schedule A2. We note that the changes to the extent of the proposed community settlement area boundaries for Waldemar and Laurel (at the time Schedules A1-A2 now Schedules A2.1-A2.2) and Estate Residential designation (now referred to as Rural SPA.1) since those included in the presentation to Council on February 18th have been at Council direction.
2	General Mary Sheely (SGL)	Ensure that the Rural designation retains permissions for small-scale commercial and industrial uses	These following has been added as a permitted use on Rural Lands (see Section 6.2.3) based on the County of Dufferin Official Plan: "Small scale, resource-based rural industrial/commercial uses".
3	Patrick White	Object to Official Plan removal of Edelbrock Lands from Laurel including Lot 11 Concession 4 due to: - OMB decided this boundary (PL050906) on March 11, 2010 - County OP maintains this land in the settlement area	We thank you for your comments. As part of the work conducted through the Background Report, MHBC undertook a review of the Township's three settlement areas, as well as lands identified for estate residential uses

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		- LEAR doesn't support redesignation - Waldemar is equally unserviced as Laurel - Removing settlement area lands is contrary to provincial policy direction as it sterilizes developable land - Draft boundary splits lot which reduces agricultural viability and room that allows for compliant lots (ex. Servicing). Request Council reconsider proposed changes to Laurel settlement boundary changes.	(given the contribution to overall Township growth). The goal was to re-allocate lands amongst the Township's settlement areas, so that substantially the same area of designated settlement or residential lands is maintained but that the lands are shifted between the rural settlements. The northeast area of the Township was also explored for candidate lands for estate residential development, given the findings of the Township's LEAR study, which identified Rural Lands in this part of the Township. Township Council further directed that the February 2026 boundaries of Waldemar and Laurel be maintained, thereby maximizing the opportunity for additional estate residential lands adjacent to Shelburne. The final draft Official Plan reflects this Council direction.
4	Marc	Supports work of MHBC and happy that our thoughts and views were listened to. Happy with draft as proposed.	Acknowledged.
5	Bob Curry	- Opposes redesignation of lands south of Shelburne from Agriculture to Special Policy Area. - West half of lot 31 on Line 35 proposed to be redesignated to Rural, inquiring as to how long this will take	The Special Policy Area has been added at Council's direction. Council also advised member of the public of timing on approval process.
6	Kevin Uhn	Inquiring whether redesignating lands south of Shelburne opens those lands more easily to Shelburne to annex. Inquiring as to MDS non-application for existing lots of record (ex. 20 lots) prior to MDS formula.	Council advised of their rationale at the Public Meeting. Policy 4.10.2 has been added to permit development on existing lots of record subject to certain criteria to mitigate against existing neighbouring livestock facilities.
8	Delegation by Josh MacEwan	Requested specific inclusion of policy for data centres and large load facilities in the Official Plan.	Specific policy (Section 5.4.6) for data centres and large load facilities have been included in the Official Plan and will be carried into the Zoning By-law.
Comments Following Public Meeting (after August 4th, 2026)			
1	Steve Guglietti (Procon Supplies) August 5th, 2026	"I am writing to you on behalf of (Amaranth Investments Ltd.) owners of the lands locate at 205169 County Road 109 within the Township of Amaranth ON. The subject lands are designated "Prime Agricultural" under the Township of Amaranth's current Official Plan and "Agriculture Area" under the Town's zoning by-law. Given the subject lands close proximity to the 'Farmington Area' – designated under the Township of Amaranth Official Plan Schedule A2.3, Employment Area, the lands are ideally located within an area that warrants consideration for future employment uses. We would therefore like to formally request to have the subject lands designated as Future Employment.	No change recommended. The proposed 'Rural' and 'Prime Agricultural' designation mapping is based on the outcomes of the Land Evaluation and Area Review conducted in 2024/2025. The LEAR identified the property as being part of the Township's prime agricultural area and subject to the 'Prime Agricultural' designation. Changes from the identified designation in the LEAR study will require a soil survey to confirm that the site does not contain predominantly CLI Class 1-3 soils (which are considered prime agricultural land).

