

April 7, 2026

Township of Wellesley Council
Township of Wellesley
4639 Lobsinger Line
St. Clements ON N0B 2M0

To Members of Council,

**Re: Settlement Area Boundary Expansion Requests for the New Township
Official Plan**

The purpose of this letter is to provide a summary of the settlement area boundary expansion process undertaken and the results based on the evaluation conducted as part of the new Official Plan project process.

The Process

A Settlement Area Boundary Expansions Background Report was one of six discussion papers completed in Fall 2025. The report proposed criteria to evaluate requests for settlement area boundary expansion received both prior to this project and during this project as part of a call for requests. Lands from the 2020 settlement area boundary review were also reassessed as part of the Township's overall development land supply to meet population targets to the year 2051.

In November, the Township issued a call for expansion requests, held pre-consultations with interested landowners, and established a deadline of December 19, 2025, to submit requests. Interested landowners were asked to 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.

Evaluation

There were 20 settlement area boundary expansion requests identified; however, two requests were previously brought into the settlement area (SABE #4, SABE #5) but removed through Bill 162. One request was withdrawn (SABE #13). A total of eighteen

requests were evaluated based on criteria determined in the Settlement Area Boundary Expansion Criteria Background Report. Each request followed the same criteria and was scored by:

- “Achieves Most” if the request fulfilled the criteria.
- “Achieves Some” if the request met the criteria partially but there were elements missing or the fulfilment was not the preferred solution.
- “Achieves Least” if the request did not meet the criteria.
- “Not Applicable” if the criteria did not apply (i.e., Wellesley Urban Area specific criteria).

This evaluation determined the overall results: if the request is supportable, requires more information, or is not supportable.

Residential

SABE ID	Result
SABE #1	Supportable in part
SABE #2	Supportable* (*with conditions)
SABE #3	Supportable* (*with conditions)
SABE #6	Not supportable
SABE #10	Not supportable
SABE #15	More information required, Concept, MDS
SABE #17	Not supportable
SABE #18	Not supportable
SABE #19	Supportable

Employment

SABE ID	Result
SABE #7	More information required, MDS
SABE #8	More information required, MDS
SABE #9	More information required, MDS
SABE #11	Supportable
SABE #12	More information required, Concept, Licence
SABE #14	More information required, Concept
SABE #16	More information required, Concept
SABE #18	Not supportable
SABE #20	Supportable

Several requests were identified as requiring further information, such as concept plans to illustrate what the applicant hopes to do on the site, and MDS calculations. Supporting studies, such as MDS calculations were identified as a requirement for the request submissions. The majority of applicants did not submit MDS calculations with their submissions.

Concept Plans

- More information on the request is required in order to conduct a full evaluation, such as site plans illustrating the proposed concept and use, servicing, etc. for the following sites:
 - SABE 12
 - SABE 14
 - SABE 15
 - SABE 16

MDS

- The following sites may have large barns in close proximity to their respective boundaries:
 - SABE 3
 - SABE 8
 - SABE 9
 - SABE 11
 - SABE 14
 - SABE 16
- If a barn is identified that is capable of housing livestock, then an MDS 1 must be completed. It is noted that each SABE has potential impact from local barns, depending on their condition. Attached as Appendix A is a review of the barns that would be required to be looked at in an MDS 1 calculation for each SABE.

It is recommended that these SABE applicants submit MDS calculations at the applicant's expense to validate if they are supportable. Town staff made these SABE applicants aware of the additional information required by them in early March, with a deadline of May 1, 2026 in order to be considered as part of the new Official Plan.

