



New Official Plan

Phase 3 – Statutory Public Meeting

June 18, 2026



Agenda

1. Project Timeline
2. Engagement Activities Held (Phases 1-3)
3. Walk-Through of SABE Requests and Evaluations
4. OP Policy Changes Expected
5. Next Steps

Next Steps



Engagement To Date

Phase 1:

- ✓ S26 Public Meeting

Phase 2:

- ✓ Fall Fair
- ✓ Council Visioning
- ✓ MCFN Consultation
- ✓ Public Workshop
- ✓ Agencies Workshop
- ✓ 1:1 Discussions

Phase 3:

- ✓ Phase 3 Kick Off
- ✓ Council Workshop
- ✓ 1:1 Discussions
- ✓ Public Workshop
- ✓ Statutory Public Open House
- ✓ **Statutory Public Meeting**



New Official Plan Structure

The new Draft Official Plan...

- ✓ **Consolidates** the necessary policies within the ROP.
- ✓ **Recognizes** the new PPS and the new Provincial standardized structure.
- ✓ **Updates and develops** existing and new policies around areas such as land use, housing, employment, agricultural lands preservation.

Table of Contents

1	Introduction and How to Use the Plan
2	Municipal Strategic Framework
3	Indigenous Engagement and Interests
4	Township Planning Framework, Land Needs and Growth Management
5	General Policies Applicable to All Designations
6	Residential and Mixed Uses
7	Economic Development and Employment Policies
8	Infrastructure and Servicing, Stormwater Management, Climate Change Mitigation, Public Service Facilities, and Transportation
9	Greenlands Network, Water Resources, the Countryside, and Mineral Resources
10	Implementation and Interpretation
11	Site Specific Policies

Land Needs and Growth Management

- There is approximately 34 hectares of existing designated vacant land for residential uses, mostly located in the Wellesley Urban Area. The Background Reports revealed that an additional 6 hectares would be needed to accommodate population growth to the year 2051.
- There are three small parcels of existing designated vacant land for employment uses across the Township. Background Reports revealed additional employment land is needed, 65 hectares of land are recommended be added to meet employment growth projections to 2051.



Settlement Area Boundary Expansion Request Evaluations

The Process



It was requested to interested landowners that all submissions include:

- ❑ Location, description, size, and mapping of the property/proposed expansion.
- ❑ Description of the request and applicable land use policies.
- ❑ A planning justification letter addressing PPS consistency and the proposed evaluation criteria.
- ❑ Supporting studies, where available.

Settlement Area Boundary Expansion Request Evaluations

Evaluation

- **18 requests were evaluated** based on the criteria determined in the SABE Background Report.

Results

- **11 requests** are supportable (with conditions)
- **7 requests** are not supportable

Each request was scored by:

- ☐ **Achieves Most** – criteria met
- ☐ **Achieves Some** – partial criteria met / missing elements / not preferred solution
- ☐ **Achieves Least** – criteria was not met
- ☐ **Not Applicable** – criteria does not apply

Employment

- **6 requests** are supportable
- **3 requests** are not supportable

Residential

- **5 requests** are supportable
- **4 requests** are not supportable

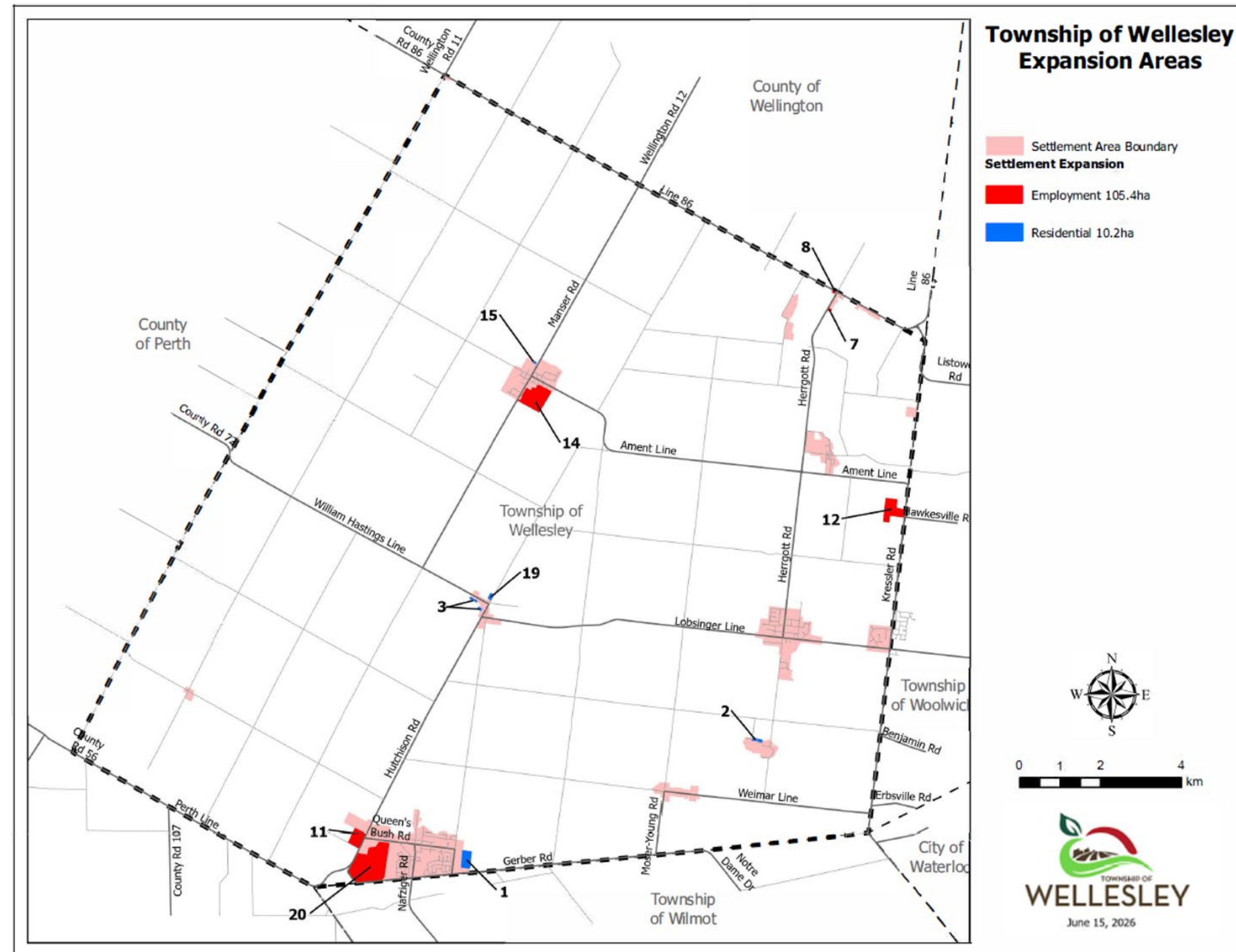
Settlement Area Boundary Expansion Request Evaluations