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		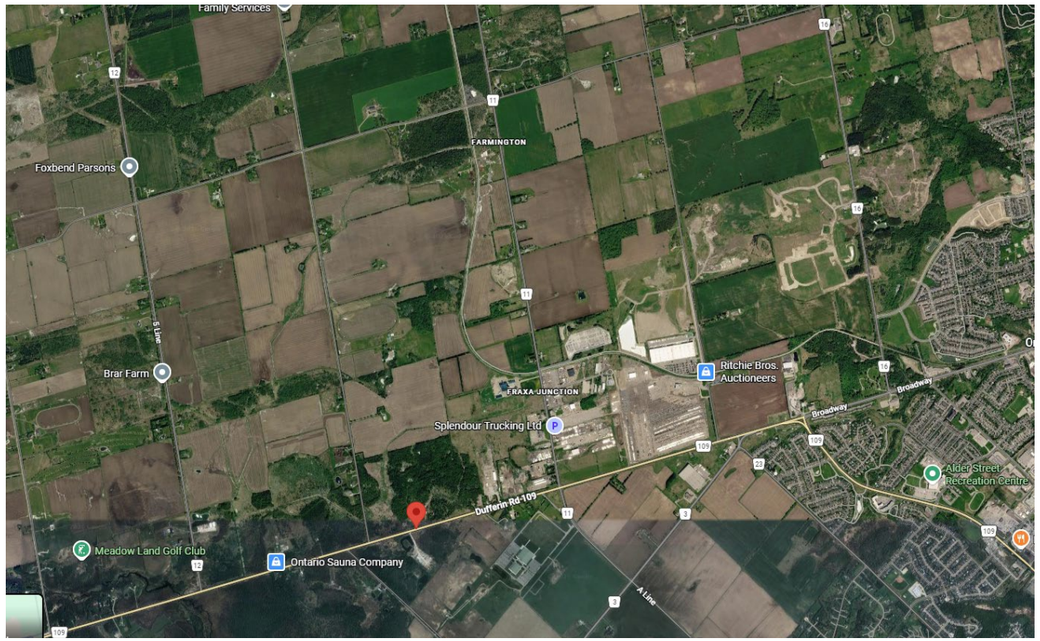	Based on the County's available Land Needs Assessment, no additional employment lands were identified as required in Amaranth. Only minor rounding out of the Farmington settlement area has been considered as part of this update. Should there be interest in re-designating the property in the future, this would need to be advanced through a privately-initiated Official Plan Amendment.
2.	Patrick White on behalf of Estate of Wilhelm Edelbrock	1. The OMB already decided this exact boundary – with Amaranth council's support 2. The County's own Official Plan still places the Edelbrock Lands inside the settlement area – so this removal contradicts the very plan the Township says it is conforming to. 3. The Edelbrock Lands were not evaluated in the studies the Official Plan schedules are said to rest on. 4. The stated reason for the reallocation (moving unserviced lands within Laurel to the Waldemar settlement area) does not apply. 5. Removing any settlement lands runs against current Provincial Policy and housing direction. 6. The proposed boundary line is poor boundary planning.	We thank you for your comments. We note that the changes to the extent of the proposed community settlement area boundaries for Waldemar and Laurel (at the time Schedules A1-A2 now Schedules A2.1-A2.2) and Estate Residential designation (now referred to as Rural SPA.1) since those included in the presentation to Council on February 18th have been at Council direction. Further, Council refused the motion (on September 2nd) requesting they maintain the current extent of the existing community settlement areas (as is in the in-effect Official Plan) until further study/consultation can occur, and directed that mapping changes requested through a motion on August 12th be carried out.
3	Matthew Mair August 7, 2026	My client (Larry Acchione-copied) owns a property in the Farmington Employment Area on County Rd 109, on which they operate a construction yard as part of operations for their business Allto Construction. This yard has operated since the 70s and is used as a secondary office and to store machinery and various construction materials, including aggregates, as part of these operations (please see aerial attached). It appears the language for the provisions under 5.2.3.1 Uses Permitted Lands in the Employment Area in the Draft OP have remained largely unchanged from the current OP. However, it is unclear as to how	The policies of Section 5.4 have been updated to align with the definition of 'area of employment' per subsections 1 (1.1) and (1.2) of the Planning Act.

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		"materials storage" or similar uses related to my client's operations are to be defined in comparison to the Prohibited Use of "storage of mineral aggregates." If you could provide any high-level comments on this distinction, as we might want to formally request that the language is revised so as to ensure the existing construction yard use remains in clear conformity with the new OP. I have provided the draft language for both permitted uses and prohibited use below: 5.2.3.1 Uses Permitted Lands in the Employment Area designation may be used for the following: a. manufacturing and assembly, clean processing and reclaiming, warehousing and materials storage, including contractors yards, transportation terminals, and other similar facilities associated with buildings and structures; b. accessory sales outlets and other uses such as offices and cafeterias that are smaller in scale than, and located on the same lot as the primary industrial use to which they are incidental; c. free-standing business-oriented sales, service and office operations such as vehicle, machinery and equipment sales, service and/or leasing operations, printing, telecommunication and/or electronic data processing facilities, and vehicle fuel retailing operations; d. business and professional offices, as ancillary uses; e. fire halls, police and ambulance stations, utilities and facilities necessary to serve the community; f. automotive commercial uses, such as service stations, automobile, recreational vehicle or trailer sales and service, car rental outlets, and other uses which require large buildings and parcels of land with high exposure to traffic such as building materials outlets, gardening supply and nursery centres; 5.2.3.2 Prohibited Uses Prohibited uses in Employment Areas include the following: outdoor scrap, salvage or wrecking yards; the manufacture of asphalt and petroleum refinery operations; the extraction or storage of potentially hazardous materials; noxious uses; the extraction or storage of mineral aggregates During our discussion you mentioned the intent of Section 5.2.3.2-e would be to prohibit the extraction AND storage of mineral aggregates, as opposed to just storage of aggregates that accompanies other	

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		permitted uses. Seeing as many construction-related uses would require the storage of aggregates, it might be helpful to include language that makes this distinction clear. Any thoughts on this are appreciated.	
