
Melancthon Draft OP Open House and Advisory Committee Presentation

April 22, 2026



TOWNSHIP OF
Melancthon

Project Team Introductions

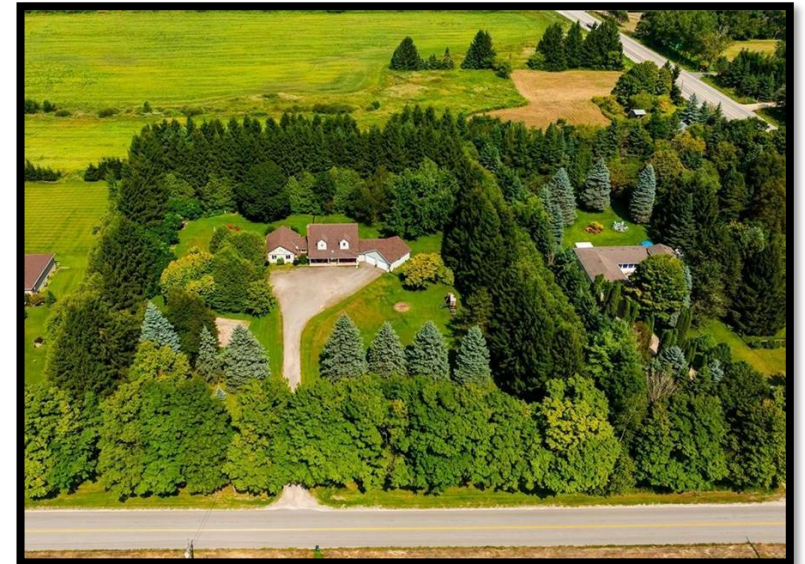
Denise Holmes and **Kaitlin Dinnick** are your Melancthon staff members leading the project.

Liam Morgan is the acting Manager of Planning at the County of Dufferin who acts as the Township's planner and is assisting with this project.

Debbie Vandenakker is a Project Manager and land use planner with over 15 years of experience ensuring that the development, management and execution of projects is undertaken efficiently and with the highest quality outcome.

Jillian Macpherson is a planner at Planscape and is well-versed in community development and the creation and updating of Official Plans. She will provide the foundational research and required planning work.

Jennifer Thomson is a Planning Technician at Planscape who creates the digital mapping schedules for the Official Plan and Zoning By-law based on the County of Dufferin mapping.