Employment

- **Proposed:** +64.71 ha urban
- **Proposed:** +30.55 ha rural
- **Proposed:** +11.51 ha commercial (urban)

Residential

- **Proposed:** +7 ha urban
- **Proposed:** -.68 ha rural



Settlement Area Boundary Expansion Request Evaluations

Supportable Requests – Employment

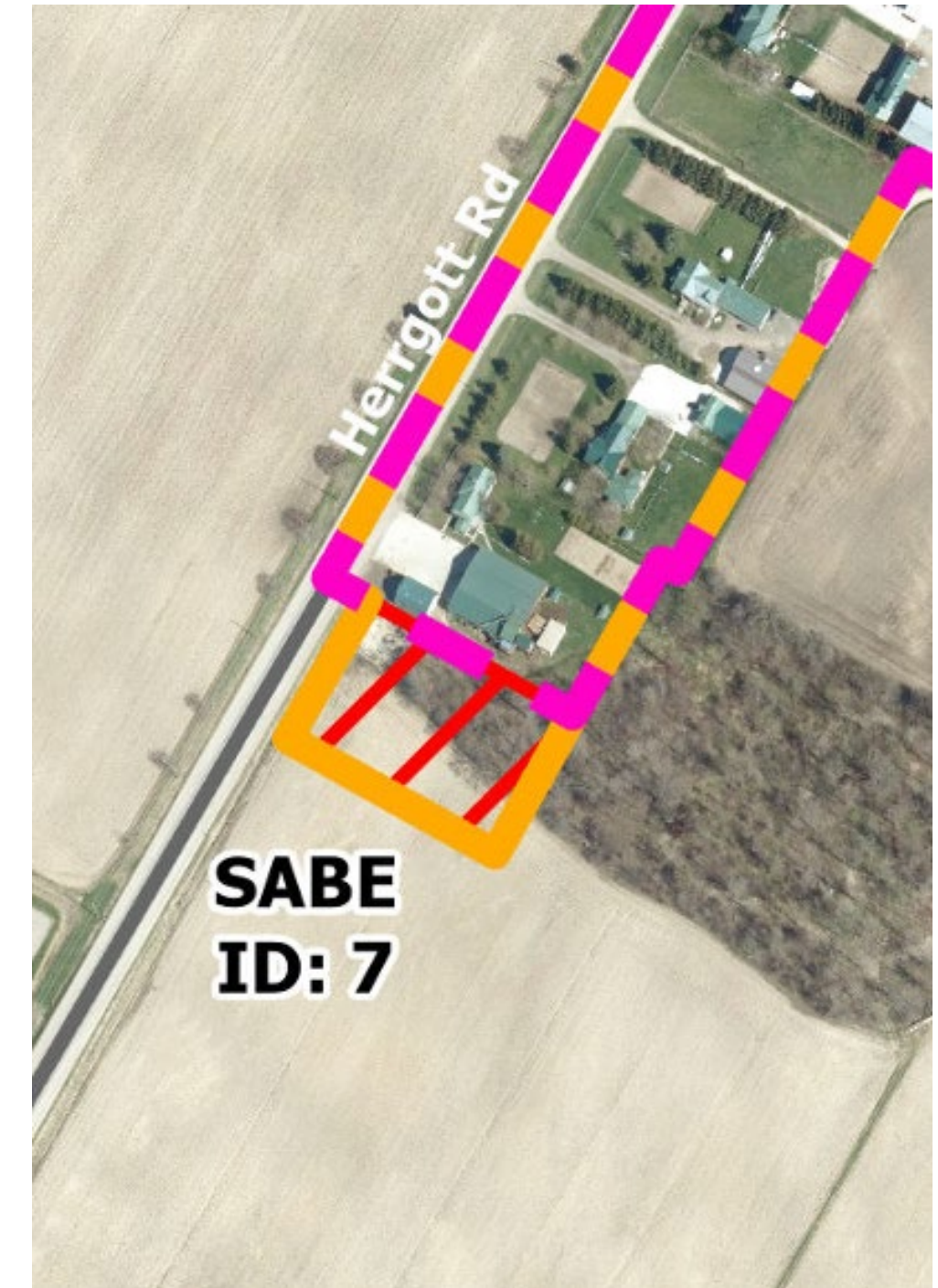
- SABE #7 – 0.41 ha added to the Wallenstein Settlement Area
- SABE #8 – 0.5 ha added to the Wallenstein Settlement Area
- SABE #11 – 11.5 ha added to the Wellesley Urban Area as commercial lands
- SABE #12 – request to become a new settlement area, not included in land quantum at this time, as subject to surrendering ARA licence (subject to a site-specific policy)
- SABE #14 – 29.92 ha added to the Linwood Settlement Area (subject to a site-specific policy)
- SABE #20 – 64.71 ha added to the Wellesley Urban Area (subject to a site-specific policy)

Settlement Area Boundary Expansion Request Evaluations

SABE #7 – Employment

Supportable

- 0.41 ha of land to be added to the Wallenstein Settlement Area for business expansion purposes



Settlement Area Boundary Expansion Request Evaluations

SABE #8 – Employment

Supportable

- 0.5 ha of land to be added to the Wallenstein Settlement Area for business expansion purposes
- MDS is not adequately met from existing or expansion area – can be supported through PPS, 2024 Policy 2.3.2(e) which allows municipalities to make recommendations that are not consistent with this criterion when appropriate rationale is provided