4	Town of Shelburne (c/o Steve Wever, GSP) August 11, 2026	I'm connecting on behalf of the Town of Shelburne as their planning advisor regarding the Township's new draft Official Plan and the proposed SPA 1 area adjacent to Shelburne. The Town has some concerns about the proposed SPA1 designation of additional land for estate residential uses on private services adjacent to the boundary of Shelburne. Specifically, the land along the south side of County Road 11 which is currently designated "Rural" in the current OP is proposed as part of the new SPA1 in the new draft OP. The mapping and policies are captioned below. Note that this land is across the road from major industries and the Shelburne Industrial Park, and County Road 11 is an existing designated and signed truck route. Do you have any information you can provide on the need for designating additional land, and the suitability of this land specifically, for estate residential uses? Also note that one of the properties in this area was previously proposed for estate residential lot severances and that proposal was refused by the OLT for a number of reasons. A copy of the decision is attached for reference. At a more general level, Shelburne is concerned that adding more privately serviced estate residential development along the boundary of Shelburne as a serviced urban centre and primary growth area in the County would ultimately increase demands for certain public facilities and services in Shelburne without contributing towards meeting those needs. If possible, I think it would be helpful if we could meet to get a better understanding of the rationale for the proposed changes – please let us know and your earliest availability, if that is an option. The Town may comment further including a report to Town Council and formal comment submissions, as needed. Lastly, we wanted to check if any notices or circulations were sent to the Town about the new draft Official Plan, as the Town does not have record of receiving anything. If you could confirm and provide a copy of the circulation and notice if sent previously, and how and when it was sent, that would be appreciated.	We thank you for your comments. We note that the changes to the extent of the proposed community settlement area boundaries for Waldemar and Laurel (at the time Schedules A1-A2 now Schedules A2.1-A2.2) and Estate Residential designation (now referred to as Rural SPA.1) since those included in the presentation to Council on February 18th have been at Council direction. Further, Council refused the motion (on September 2nd) requesting they maintain the current extent of the Estate Residential designation (as is in the in-effect Official Plan) until further study/consultation can occur, and directed that mapping changes requested through a motion on August 12th be carried out. We have added additional development policies (see Section 10.1.2) that would apply to development within SPA 1, including a requirement for a land use compatibility report.

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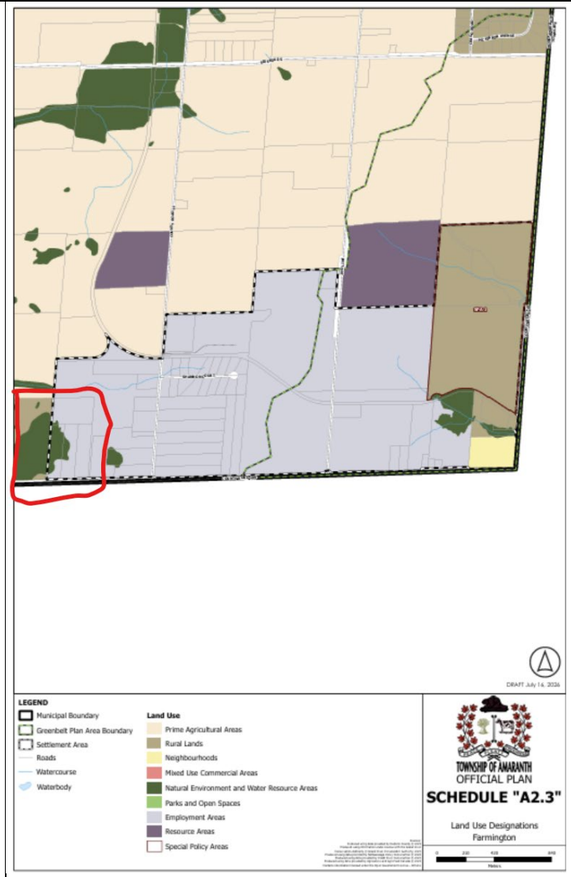
5	Jason Jottelenberg August 11, 2026	 We were approached by the owner of the Subject Land regarding his request to have their property included as Employment Lands. On behalf of OSAVE Realty Inc. (the property directly east of the subject land), I write to indicate that we have no objection to 205169 County Rd 109 Amaranth being included as Employment lands. As our properties at 205217 & 205235 County Rd 109 are set to be included as Employment lands, having the adjacent property included seems logical and we would support this. Should you have any questions about this please feel free to contact us.	We appreciate your comments. Based on the County's available Land Needs Assessment, no additional employment lands were identified as required in Amaranth. Only minor rounding out of the Farmington settlement area has been considered as part of this update. Should there be interest in re-designating the property in the future, this would need to be advanced through a privately-initiated Official Plan Amendment.