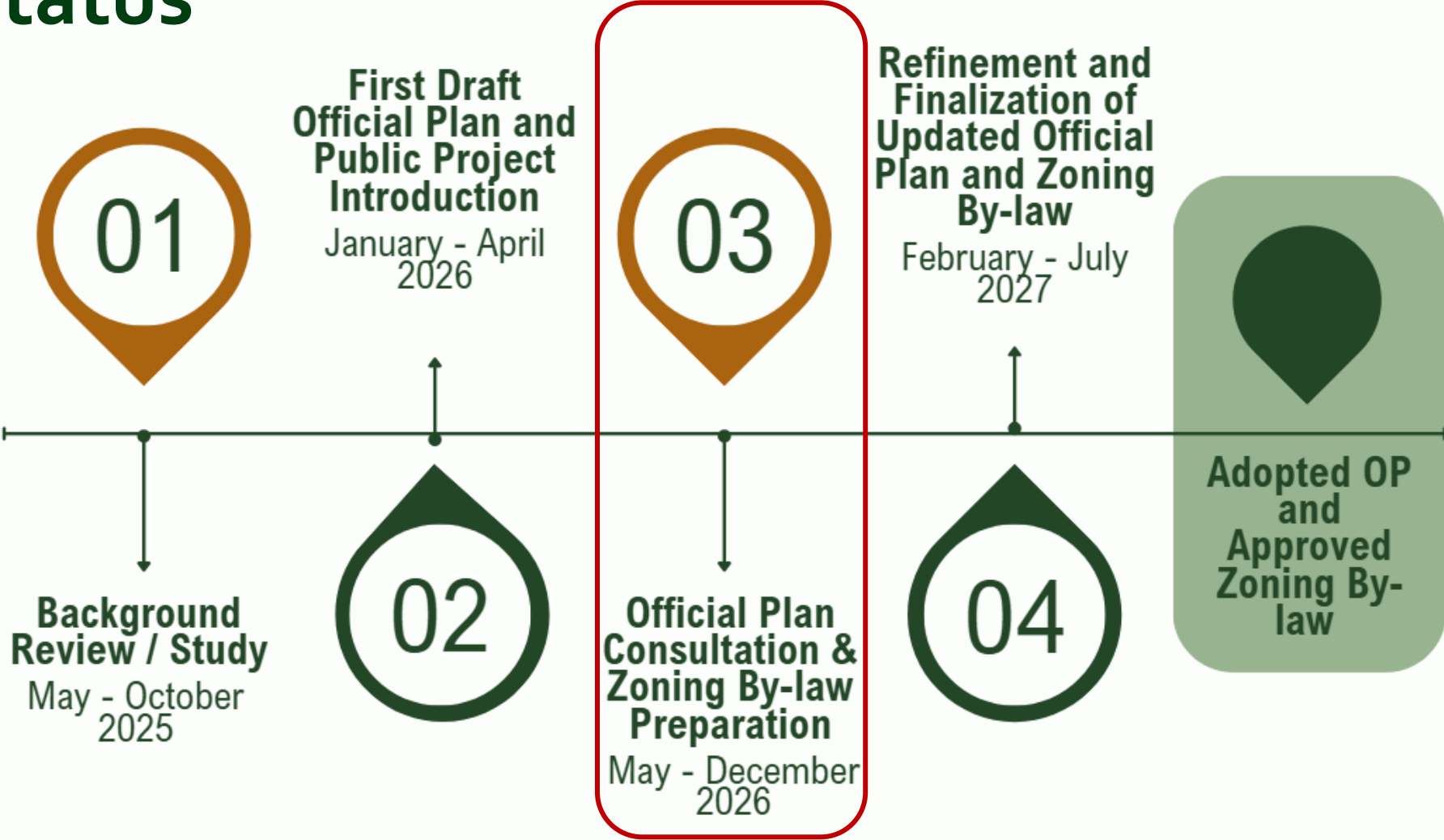


Project Purpose

- i) Complete a comprehensive review of the Municipality's Official Plan and create a new Plan that is consistent with the most recent Provincial Planning Statement, the Planning Act, the County of Dufferin Official Plan and any other regulatory requirements.
- ii) Update the Comprehensive Zoning By-law that conforms with the updated Official Plan in accordance with the Planning Act.



Project Status



Work Completed to Date

- Initial meeting with staff
- Introductory Presentation and Meeting with the Planning Advisory Committee
- Introductory Presentation to Council
- Consultant team municipal tour
- Document Review and Analysis of Background Planning Documents
- Gathering of mapping information data sets
- Preparation of Draft Official Plan
- Release of Draft Official Plan for comment and consultation



Purpose of this Meeting

- To review the Official Plan project and process with attendees.
- To discuss the key changes between the existing Official Plan and the newly drafted Plan to obtain feedback.
- To answer questions and concerns to help inform residents.