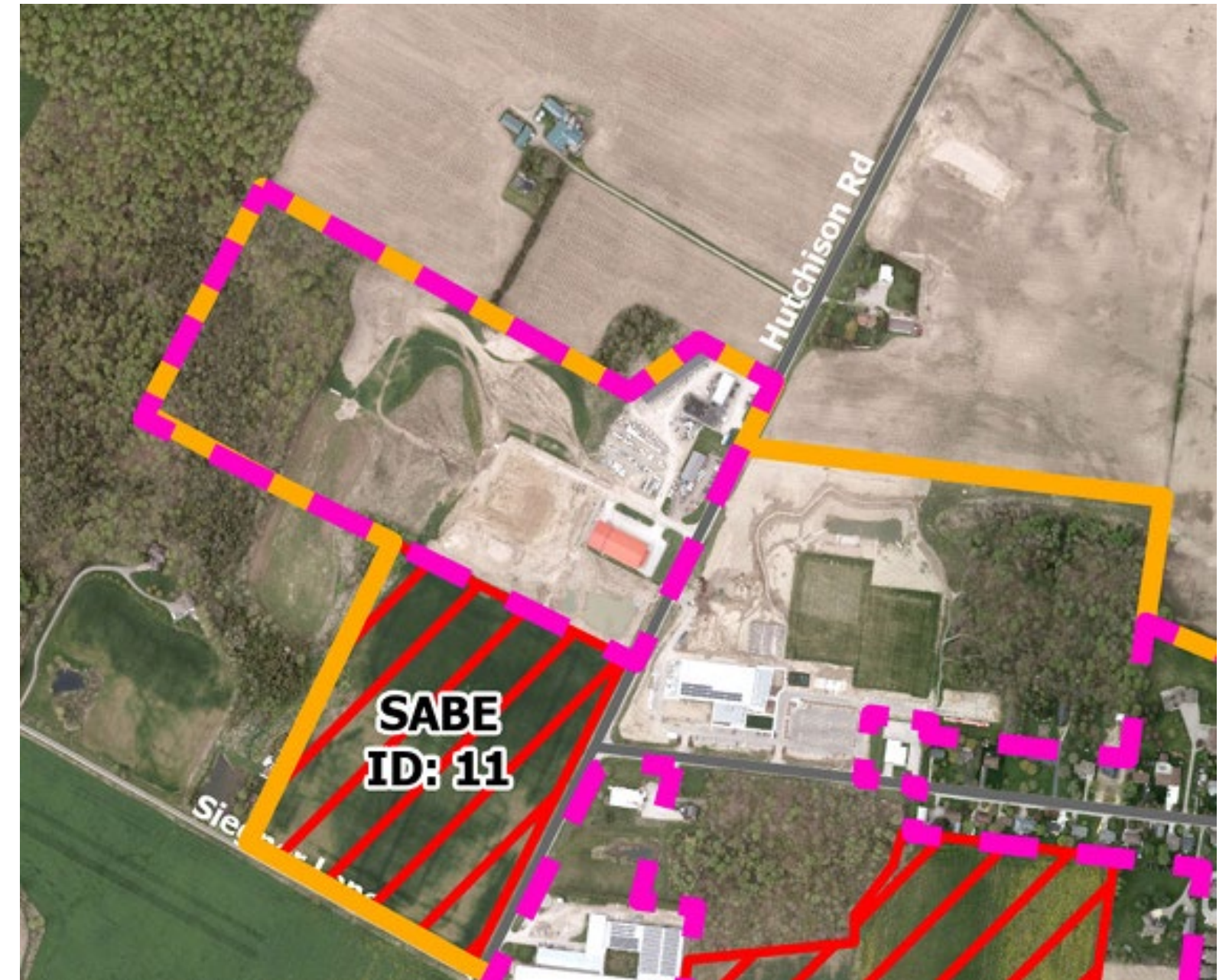


Settlement Area Boundary Expansion Request Evaluations

SABE #11 – Employment

Supportable

- 11.5 ha of land to be added to Wellesley Urban Area for commercial use purposes
- Schneider Employment Area to relocate into Wellesley Urban Area Boundary
- Subject to site-specific policy



Settlement Area Boundary Expansion Request Evaluations

SABE #12 – Employment

Supportable

- Requested as a new employment area
- Not added to land quantum at this time, as conditions are tied to ARA licence surrendering
- Subject to a site-specific policy
- *Note: a small revision is required based on MDS setbacks*



Settlement Area Boundary Expansion Request Evaluations

SABE #14 – Employment

Supportable

- 29.92 ha of land requested in Linwood Settlement Area for industrial land uses
- Access to Manser supportable, pending Regional comments
- Subject to site-specific policy