6	Gail Little August 12, 2026	In reviewing the A2 mapping of the OP proposal, I noticed that the west half of Concession 5, between 25 SR and 30 SR, has been zoned rural. The east half of that particular concession is included as agricultural. I believe that it would be consistent with our planning strategy to have the whole concession 5 between 25 SR and 30 SR designated as agricultural. This area faces onto the east side of the 6th line.	No change recommended. The proposed 'Rural' and 'Prime Agricultural' designation mapping is based on the outcomes of the Land Evaluation and Area Review conducted in 2024/2025. The LEAR identified the property as being part of the Township's prime agricultural area and subject to the 'Prime Agricultural' designation. Changes from the identified designation in the LEAR study will require a soil survey to confirm that the site does not contain predominantly CLI Class 1-3 soils (which are considered prime agricultural land). As well, based on LEAR methodology, areas of 'Rural' lands should be contiguous with other 'Rural' lands, forming a cluster of approximately 250 hectares of

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			non-prime agricultural area (i.e. not a single isolated parcel surrounded by 'Prime agricultural' designated lands).
7	Town of Orangeville August 7, 2026	Regarding designation of lands known as West Half of Lot 2, Concession 1, in the Township of Amaranth, County of Dufferin from 'Agricultural' to 'Employment': Further expansion of the employment area designation on this parcel is not in line with the intent of Policy DEM-2, part 3 in the CTC Source Protection Plan which discourages further settlement expansions in the WHPA-Q1/Q2 with a significant stress level. While this parcel is limited in extent, it is important for the purposes of source protection due its immediate proximity to Orangeville municipal supply wells 5/5a, and high vulnerability rating (10). Expansion of employment area on this parcel is not advisable due to existing water quality and quantity constraints and high risk rating.	Based on the County's available Land Needs Assessment, no additional employment lands were identified as required in Amaranth. Only minor rounding out of the Farmington settlement area has been considered as part of this update. Any future development will still have to meet the source protection policies of the CTC Source Protection Plan. The required information from the Source Protection Plan has been added to the Sourcewater Protection policies (see Section 8.2.1) of the Township Official Plan. Additionally, WHPA areas and highly vulnerable aquifers have been added to the schedules (now Schedules C2.1 and C2.2 in final Official Plan).
		Could not find vulnerability scoring mapping in any of the schedules posted online for consultation. Please include.	Highly Vulnerable Aquifers were added to the July 2026 Draft Official Plan (see Schedule C2.2). The suggested updates to add the new vulnerability scoring appear to be part of the SPP amendments that are understood to be in progress. Since the updates are not yet approved or in effect, it is not appropriate to include in the Official Plan at this time. A policy has been included in the Official Plan which would allow for updates to be made to the applicable schedules without amendment to the Official Plan.
		If the Township cannot de-designate employment lands in the quantity WHPA at this time, it is recommended that OP policy be amended to only permit dry industrial/commercial uses in the Farmington employment area to be protective of the groundwater resource for existing takers in the area. Dry industrial/commercial uses can be defined in the OP, and may be scoped down to only include uses which rely on minimal water use and generate little to no wastewater, apart from discharges related to sanitary sewage that can be handled by on site septics. This would also address water quality concerns related to industrial and commercial wastewater. Industrial operations that use water in manufacturing, processing, fabricating, or cleaning processes or commercial uses identified as being heavy water users (i.e. hotels, restaurants, commercial laundry) should be intentionally scoped out of permitted uses in the WHPA-Q1/Q2 Farmington employment area.	The policies of Section 8.2.1 speak to industrial / commercial uses being limited in water usage and wastewater generation. The section also requires assessment of risk through risk management assessment requirements for any new uses, as well as the site plan approval process. Permitted uses have been revised to limit the scope of commercial uses within the employment areas as well.
		Uses on the highest vulnerability lands (score of 10) located in closest proximity to Wells 5/5a should be further scoped down to eliminate landuses that would typically be associated with significant threat activities (i.e chemical storage, waste handling & storage, bulk fuel storage etc.)	Uses within the highest vulnerability lands would be addressed through the risk management process, including prohibition of certain uses, as outlined in Section 8.2.1.
		This doesn't appear to have been addressed. The clause still says "The use of best management practices such as low impact development to maintain predevelopment recharge rates for non-major	The requested change has been made to the policy.

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		development or site alterations in a WHPAQ2 (as identified in the applicable SPP) assigned a moderate risk level will be implemented." To re-iterate there is only a significant risk level (no moderate), and BMPs/LIDs should be implemented for both major and nonmajor development, as per policy REC-1 in the SPP. Recommend rewording as follows: "The use of best management practices such as low impact development to maintain predevelopment groundwater recharge rates for both major and non-major development or site alterations in a WHPAQ2 (as identified in the applicable SPP) assigned a significant risk level will be implemented."	
		Regarding Section 3.4.3.10, recommend specific policy reference and policy wording in DEM-2 be added.	As noted above, the policies of this section (now 8.2.1) reference the requirements of DEM-2.