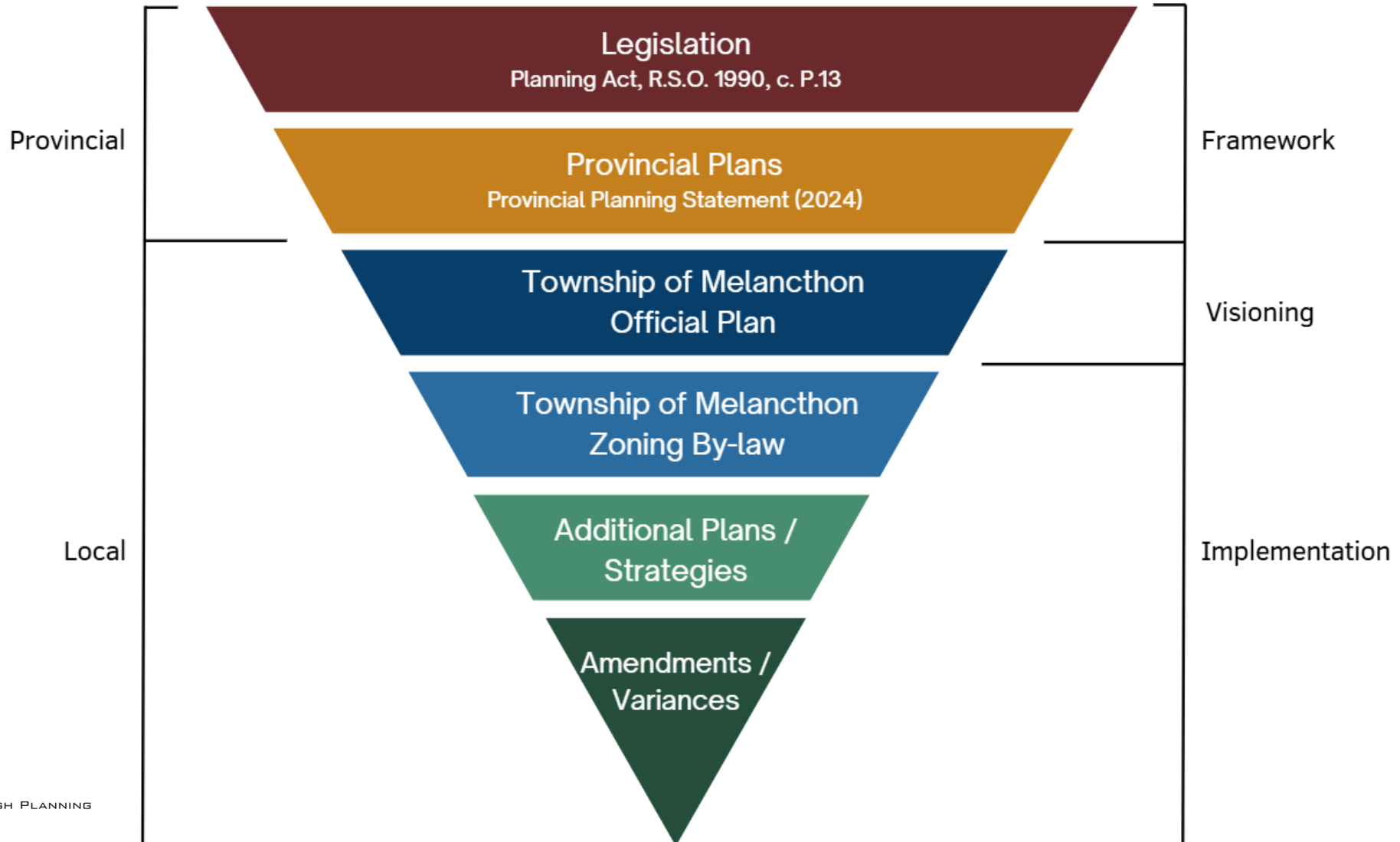


An Official Plan vs a Zoning By-law

- The Planning Act requires an Official Plan to be updated every 5 years, or a new one created every 10 years.
 - The current Official Plan was approved in 2015.
 - This will be a “new” Official Plan.
- An Official Plan is a policy document directed by the Province that provides a framework for a municipality’s growth and land use development.
- A Zoning By-law is the tool that implements the vision outlined in the Official Plan.



Hierarchy of Planning in Ontario



Structure of the New Official Plan

1. Introduction & How to Use This Plan
2. Municipal Strategic Framework
3. Indigenous Engagement and Interests
4. Growth Needs and Management
5. General Planning Policies
6. Residential and Mixed Land Uses
7. Economy and Employment
8. Infrastructure, Transportation and Public Service Facilities
9. Natural Heritage, Water Resources, Agriculture, and Mineral Resources
10. Implementation and Interpretation
11. Definitions

Schedules / Maps

- A: Land Use
 - A-1: Horning's Mills Land Use
 - A-2: Corbetton Land Use
 - A-3: Riverview Land Use
- B: Transportation & Corridors
- C-1: Natural Heritage System
- C-2: Natural Heritage – Wetlands
- C-3: Natural Heritage – Woodlots
- C-4: Natural & Human-Made Hazards
- D: Primary Mineral Aggregate Resource Areas
- E: Water Resources

Appendix A: Wildland Fire Susceptibility



Policies that are appropriate and working well from your existing OP have been rolled into the new Plan along with the now required policies from recent legislative changes.



Key Differences in Structure

- Reorganised the Table of Contents to reflect the Province's Standardized format.
- Consolidated the Plan schedules to make them more user-friendly and aligned with the County of Dufferin mapping.

Where we could consolidate and simplify policies and directions, we have done that. The restructuring focused on changes intended to make the document more user-friendly for readers and compliant with Provincial direction.



Section 1: Introduction

- This Section explains the role of the Official Plan as the Township’s primary land use planning document and provides guidance on how to interpret and apply its policies.
- Establishes the long-term vision to 2051 and instructs users on how to navigate the Plan, schedules, and definitions.