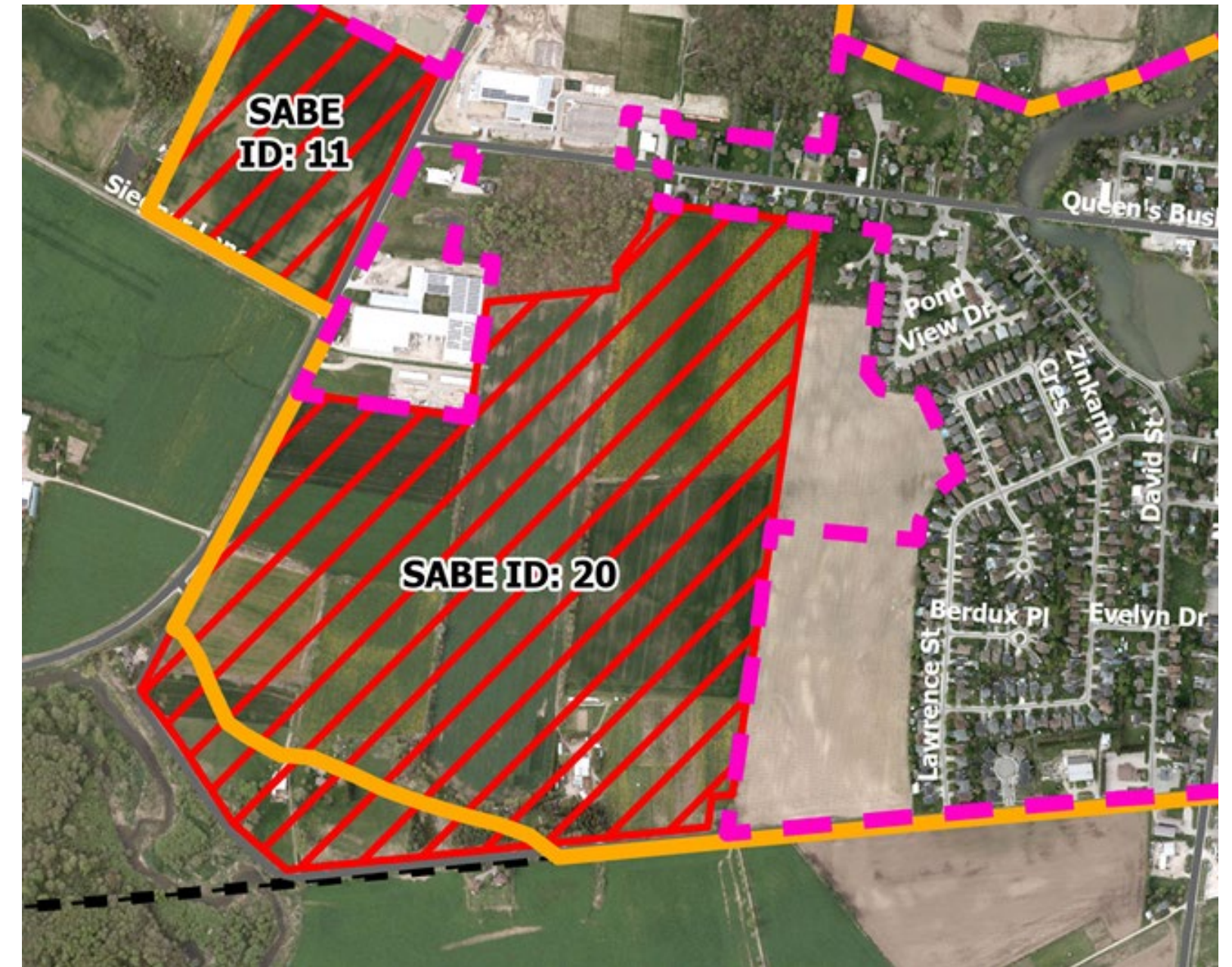


Settlement Area Boundary Expansion Request Evaluations

SABE #20 – Employment

Supportable

- 64.71 ha of land identified in Wellesley Urban Area to accommodate general employment
- Subject to site-specific policy and master planning requirements

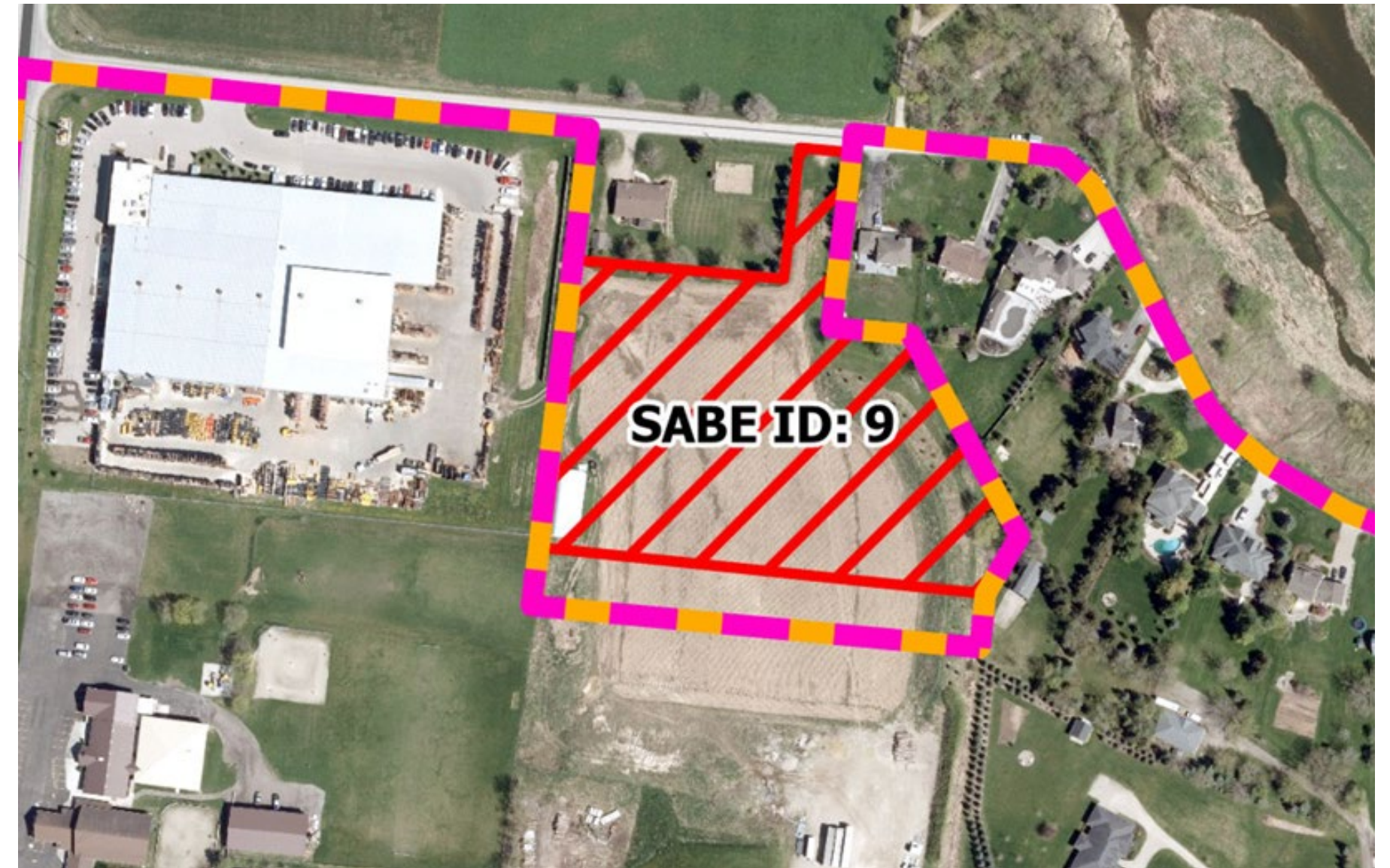


Settlement Area Boundary Expansion Request Evaluations

SABE #9 – Employment

Not Supportable

- 1.78 ha of land requested in Hawkesville Settlement Area for expansion of business operations
- Request does not meet criteria in which it was evaluated against
- Expansion request is not supportable due to compatibility