		Regarding recommendation to include OP direction on transport pathways: This is not covered in the SPP and is therefore being recommended for inclusion in the OP to cover spp policy gaps and allow the Township to regulate activities through their OP which may impact water sources but are not explicitly regulated under the Clean Water Act. In this case the OP can serve to fill the regulatory gaps. This includes requesting additional studies to evaluate transport pathways (i.e. conduits) to drinking water supply aquifers, and excess soil and dewatering activities, which have the potential to impact drinking water supply aquifers. Example wording is provided for your reference and consideration for inclusion into the OP. We ask for special consideration of such policies for high vulnerability and significant water quantity stress WHPA zones (WHPA and WHPA-Q1/Q2).	As noted above, this matter was not raised by County staff as something additional to include in the Official Plan. We recommend it be addressed at a later date, perhaps through County Official Plan updates.
		There is a sand and gravel resource area identified just north of the farmington employment area, within the WHPAs for both Orangeville and Mono Well supplies. Policies to allow the municipality to ask for additional hydrogeological studies from QPs to ensure the protection of the drinking water resource before extraction can occur for new sand and gravel resources may be warranted here. Please consider adding suggested policies related to transport pathways, dewatering, and excess soil as suggested. These policies would help support a fulsome assessment of aggregate site feasibility in WHPAs.	The Official Plan contains policies requiring that impacts of proposed mineral aggregate operations on surrounding surface water and groundwater features and nearby wells used for drinking water purposes be assessed for new mineral aggregate operations. It also states that new applications for mineral aggregate operations shall be accompanied by any other information or material deemed necessary by the Township, the MNR, or other responsible approval authorities. This would include a Water Report. Additionally, a Water Report would be a requirement under the Aggregate Resources Act for a new licence application, and would be subject to review by MNR and MECP. ARA Site Plans and Licences are prescribed instruments under the Clean water Act, 2006. Aggregate extraction is not a prescribed threat under the Clean Water Act, 2006. There are specific standards for excess soil imported to an aggregate site (see O. Reg 244/97). Source Protection Plans contain policies regarding prescribed threats that may occur on an aggregate site (ex. handling and fuel storage, dewatering).

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			Overall, there are mechanisms in place to ensure that drinking water sources are protected from prescribed threats associated with mineral aggregate extraction.
8	Ice River Sustainable Solutions August 13, 2026	Object to proposed SPA 1 and SPA 2 Estate Residential Special Policy Areas which would permit sensitive uses (estate residential subdivision) along the south side of County Road 11 directly across from our industrial facilities. Key concerns relate to compatibility with respect to truck traffic, noise, odour, dust, vibration, lighting, public safety, and long-term viability of industrial lands. These concerns were previously considered by the OMB (Case PL140060, September 4, 2014). I respectfully ask the Township and County to give significant consideration to this previous decision when determining whether residential development should now be permitted in these locations. Request that the Township and County remove proposed SPA 1 and SPA 2 estate residential permissions from the New Draft Official Plan.	We thank you for your comments. We note that the changes to the extent of the proposed Estate Residential designation (now referred to as Rural SPA.1) since those included in the presentation to Council on February 18th have been at Council direction. Further, Council refused the motion (on September 2nd) requesting they maintain the current extent of the Estate Residential designation (as is in the in-effect Official Plan) until further study/consultation can occur, and directed that mapping changes requested through a motion on August 12th be carried out. This would see more land around Shelburne included in the SPA. In light of this, we have included additional wording applicable to the SPA related to land use compatibility and noise study requirements.
9	Brennan Grange (c/o Glen Schnarr & Associates Inc.) 385362 20 Sideroad	The lands currently contain a cable watersports facility (Planet Bayou) which are the subject of a Temporary Use By-law application (Town File: Z13-2026) while planning approvals are being prepared to permanently permit the use. The site was previously a clay quarry (in 1960s) which was rehabilitated to a lake (in 1970s). The lands have been used for towed watersports and related recreational activities for more than 50 years. Request that the lake be identified as a 'waterbody' on Schedule A2 similar to how it is identified on Schedule C1 to more accurately respresent existing site conditions and help distinguish the subject lands from the surrounding rural-agricultural landscape. Request that the lands not be designated Prime Agricultural Area fiven 20% of the site is occupied by a large man-made lake and the site has functioned as a recreational property since the 1970 and not as a conventional agricultural land use.	We thank you for your comments. We are implementing the findings of the LEAR study with respect to the proposed Prime Agricultural Area and Rural Lands designations. Provincial guidance on the identification of prime agricultural areas encourages identification of large contiguous tracts based on several factors, key among them is Canada Land Inventory (CLI) soils mapping. This property is mapped as containing CLI Class 1 and 2 soils which is considered prime agricultural land. While we understand that there is an ongoing history of the land being used for commercial/recreational purposes, and not for agriculture, identification of prime agricultural areas focuses on protection of prime agricultural land, and this property meets that definition under the PPS. It would not be appropriate to remove single properties from the prime agricultural area through this process, particularly without sufficient soils work to demonstrate the CLI mapping is in error. It is best that this proposal be assessed on a site-specific basis through a planning application.