EXISTING OP:

1.0	Purpose, Basis and Structure of the Plan.	10
1.1	Introduction	10
1.2	Purpose	10
1.4	Structure of the Plan	12

DRAFT OP:

1	Introduction and How to Use this Plan	1
1.1	Structure of the Plan	2
1.2	How to Read and Use This Plan	2



Key Differences

- Expanded the Introduction to provide additional context.
- New subsection on “How to Read and Use This Plan” to educate readers.
- Clear guidance on how to interpret the plan, including flowchart references. More detailed explanation of organization, including new schedules and appendices.
- Emphasized alignment with the PPS (2024) and Greenbelt Plan.

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1.0	Purpose, Basis and Structure of the Plan	10
1.1	Introduction.....	10
1.2	Purpose.....	10
1.4	Structure of the Plan.....	12

DRAFT OP:

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1.1	Structure of the Plan.....	2
1.2	How to Read and Use This Plan	2



Section 2: Municipal Strategic Framework

- Establishes the overarching vision, goals, and objectives that guide all land use planning decisions in the Township.
- Situates the Plan within the broader provincial, county, and intermunicipal context.

EXISTING OP:

2.0	Vision Statement and Planning Objectives.	14
2.1	Vision Statement.	14
2.1.1	Our Commitment to the Future.	14
2.2	Planning Objectives.	15
1.3	Basis and Source Information.	10

DRAFT OP:

2	Municipal Strategic Framework.....	3
2.1	Goals of this Plan	3
2.1.1	Planning Objectives	4
2.2	Provincial Context.....	4
2.2.1	Niagara Escarpment and Greenbelt Plan	5
2.3	County of Dufferin Context.....	6
2.4	Township of Melancthon Context.....	7
2.5	Intergovernmental Aspects.....	7



Key Differences

- Refined Objectives.
- The 'Basis and Source Information' is now broken down into the context and policies of the Province, County, and Township.

EXISTING OP:

2.0	Vision Statement and Planning Objectives.	14
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2.5	Intergovernmental Aspects.....	7



Section 3: Indigenous Engagement and Interests

DRAFT OP:

3	Indigenous Engagement and Interests	9
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- New Section, as per Provincial guidance.
- Recognizes Indigenous rights, interests, and historical connections to the land, and formalizes the Township's commitment to meaningful consultation and reconciliation.
- Ensures Indigenous perspectives are incorporated early in planning processes through engagement, knowledge-sharing, and collaboration.



Section 4: Growth Needs and Management

- Provides a policy framework for accommodating population, housing, and employment growth in a manner that is sustainable, financially responsible, and consistent with the Township's rural character.
- Directs where and how growth should occur, prioritizing settlement areas, appropriate intensification, and housing affordability.

EXISTING OP:

2.2.1	Growth Management Objectives.	16
3.0	General Planning Policies.	23
3.1	Growth Management.	23
3.1.1	Population Growth and Growth Accommodation.	23
3.1.2	Growth Accommodation and Intensification in Communities.	25
3.1.3	Growth Accommodation Outside of Communities.	27

DRAFT OP:

4	Growth Needs and Management	11
4.1	Objectives	11
4.2	Population Growth and Growth Accommodation	11
4.3	Settlement Area Boundary Expansion	13
4.4	Housing and Affordability	14



Key Differences

- Updated growth allocations to 2051.
- Growth directed to Horning’s Mills, Corbetton, and Riverview.
- Promotes a range of housing types, including affordable housing.
- Introduces policies for Additional Residential Units (ARUs).

EXISTING OP:

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3.0	General Planning Policies.	23
3.1	Growth Management.	23
3.1.1	Population Growth and Growth Accommodation.	23
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Section 5: General Policies Applicable to All Designations

- Establishes Township-wide policies that apply across all land use designations to ensure safe, compatible, and sustainable development. This includes managing natural and human-made hazards, protecting cultural heritage, and promoting high-quality community design and complete communities.