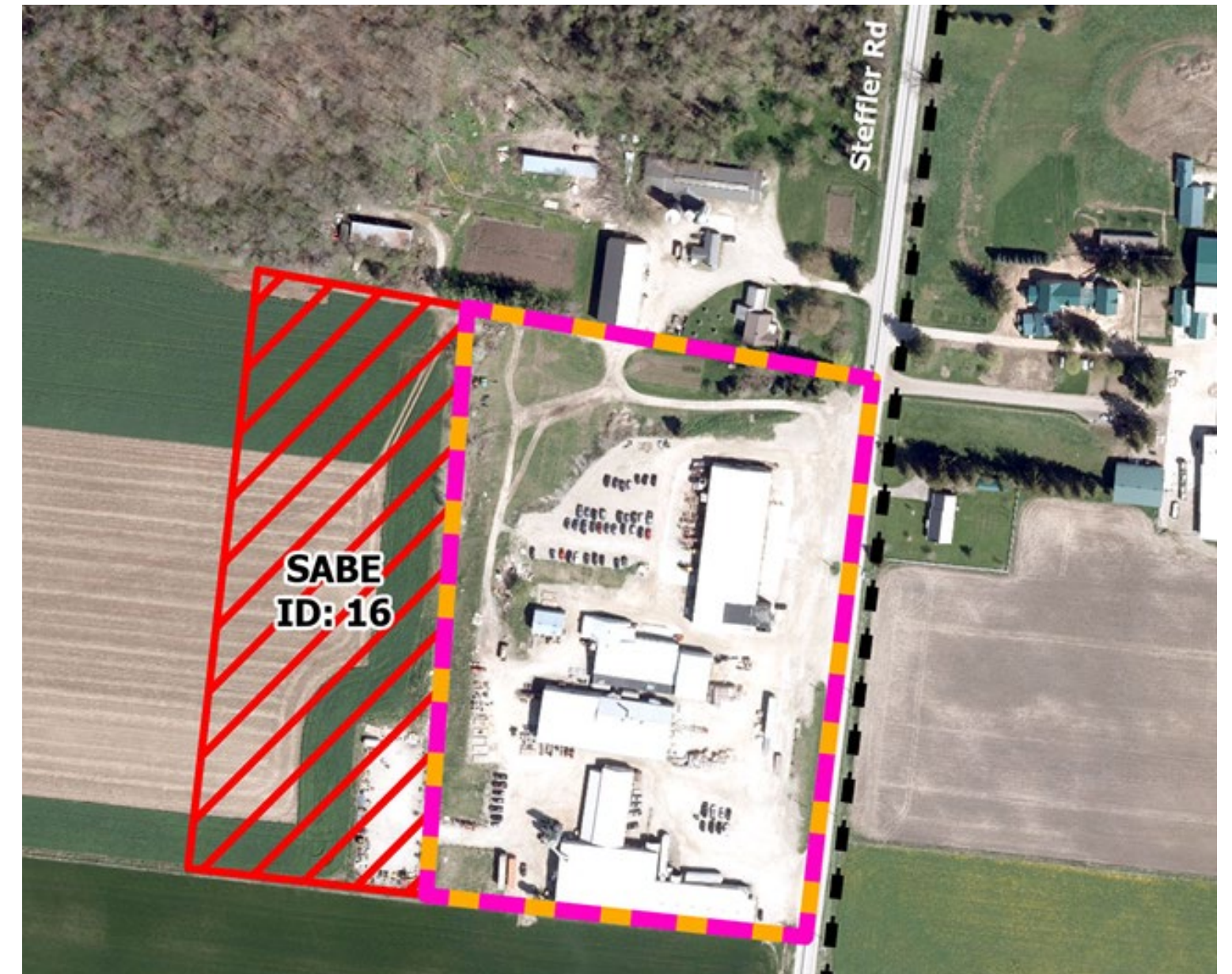


Settlement Area Boundary Expansion Request Evaluations

SABE #16 – Employment

Not Supportable

- 2.22 ha of land requested to be added to the MK Martin Employment Area to expand business operations
- MDS setbacks cannot be met
- Opportunity for the existing business to retain Rural Employment Area designation and permit the expansion of business operations as an agriculture-related use under Provincial guidelines
- Subject to a site-specific policy