10	The Cellular Connection 514504 2nd Line August 20th, 2026	Request that their clients land at 514504 2nd Line, Amaranth be identified as either 1) a Community Settlement Area with a neighbourhood designation, or 2) placed in a site-specific designation to permit the development of 19 residential units, or 3) keep the lands predominantly rural. The lands are the subject of active planning applications to allow residential uses through a new settlement area. This includes applications for a County Official Plan amendment, a Township Official	We thank you for your comments. We are implementing the findings of the LEAR study with respect to the proposed Prime Agricultural Area and Rural Lands designations. It has not been our approach to change the designation of lands for applications that are in progress.

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		Plan amendment, and a Township Zoning By-law amendment which are currently the subject of an Ontario Land Tribunal Appeal.	
11	S. Pham September 1st, 2026	Summary of Comment Letter: Our key concern relates to the proposed Natural Environment and Water Resources Areas designation in the July 2026 version of the draft OP respecting our client's site. The site was previously proposed to be designated as Rural in the March 2026 version. Our request, as outlined in the commenting letter, is to revise the draft OP mapping to reflect the Rural designation proposed in the March 2026 version.	The purpose of the LEAR study was to identify the Township's prime agricultural area which translated into the proposed Prime Agricultural and Rural Lands designations of the draft Official Plan; it did not take into account any natural heritage features related mapping. We understand that the site was proposed to be designated both Rural and Natural Environment and Water Resources Areas designation in the March 2026 draft, and that while both designations remain on the property, your concern is that the Natural Environment and Water Resources Areas designation has been expanded since the March 2026 draft. Revisions to the Natural Environment and Water Resources Areas designation between the March 2026 version and the July 2026 version were the result of comments made by Nottawasaga Valley Conservation Area (Comment 16 in Comment Response Table available on Township website). NVCA noted that the March 2026 draft schedules used outdated NVCA mapping and subsequently provided our technician with updated mapping for incorporation into the draft Official Plan schedules. Based on your letter, it seemed that onsite environmental work was completed in discussion with NVCA. Following meeting, MHBC was provided with a letter from the project ecologist (received September 9th, 2026) and confirmation from NVCA (received September 10th, 2026) that they are comfortable with the "upland portion of the corner of the current parcel being designated Rural to reflect the delineated upland area"). Accordingly, the mapping has been updated to reflect the revised wetland limits.
12	KTH Shelburne Mfg. Inc. (c/o Christie Gibson) September 10th, 2026	Summary of Comment Letter: Submitted by solicitors for KTH Shelburne Mfg. Inc. ("KTH") registered owners of the property at 300 2nd Line, Town of Shelburne. KTH Lands and neighbouring properties have been used for manufacturing purposes for more than 29 years. KTH employs approximately 525 people, and are planning an expansion that would accommodate an estimated 75 future jobs. Concern over designation of lands south of Shelburne for residential development due to incompatibility with the employment uses on the KTH Lands and Shelburne Industrial Park more generally. KTH objects to the Draft OP as currently drafted, including and especially the proposed creation of new and amplified residential uses in close proximity to the KTH Lands.	We thank you for your comments. Generally, the proposed Prime Agricultural and Rural Lands designation are the product of the Township's Land Evaluation and Area Review study conducted in 2025. The County was aware and a commenter on this process. They have also provided comments on the Township's draft Official Plan and have not raised concerns regarding the mapping of the Township's prime agricultural area, and it is acknowledged that a County Official Plan amendment would need to be undertaken to implement this mapping. That being said, we note that the changes to the extent of the proposed Estate Residential designation (now referred to as Rural SPA 1)

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		The proposal conflicts with the County Official Plan prime agricultural designation.	since those included in the presentation to Council on February 18th have been at Council direction. Further, Council refused the motion (on September 2nd) requesting they maintain the current extent of the Estate Residential designation (as is in the in-effect Official Plan) until further study/consultation can occur, and directed that mapping changes requested through a motion on August 12th be carried out. Given this direction, mapping changes have been incorporated into the most recent draft Official Plan and show the majority of lands surrounding Shelburne as SPA 1. In light of concerns received, we have included additional policies in Section 10.1.3 regarding development in the SPA 1 designation that reinforces the policies of Section 4.14 (land use compatibility). Updates to Section 4.14 and to the definitions of major facilities and sensitive land uses have been updated as requested.
Comments Following Council Meeting (post September 16th, 2026)			
1.	Dentons on behalf of The Cellular Connection Ltd. regarding 514504 Second Line, Amaranth (the 'Development Lands' September 15th, 2026	We suggest the Official Plan be updated to reflect the current Rural designation on the Development Lands rather than making a change to a Prime Agricultural designation. The Development Lands are the subject of active planning applications, including applications seeking approval for residential development. The applications continue to proceed through the usual planning process and remain under the Township's consideration. That process should continue to proceed before any changes are made to the Official Plan designation applicable to these lands. In other words, we are not asking for any new permissions through this Official Plan; rather, we seek to carry forward the existing Rural designation. In response to our August 2026 letter, the Township of Amaranth Official Plan Review: Community and Agency comment/response table, at page 41 sets out that "It has not been [the Township's] approach to change the designation of lands for applications that are in progress." We agree with this stated approach. Consistent with the Township's own stated approach, there is no apparent basis for changing the Development Lands from their existing Rural designation to Prime Agricultural while the applications remain in progress. Our client supports maintaining the existing designations on the Development Lands until the ongoing planning applications have been fully considered and determined. As drafted, the proposed Official Plan contemplates estate residential and other residential designations elsewhere within the Township. It remains our client's position that the Development Lands are similarly	Acknowledged.