EXISTING OP:

3.3	Non-Agricultural Source Materials (NASM)	29
3.4	Natural Environment	30
3.4.1	General Environmental Planning Policies	30
3.4.2	Assessing Environmental Impact	31
3.4.3	Niagara Escarpment Planning and Development Act	33
3.4.4	Conservation Authorities	33
3.5	Hazardous Lands and Sites	34
3.5.1	General and Floodplain Related Policies	34
3.5.2	Waste Disposal Sites	36
3.5.3	Contaminated Sites	37
3.5.4	Hazardous Wastes	37
3.6	Land Use Compatibility	38
3.8	Cultural Heritage Resources	42
3.9	Home Occupations	45
3.10	Intergovernmental Aspects	46
3.11	Mobile Homes, Trailers, Mobile Home Parks, Trailer Parks, Campgrounds	47

DRAFT OP:

5	General Planning Policies Applicable to All Designations	16
5.1	Natural and Human Made Hazards	16
5.1.1	Natural Hazards	16
5.1.2	Human-Made Hazards	20
5.2	Land Use Compatibility	23
5.3	Cultural Heritage Resources	24
5.4	Community Design and Complete Communities	27
5.5	Community Improvement	29
5.6	Home-Based Business	30
5.7	Mobile Homes and Trailer Parks	31



Key Differences

- Expanded application and study requirements (e.g., environmental, servicing, traffic).
- Greater emphasis on compatible development and land use conflicts.
- Enhanced policies for cultural heritage and archaeology.
- Stronger direction on climate change, natural hazards, and environmental protection.

EXISTING OP:

3.3	Non-Agricultural Source Materials (NASM)	29
3.4	Natural Environment	30
3.4.1	General Environmental Planning Policies.....	30
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Section 6: Residential and Mixed Land Uses

- Defines where residential and mixed-use development can occur and how it should be designed and developed.
- Provides policies for Community Areas and Rural Areas, ensuring development is appropriate to servicing constraints, rural context, and compatibility with surrounding uses.

EXISTING OP:

5.7	Community	112
5.7.1	Permitted Uses	112
5.7.2	Planning and Development Policies	113
5.3	Rural	81
5.3.1	Permitted Uses	82
5.3.2	Planning and Development Policies	83
5.3.3	Consent Policies for Areas Designated Rural	86

DRAFT OP:

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6.1.2	Objectives	32
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6.2	Rural	35
6.2.1	Identification	35
6.2.2	Objectives	35
6.2.3	Permitted Uses	35
6.2.4	Development Policies	36



Key Differences

Community Area:

- Promotes development that is compact and mixed use for all residents.
- Intensification is encouraged through Additional Residential Units.

Rural Area:

- Minimum Rural Lot (new):
 - Area: 5 ha
 - Frontage 60 m
- Development must be compatible with agriculture and meet Minimum Distance Separation (MDS) requirements.

EXISTING OP:

5.7	Community.	112
5.7.1	Permitted Uses..	112
5.7.2	Planning and Development Policies.	113
5.3	Rural.	81
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6.2.4	Development Policies	36



Section 7: Economy and Employment

- Supports and guides economic development and employment opportunities that are compatible with the Township’s rural environment.
- Identifies employment areas and policies that encourage economic activity while minimizing land use conflicts and environmental impacts.

EXISTING OP:

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Key Differences

- Employment area was previously 'Light Industrial' and was revised to conform to Provincial policy. Only one property in the Township was designated 'Light Industrial'.
- Employment uses must be compatible with the rural character of the area.
- Employment uses shall be sited and designed to avoid, minimize, and mitigate any potential adverse impacts related to noise, odour, dust, lighting, traffic, vibration, or other emissions.

EXISTING OP:

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7.2.5	Development Policies	43
7.2.6	Criteria for Adding New Employment Areas.....	45
7.2.7	Removal or Redesignation of Employment Areas.....	45



Section 8: Infrastructure, Transportation and Public Service Facilities

- Provide direction for the planning, coordination, and provision of infrastructure and services required to support development. This includes transportation systems, water and wastewater servicing, utilities, and public facilities, with an emphasis on efficiency, safety, environmental protection, and fiscal responsibility.



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EXISTING OP:

DRAFT OP:

Key Differences

- Expanded requirements for servicing and transportation studies.
- Promotes the efficient use of existing infrastructure before expansion.
- New policies supporting development that is resilient to the effects of climate change, and that have minimal impacts on the environment, such as energy-efficient buildings and the planting of trees to offset development.

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8.11	Roles of Other Authorities & Exempt Works.....	52

EXISTING OP:

DRAFT OP:



Section 9: Natural Heritage, Water Resources, Agriculture, and Mineral Resources

- Protects and manages the Township’s natural environment and resource-based land uses. This section ensures the long-term sustainability of natural heritage systems, water resources, agricultural lands, and mineral aggregates while permitting compatible development.