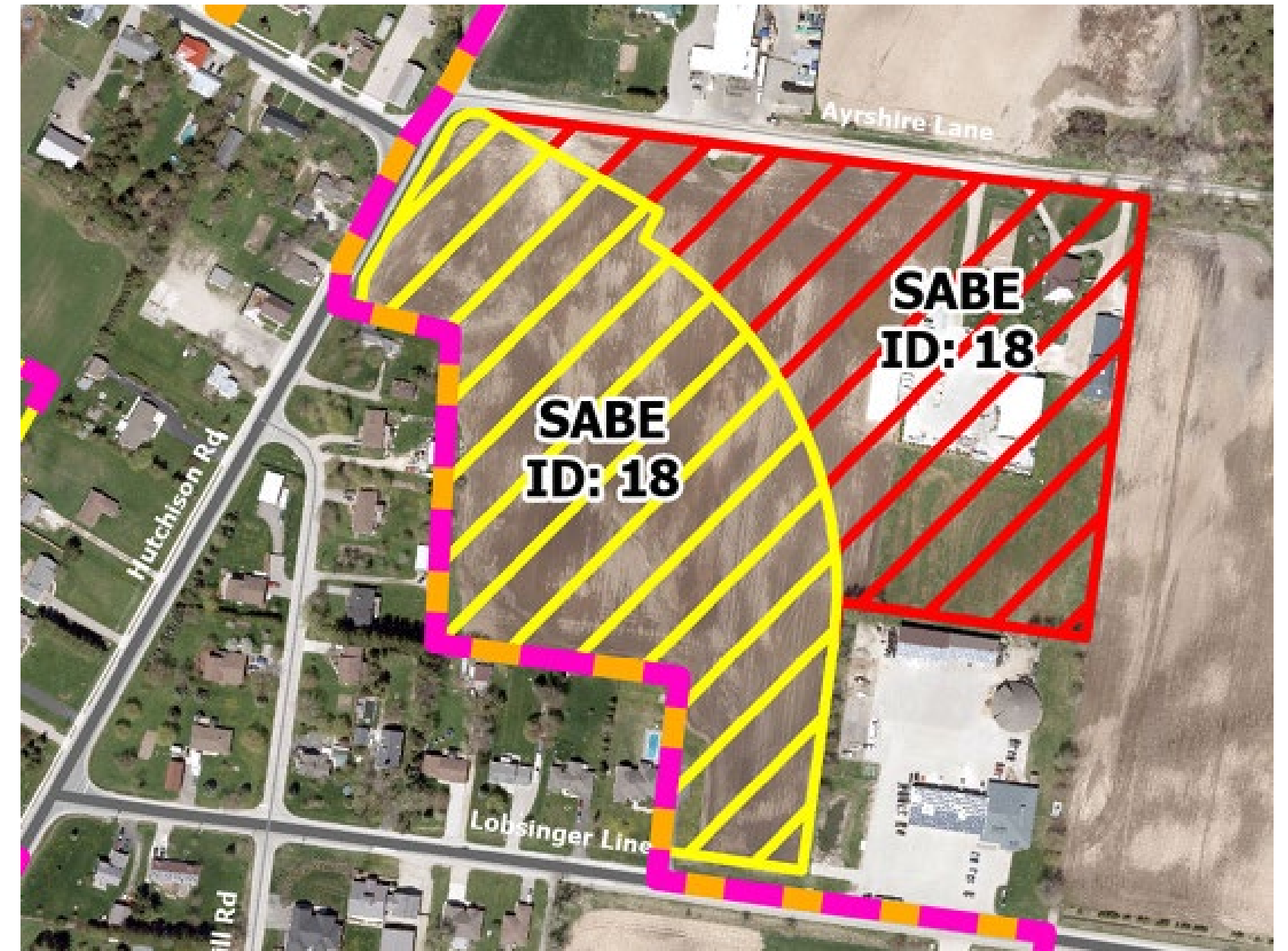


Settlement Area Boundary Expansion Request Evaluations

SABE #18 – Employment

Not Supportable

- 3 ha of land requested in Crosshill Settlement Area to expand business operations
- Request does not meet criteria in which it was evaluated against
- MDS Setbacks cannot be achieved on portions of the site and is identified as an area that possesses potential recovery of archaeological resources



Settlement Area Boundary Expansion Request Evaluations

Supportable Requests – Residential

- SABE #1 – 7 ha land added to the Wellesley Urban Area
- SABE #2 – a technical request for road access, not included in land quantum as no development is proposed in Paradise Lake Settlement Area (subject to a site-specific policy)
- SABE #3 – 0.83 ha added and 1.02 ha removed from the Crosshill Settlement Area (net increase of prime agricultural lands)
- SABE #15 – a lot addition request, not included in land quantum as land is not being added for development in the Linwood Settlement Area (subject to a site-specific policy)
- SABE #19 – 1.04 ha added and 1.53 ha removed from Crosshill Settlement Area (net increase of prime agricultural lands)

Settlement Area Boundary Expansion Request Evaluations

SABE #1 – Residential

Supportable

- 7 ha land added to the Wellesley Urban Area
- 3 ha stormwater associated, not included in land quantum



Settlement Area Boundary Expansion Request Evaluations

SABE #2 – Residential

Supportable

- Technical request for the Paradise Lake Settlement Area
- Not added to land quantum at this time, as no residential development is being proposed
- Site-specific policy