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		appropriate for a residential designation based on the planning and technical materials submitted in support of its applications and the detailed submissions previously provided to the Township. However, that does not need to be determined now. Leaving the Development Lands *Rural* preserves the status quo and allows the Township to continue assessing the ongoing applications and determining the appropriateness of the proposed residential uses through the established planning process. Thank you for the opportunity to participate in the Official Plan review process and for the Township's consideration of our client's comments. Should Council have any questions regarding this matter, please do not hesitate to contact the undersigned.	
2.	Weston Consulting on behalf of the Estate of Wilhelm Edelbrock September 15th, 2026	Our client has been actively participating in the ongoing Amaranth Official Plan Review process, particularly as it relates to the proposed settlement area boundary rationalization. Formal objections were filed with respect to the proposed reallocation of lands from the Laurel Settlement Area to the Waldemar and Farmington Settlement Areas. We have reviewed the Final Draft Official Plan and associated schedules, as well as the Memo prepared by MHBC, dated September 11, 2026. It is noted that despite the recommendation of MHBC and Town Staff, Council directed that the boundary rationalization be maintained, and as such, the proposed Final Official Plan recommended for approval incorporates the proposed reallocation of settlement area lands. This serves to remove a significant portion of the Subject Lands from the Laurel Settlement Area and returns them to the Prime Agricultural and Rural Area outside of the settlement boundary. It is our position that there is no planning justification to support this proposed boundary rationalization, particularly the removal of our client's lands from the existing Laurel Settlement Area. Importantly, the removal of these lands from the existing settlement area results in their redesignation from Community Residential to Prime Agricultural and Rural despite there being no consideration or analysis of these lands through the recently completed Land Evaluation and Area Review ('LEAR') Study or any other technical or land needs review.	MHBC has further reviewed the LEAR study approach and results. The LEAR study previously completed by MHBC (dated May 2025), did not include settlement areas (such as Laurel) in the analysis. Concerns have been expressed regarding the lack of justification to return these lands to an agricultural designation. We have reviewed the background data which supported the LEAR study to confirm the appropriate land use designation should these lands not remain in the settlement boundary. Based on our review, all lands in and around the Laurel settlement are, except for the southeast quadrant of Laurel, classified as Canada Land Inventory (CLI) Class 1 and 2 lands, which are considered prime agricultural soils. Given the contiguous nature of these parcels with abutting agricultural lands and their CLI classification, these lands would have exceeded the minimum threshold score to be considered part of the Prime Agricultural Area. Given the lower capability soils in the southwest quadrant portion of Laurel, these lands would be deemed 'Rural'. Therefore, we believe the proposed redesignation of the lands to Agriculture and Rural as part of the boundary rationalization of the Laurel settlement area is appropriate and justified.
3.	Council Resolution from September 16th Council Meeting	**Resolution #: 6** **Moved by:** G. Little **Seconded by:** B. Metzger BE IT RESOLVED THAT: Council defer the adoption of the Official Plan review to allow MHBC to edit the draft Official Plan to remove surplus farm dwelling severances and to provide clarification on feedback received on SPA 1. **CARRIED**	Discussion occurred at the Council Meeting regarding the appropriateness of the proposed policies related to surplus farm dwelling severances. The direction provided to MHBC was that Council requested to remove the ability to create surplus farm dwelling severances. MHBC has reviewed this request further. Removing the ability to create surplus farm dwelling severances would not be consistent with the Provincial Planning Statement (PPS) and would not conform to the direction within the Dufferin County Official Plan. The result of this change would require an applicant to apply for an amendment to the Amaranth

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			Official Plan if such a severance is requested, which would in-turn be approved because the application is consistent with the PPS and would conform to the County Official Plan. Introducing such a process would be inefficient, time-consuming and unnecessary. This approach is not recommended and as such, surplus farm dwelling severances have not been removed from the Official Plan.
4.	Davies Howe on behalf of Gilbert Boland September 16th, 2026	Following the release of the February 2026 Draft Official Plan, we provided comments on behalf of Mr. Boland to request the Township of Amaranth (the "**Township**") to revise the draft Official Plan schedules to correct the designation of the Subject Lands. After subsequent meetings with MHBC and the Township, and the provision of additional supporting materials, the Township revised the July 2026 Draft Official Plan to designate the Subject Lands as Employment Area. This designation is reflected in the Schedules of the Proposed Official Plan Update dated September 2026. Accordingly, we support staff's recommendation that Council adopt the Official Plan and Schedules dated September 2026 and attached to MHBC's report.	Acknowledged.