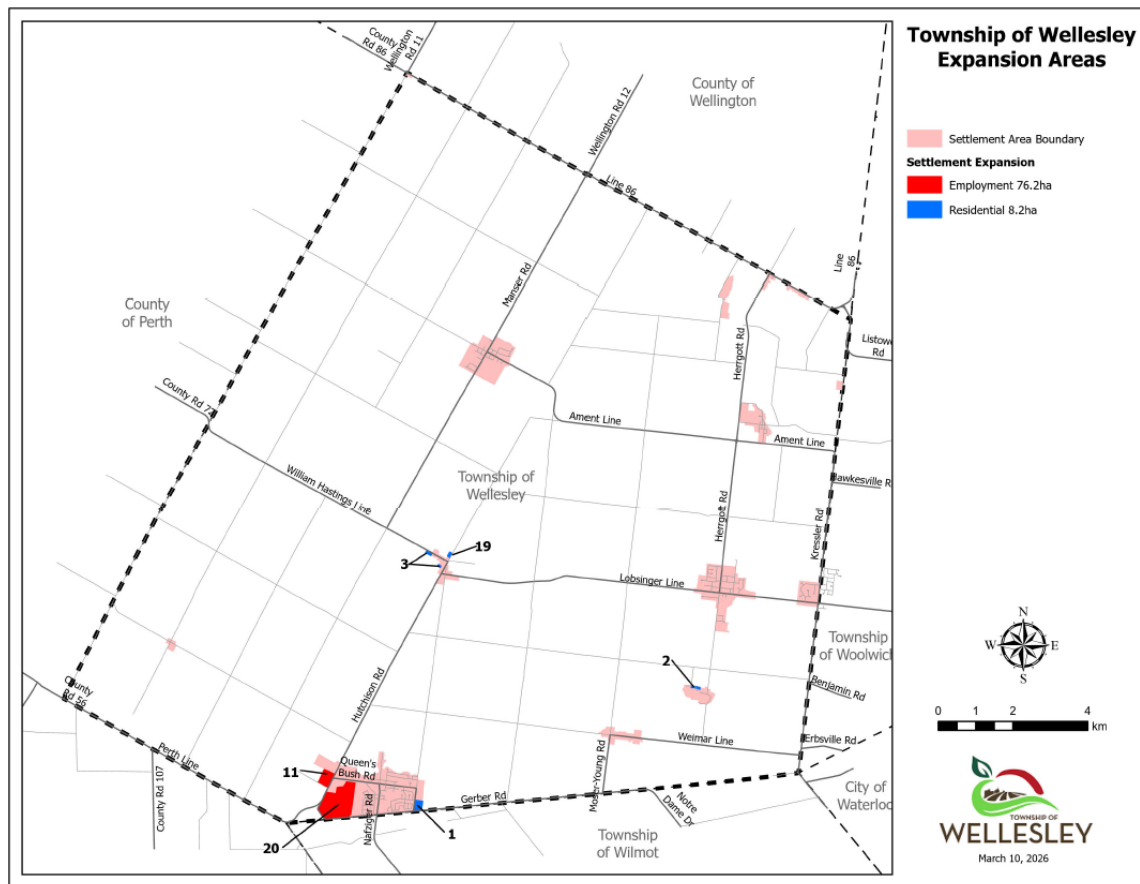
Results

There is currently 49.9 hectares of vacant land within the current settlement area boundaries. Based on vacant land available:

- 6.1 hectares of residential land is required to meet urban densities;
- 18.5 hectares of residential land is required to meet rural densities;
- 79 hectares of employment land is required to meet a 10 jobs per hectare target; and
- 37 hectares of employment land is required to meet a 20 jobs per hectare target.

There are currently seven settlement area boundary expansion requests that are supportable based on the evaluation conducted. Figure 1 shows the location of these expansions, with three being in the Wellesley Urban Area, two within the Crosshill Settlement Area, one within Paradise Lake.

Figure 1: Preliminary Supportable Settlement Area Boundary Expansions



Residential

There are three residential SABE requests that are supportable based on the evaluation conducted. SABE #1 requests residential lands within the Wellesley Urban Area. SABE #3 and SABE #19 removals from settlement areas that would be more appropriate as prime agriculture, resulting in an additional need of 8.2 hectares. A fourth request, SABE #2, is being supported for technical purposes and would not permit new dwelling units:

- Wellesley Urban Area
 - Requirement: 6.1 hectares to meet urban densities.
 - Proposed: 6.6 hectares
- Rural Settlement Areas
 - Requirement: 18.5 hectares to meet rural densities.
 - Proposed: 0.5 hectares

Employment

There is one SABE request that is supportable based on the evaluation conducted.

- Requirement: 79 hectares to meet a 10 jobs / hectare target; and
37 hectares to meet a 20 jobs / hectare target.
- Proposed: 64.69 hectares

In review of the employment requests, one request was determined to be a commercial opportunity. New commercial opportunities were determined as policy direction within the Commercial Background Report:

- Proposed: 11.51 hectares

The above numbers are subject to change, depending on the results of those submitting additional studies and information.

Next Steps

Letters were sent out by Township staff to the landowners that have submitted settlement area boundary expansion requests. Each SABE applicant received a letter based on if their request is supportable and its conditions (if any), requires more information, or those that cannot be supported. Each letter addresses the process taken, how the evaluation was conducted, and its results.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Joe Nethery". The signature is fluid and cursive, with the first name "Joe" and last name "Nethery" clearly distinguishable.