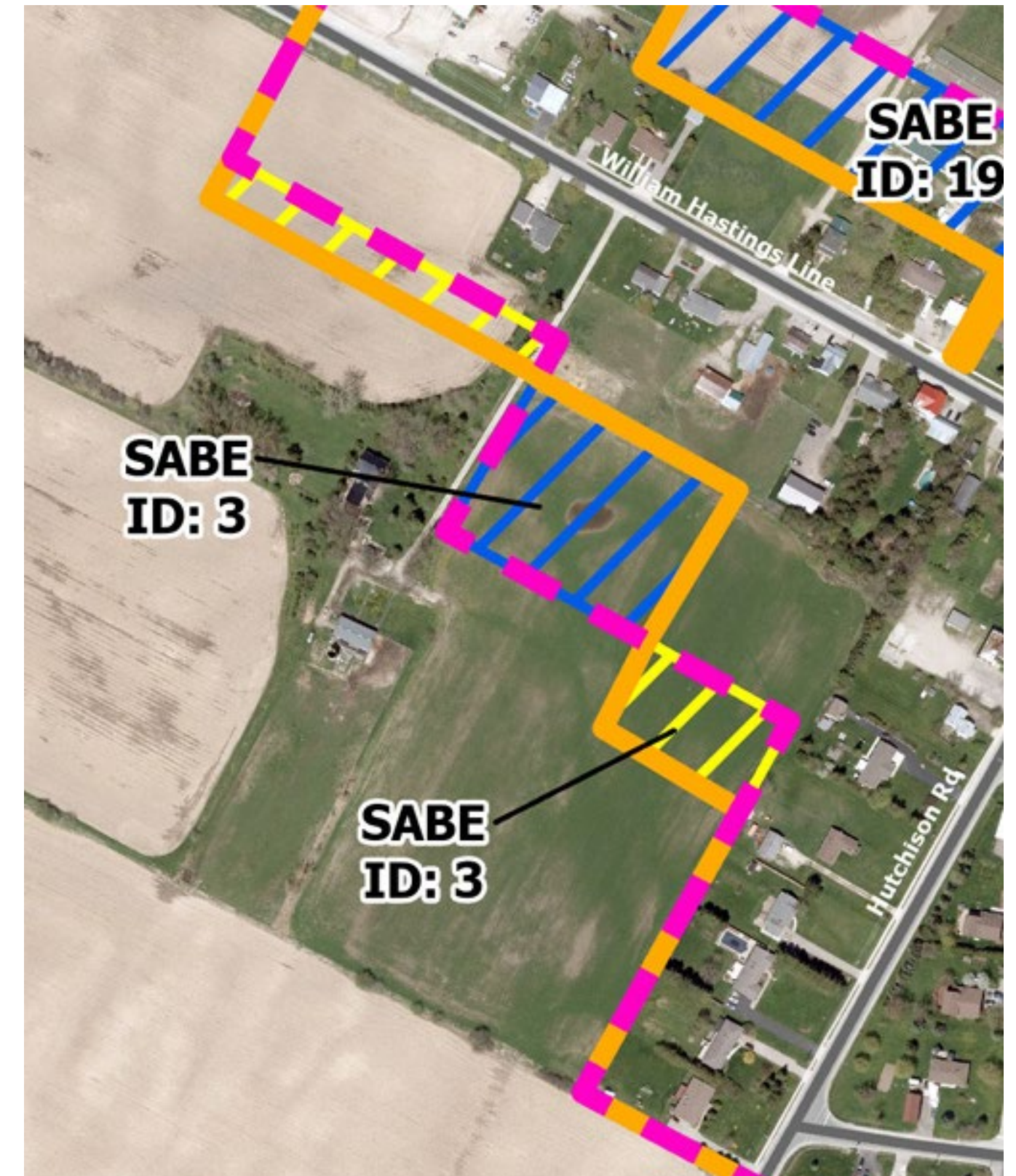


Settlement Area Boundary Expansion Request Evaluations

SABE #3 – Residential

Supportable

- 0.83 ha to be added to Crosshill Settlement Area
- 1.02 ha to be removed (net increase of prime agricultural land)

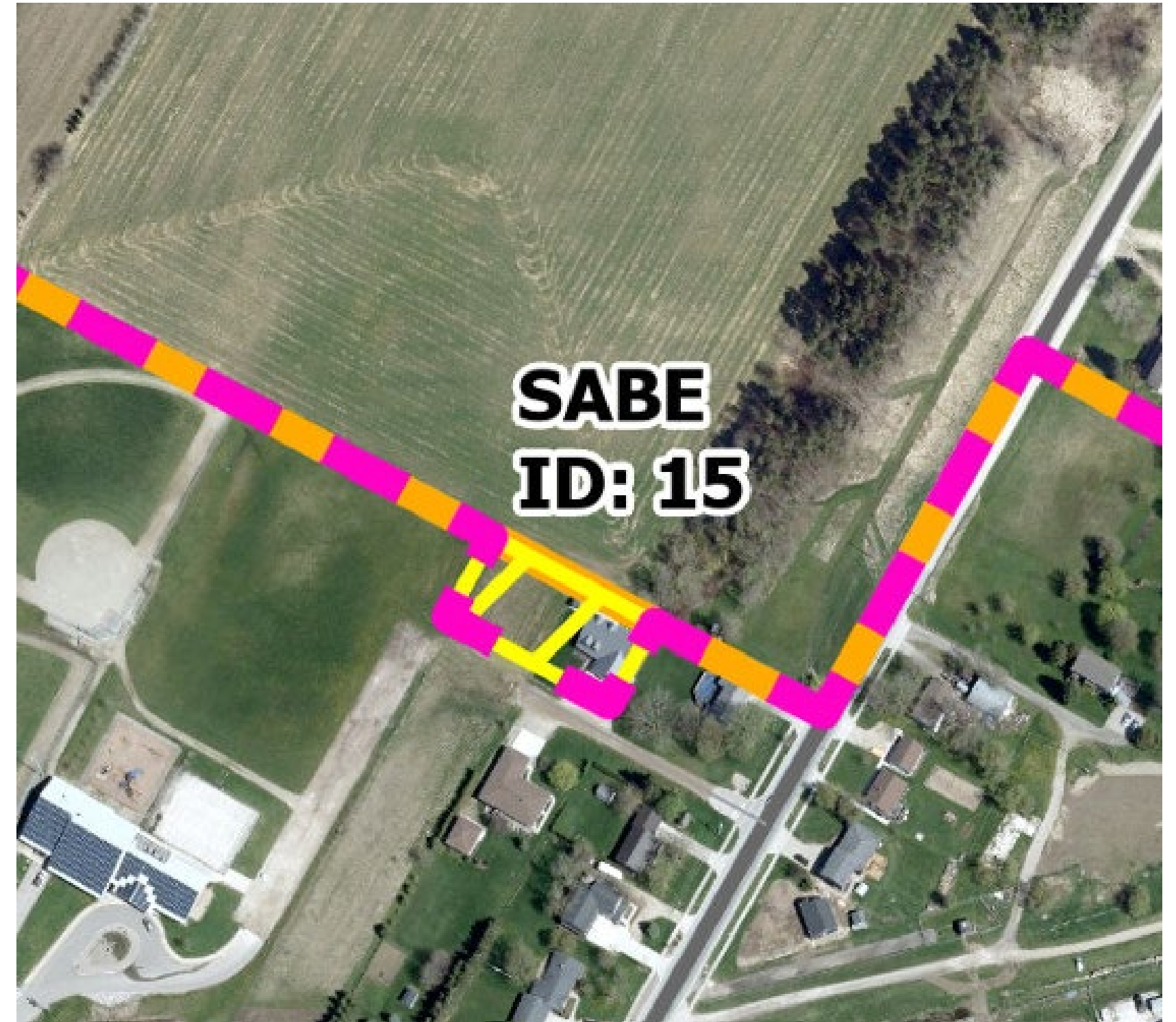


Settlement Area Boundary Expansion Request Evaluations

SABE #15 – Residential

Supportable

- Request is for a lot addition, no development is being proposed
- The lands are located within a Core Environmental Feature and Wellhead Protection Area
- Subject to site-specific policy



Settlement Area Boundary Expansion Request Evaluations

SABE #19 – Residential

Supportable

- 1.04 ha to be added to Crosshill Settlement Area
- 1.53 ha to be removed (net increase of prime agricultural land)



Settlement Area Boundary Expansion Request Evaluations

SABE #6 – Residential

Not Supportable

- 5.32 ha was requested to be added to the Bamberg Settlement Area
- Request does not meet the criteria in which it was evaluated against
- Subject lands are located within Hazardous Lands (flooding), Regional Recharge Area, Environmentally Sensitive Landscape.