EXISTING OP:

5.5	Environmental Conservation	89
5.5.1	Permitted Uses	90
5.5.2	General and Natural Heritage Related Planning Policies	91
5.5.3	Floodplains, Watercourses and Drains Related Policies	96
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5.2.3	On-Farm Business Uses	77
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5.2.5	Consent Policies for Areas Designated Agricultural	79
5.2.6	Specialty Crop Areas	80
3.19	Niagara Escarpment Development Control Area	59
5.6	Extractive Industrial	98
5.6.1	Permitted Uses	98
5.6.2	Planning and Development Policies	98
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Key Differences

- Enhanced protection of natural heritage features and water resources.

Agricultural Area

- Two Additional Residential Units permitted per lot.
- New lots must be at least 40 hectares in size or the original surveyed lot size to promote agricultural viability.
 - Exception for surplus farm residences.

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Section 10: Implementation and Interpretation

Outlines how the Official Plan will be implemented, administered, and interpreted. It identifies the planning tools (e.g., zoning, site plan control, etc) and processes used to carry out the Plan, and provides guidance on amendments, public consultation, and policy interpretation.

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Key Differences

- Expands on application requirements and review processes.
- Planning Act requires that required studies and reports for a complete application be listed in the Official Plan.

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Section 11: Definitions

Defines the key terms used throughout the Plan to ensure consistent interpretation and application of policies.

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Key Differences

Policies were updated to comply with the Provincial Planning Statement, 2024, and the new County of Dufferin Official Plan.

EXISTING OP:

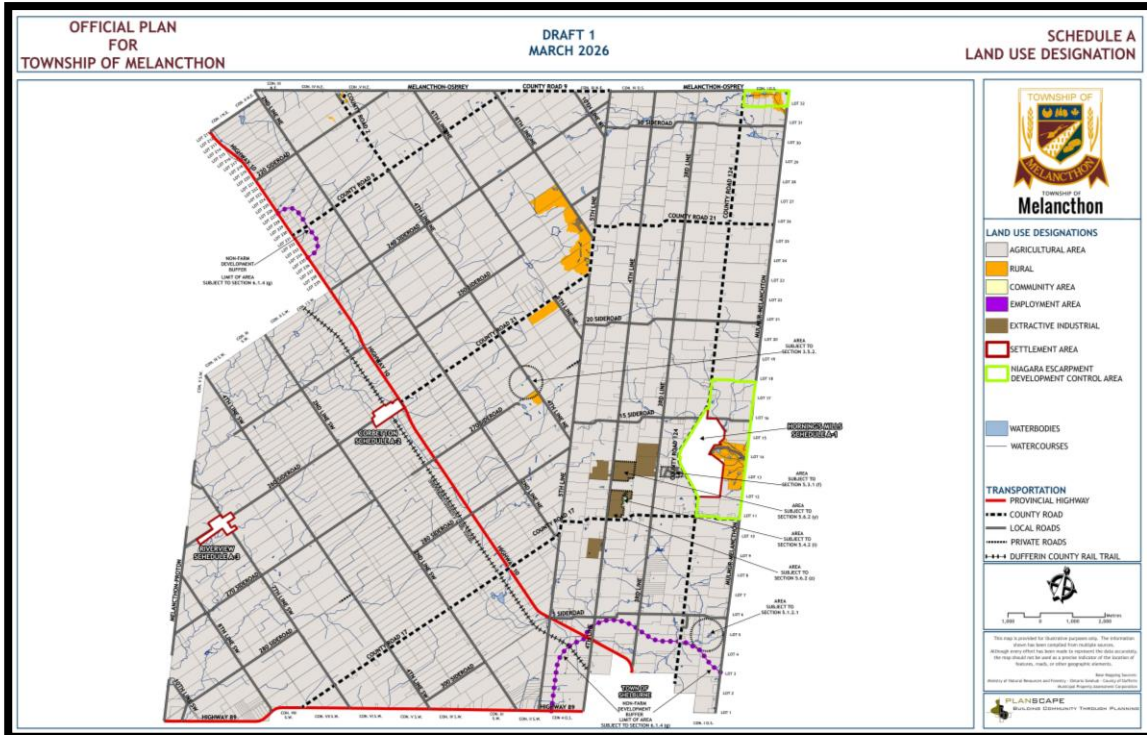
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Schedules