5.	Steve Wever, Town Planner for Town of Shelburne Staff Report September 14th, 2026	Recommendation: Be it Resolved that Council of the Town of Shelburne receives Report P2026-13 for information. And that Council objects to the designation of additional land for new estate residential land uses in the Township of Amaranth Official Plan, including the land along the south side of County Road 11 and any other land in close proximity to the boundaries of the Town of Shelburne where potential land use conflicts with existing and future industrial uses or other planning concerns may arise as summarized in Report P2026-13. And that Council supports the recommendation of the Township of Amaranth staff report dated September 2, 2026, regarding the Official Plan, namely the recommended deferral of proposed changes to the mapped extent of land designated for estate residential uses. And that Council requests that the Township of Amaranth defer consideration of adoption of the new Official Plan to allow sufficient time for adequate review and consultation with the Town regarding the proposed changes impacting Shelburne and until the requirements of the Planning Act, specifically the requirement to give notice to adjoining municipalities within one kilometre a minimum of 20 days before holding a statutory public meeting, including notice to the Town of Shelburne, have been fully complied with. And that a copy of this resolution and Report P2026-13 be submitted to the Township of Amaranth and copied to the County of Dufferin as the approval authority for the Township's new Official Plan and to the Ministry of Municipal Affairs and Housing as the approval authority for any corresponding amendment(s) to the County of Dufferin Official Plan which may be required.	Acknowledged.
6.	Town of Shelburne Council Resolution September 14th, 2026	BE IT RESOLVED THAT Council of the Town of Shelburne receives Report P2026- 13 for information; AND THAT Council objects to the designation of additional land for new estate residential land uses in the Township of Amaranth Official Plan, including the land along the south side of County Road 11 and any other land in close proximity to the boundaries of the Town of Shelburne where potential land use	Acknowledged.

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		conflicts with existing and future industrial uses or other planning concerns may arise as summarized in Report P2026-13; AND THAT Council supports the recommendation of the Township of Amaranth staff report dated September 2, 2026, regarding the Official Plan, namely the recommended deferral of proposed changes to the mapped extent of land designated for estate residential uses; AND THAT Council requests that the Township of Amaranth defer consideration of adoption of the new Official Plan to allow sufficient time for adequate review and consultation with the Town regarding the proposed changes impacting Shelburne and until the requirements of the Planning Act, specifically the requirement to give notice to adjoining municipalities within one kilometre a minimum of 20 days before holding a statutory public meeting, including notice to the Town of Shelburne, have been fully complied with; AND THAT a copy of this resolution and Report P2026-13 be submitted to the Township of Amaranth and copied to the County of Dufferin as the approval authority for the Township's new Official Plan and to the Ministry of Municipal Affairs and Housing as the approval authority for any corresponding amendment(s) to the County of Dufferin Official Plan which may be required.	
7.	GSAI on behalf of AMARLINC EARTHWORKS Inc. (513151 2nd Line, Amaranth) September 30th, 2026	This letter provides initial planning support for and requests that the Township consider locating the Subject Lands within the Farmington Settlement Area of Draft Official Plan (2025) (the "Letter"). We are of the opinion that including the Subject Lands within the Farmington Settlement Area through the current Official Plan update is appropriate. The requested inclusion would establish a more logical and orderly Settlement Area boundary, recognize the existing and historical non-agricultural use of the Site, and provide an opportunity to accommodate future urban uses in an area that is contiguous with the existing and proposed Settlement Area. Accordingly, if the Town is considering a minor rounding out of the Farmington Settlement Area through the current Official Plan process, we respectfully request that the identified portion of the Subject Lands also be considered for inclusion within the Settlement Area. We also intend to seek a corresponding change to the County of Dufferin's Community Settlement Area boundary through its ongoing Official Plan review (OPA No. 5).	We thank you for your comments. We note that the parcel below was previously split-designated with part outside of the Farmington settlement area and part within. The case for minor rounding out was more straightforward. Based on the County's available Land Needs Assessment, no additional employment lands were identified as required in Amaranth. Only minor rounding out of the Farmington settlement area has been considered as part of this update, which included bringing in portions of two properties that were not included in the previous updates within the area (as referred to above). Additionally, the subject parcel is under extractive industrial use with an active Aggregate Resources Act licence (ARA Licence 3573). It is unclear from the consultant's letter what stage the extraction operation is in (and whether rehabilitation is forthcoming) or what the required rehabilitation plan is for the aggregate operation. We also note that disturbance does not necessarily mean that the lands cannot be rehabilitated for agricultural use (as is often a requirement of new operations on prime agricultural lands in prime agricultural areas). Further justification would be required. Overall, we are not able to support the addition of new parcels of land for Employment uses at this time. MHBC therefore recommends that the boundaries remain as currently proposed and the inclusion of these lands should be revisited following completion of the updated Dufferin County land needs assessment process.