Settlement Area Boundary Expansion Request Evaluations

SABE #10 – Residential

Not Supportable

- 1.9 ha was requested to be added to the Bamberg Settlement Area
- Request does not meet the criteria in which it was evaluated against
- Subject lands are located within Protected Countryside, Hazardous Lands (flooding), Regional Recharge Area



Settlement Area Boundary Expansion Request Evaluations

SABE #17 – Residential

Not Supportable

- 12.7 ha of land was requested to be added to the Heidelberg Settlement Area
- Request does not meet the criteria in which it was evaluated against
- Subject lands are located within the Protected Countryside, Core Environmental Feature, and Source Water Protection Wellhead Sensitivity Area

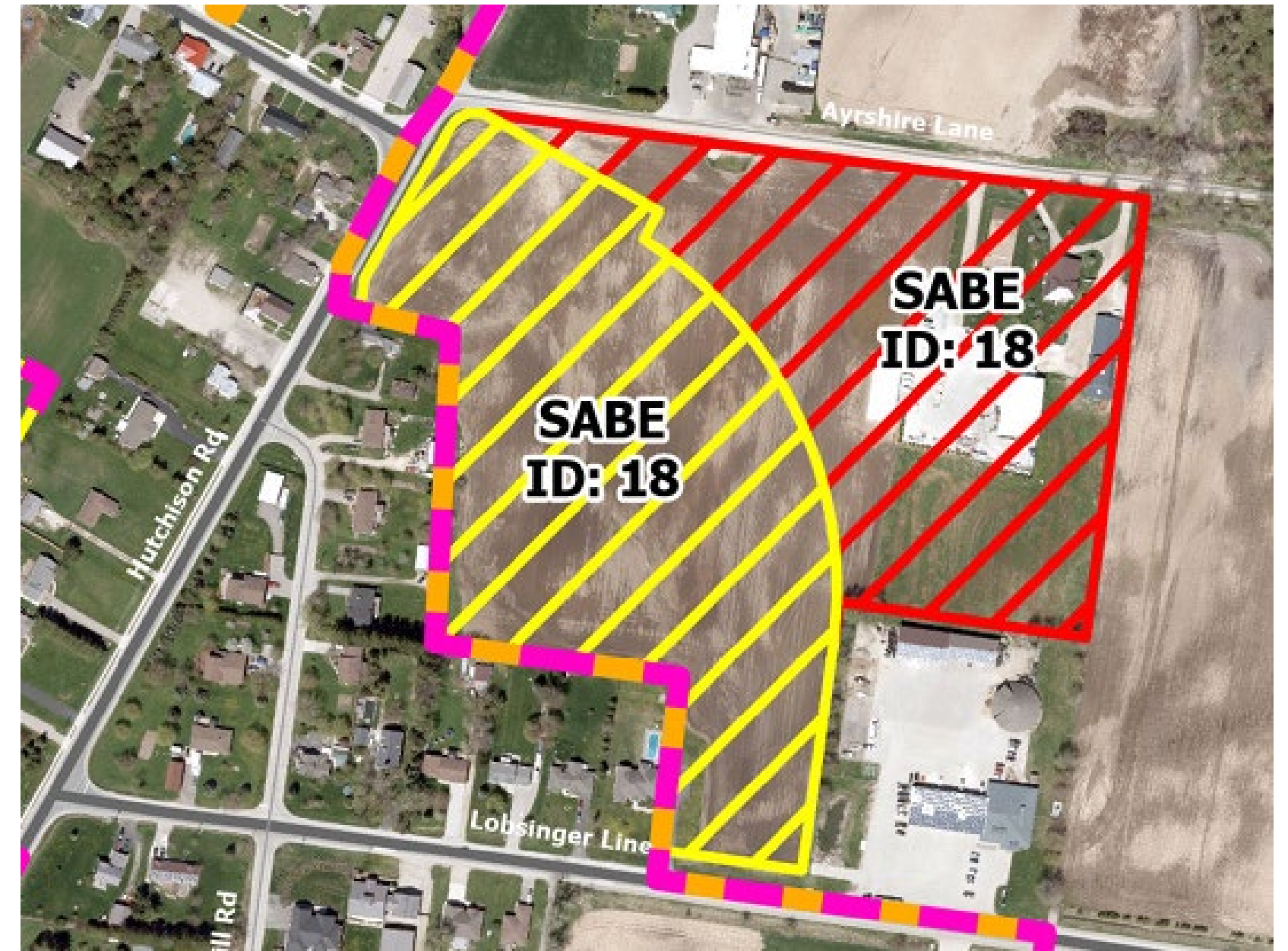


Settlement Area Boundary Expansion Request Evaluations

SABE #18 – Residential

Not Supportable

- 3 ha of land requested in Crosshill Settlement Area
- Expansion request was to be considered in association with an employment request, which is determined not supportable



OP Policy Changes

Current OP → Draft Changes

- Built Up Area Intensification Target
- Designated Growth Area Density Target
- Design guidelines for pedestrian friendly and walkable spaces, road network, and complete communities
- Settlement Area Boundary Expansion Criteria
- Master Planning for General Employment Areas in Wellesley Urban Area
- Built-form / Building Heights
- Parkland Classification Hierarchy
- Policies consistent with PPS, ROP, Transportation Master Plan, Wellesley Water and Wastewater Master Plan
- Site Specific Policy Areas

Expected Changes from Draft → Final

- Minor revisions for policy references, italicization of terms, clarification of policies
- Revised and new Transportation policies in alignment with the Region and TMMP
- Updated source water protection policies
- New policies of Region of Waterloo Airport Zoning Regulations
- Removal of rural lands and designation of prime agriculture lands based on updated OMAFA mapping
- Settlement area boundary revisions and revised site-specific policies
- New Municipal Responsibility Agreement policies
- New Glossary terms

Next Steps



Thank You

Visit <https://www.engagewr.ca/official-plan>
or scan the QR code to read the draft
Official Plan and stay up to date with the
project.