EXISTING OP:

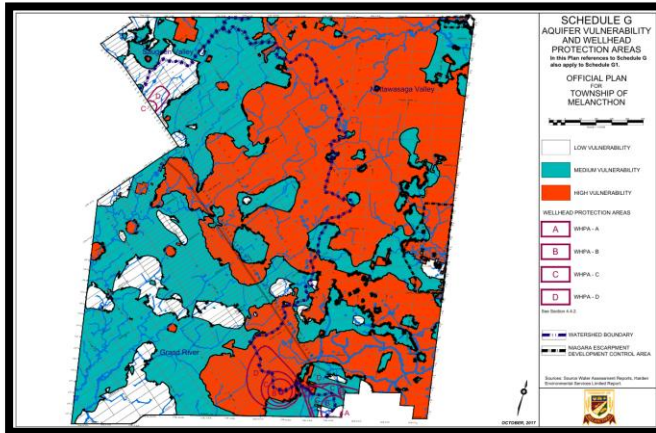
- Schedule A: Key Map
- Schedules A-1 to A-5: Land Use and Roads Plan
- Schedule B: Horning's Mills Land Use and Roads Plan
- Schedule C-1: Corbetton Land Use and Roads Plan
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- Schedule D: Natural Heritage 1 - Wetlands
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- Schedule F: Natural and Human-Made Hazards
- Schedule G: Aquifer Vulnerability and Wellhead Protection Areas
- Schedule G1: Significant Groundwater Recharge Areas
- Schedule H: Primary Mineral Aggregate Resource Areas

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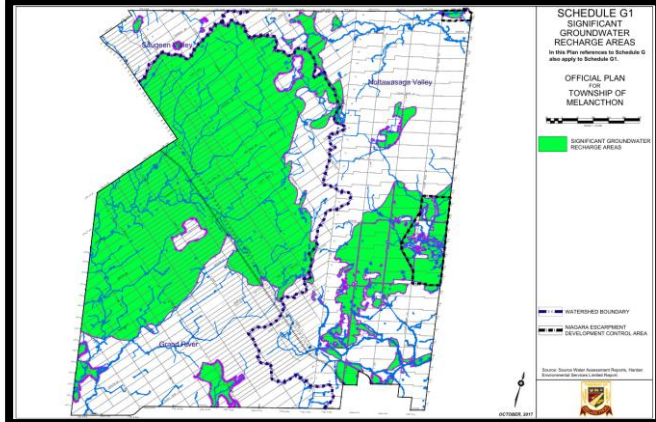
- Schedule A – Land Use Designations
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- Schedule A-2 – Corbetton Land Use
- Schedule A-3 – Riverview Land Use
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- Schedule C-1 – Natural Heritage System Overlay
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- Schedule C-3 – Natural Heritage – *Woodlands, Wildlife Habitat* and ANSIs
- Schedule C-4 - Natural and Human Made Hazards
- Schedule D – Primary Mineral Aggregate Resource Areas
- Schedule E – Water Resources



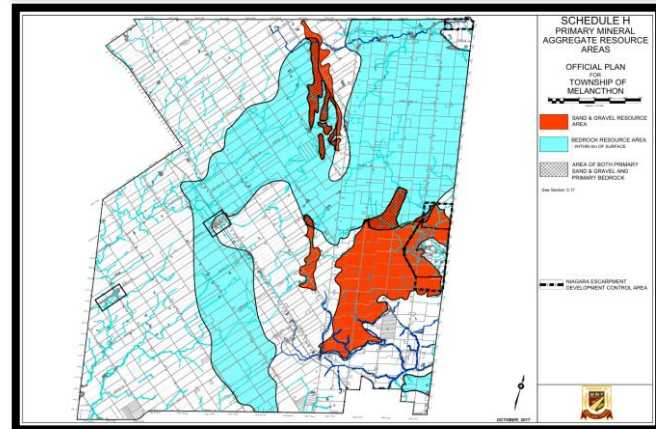
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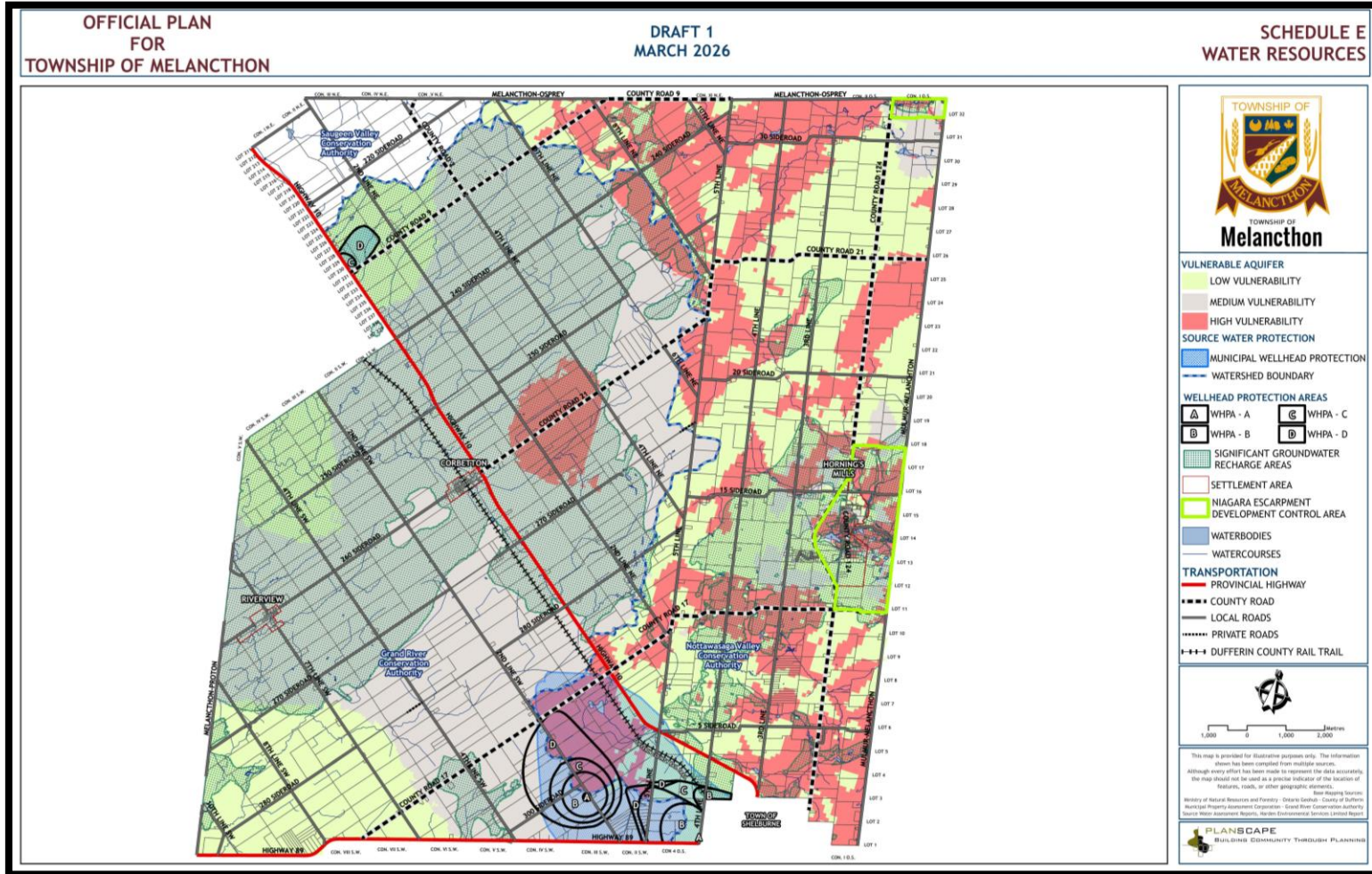
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H



• Draft Schedule E consolidated and refined Schedules G, G1, and H of the previous Official Plan.



NEXT STEPS



- An engagement summary of what was heard will be prepared and used to make changes to the Draft that we presented tonight.
- Comments are requested by: **May 22, 2026**
- Melancthon Council will adopt the updated Draft Final Plan.
- The Draft Final will be sent to the County of Dufferin for ultimate approval.
- Work on the Zoning By-law has begun and will be presented to the public for comment later in the year.

THANK YOU FOR ATTENDING



We are happy to answer any questions you may have

NOTE: Comments provided at this Open House do not constitute oral or written submissions for the purposes of appeal rights under the Planning Act. To preserve appeal rights, written and/or oral submissions must be made at the Statutory Public Meeting.