Joe Nethery, MCIP, RPP
President

SABE ID #	Proposed Use	Settlement Area	Applicant	Address	Area (ha)	Expansion Request Type	Current OP Designation
SABE #7	Boundary expansion for expanding employment use for a proposed lot enlargement. It is at the southern end of the settlement area of Wallenstein, with a metal fabricating shop with very limited space for unloading and loading of trucks. Outside storage is currently on the neighbors property, The lot enlargement improve the relocation of trucks from the shoulder of the road for safety , also the outside storage would be further away from the road and less visible.	Wallenstein	Eli Sherk	4631 Hergott Road / 4189 Temperance Rd.		0.41 Employment	Prime Agricultural Area
SABE #8	Boundary expansion for expanding employment use	Wallenstein	E&F Sauder	4728 Herrgott Rd.		0.2 Employment	Prime Agricultural Area
SABE #9	Boundary expansion for expanding employment use. The intended use of the land is for employee parking and parking of trailers with an entrance proposed onto Geddes St.	Hawkesville	Chervin	15 Broadway Street		1.78 Employment	Prime Agricultural Area
SABE #11	Boundary expansion to accommodate Dry Industrial / Commercial uses for commercial and industrial employment lands in Wellesley. The request will facilitate a rezoning / opa for dry industrial and create several employment lots to accommodate a lumber yard and distribution centre, a shop for excavation and equipment storage, multiple additional lots for new industrial and commercial.	Schneider Employment Area	Jamie Keupfer	1051 Siegner Lane		11.5 Employment	Prime Agricultural Area
SABE #12	Request that identifies of a portion of the Heidelberg Pit to be created as a 'Rural Employment Area'. The Heidelberg Pit is licenced under the Aggregate Resources Act to extract sand and gravel material which supplies construction and infrastructure projects throughout the Township and Region of Waterloo. The licenced area of the pit is 93.15 hectares with an extraction area of 81.3 hectares. In addition to the mineral aggregate operation, a ready-mix concrete plant, head office, outdoor equipment storage area, and an asphalt plant are located within the licenced area of the pit. The request is is to add 20 to 25 ha of the Heidelberg Pit to a Rural Employment Area for existing industrial use, new industrial development, and a small portion within the extraction area that could be made available within 10 to 15 years in conjunction with rehabilitation of the pit.	New Employment Area	Steed and Evans	3030 Ament Line		25 Employment	Prime Agricultural Area

SABE #14	Request for the future use of the lands to be predominately Rural Employment Lands consisting of Industrial land uses (including but not limited to manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities). There is opportunity for limited residential uses to help provide additional housing options for the Township (including but not limited to low-rise residential and senior friendly/assisted housing).	Linwood EA	Jones Feedmill	1001 Isabelle Street	20.5 Employment	Prime Agricultural Area
SABE #16	Employment Expansion to accommodate business growth. The current subject lands are approximately 9.45 acres, fully developed and utilized for employment related industrial purposes. The proposed expansion lands comprise approximately ±21 acres and are intended to support employment-related industrial uses that are complementary to and integrated with the existing operations. Anticipated uses include additional manufacturing and assembly space, expanded warehousing capacity, equipment storage, and related operational functions necessary to support long-term business growth.	MK Martin Employment Area	Keith Martin	3950 Steffler Road	TBD Employment	Prime Agricultural Area; Core Environmental Feature
SABE #18	Rural employment purposes and permit future expansion of Dry Industrial use	Crosshill	Enroch Bauman	1030 Ayrshire Lane	3 Employment	Rural Area
SABE #20	Expansion of southwest Wellesley Village (to incorporate Wellesley Rural Employment Area)	Wellesley	n/a (project team identified)		57.4 Employment	Prime Agriculture

Land Needs		
Residential	6.1 ha land required - urban densities	
	18.5 ha required - rural densities	
Employment	79 ha land required -10 jobs /ha	
	37 ha land required -20 jobs /ha	
Achieves Most	generally met the requirements	
Achieves Some	met the requirements in some measure or degree, or to some extent	
Achieve Least	did not fully meet the requirements	
Not Applicable	does not apply	

Criteria	SABE #7	SABE #8	SABE #9	SABE #11	SABE #12	SABE #14	SABE #16	SABE #18	SABE #20
THEME ONE - Growth Management and Land Need									
1 There is a need for the request as determined by a land needs assessment.	Achieves Most	Achieves Most	Achieves Most	Achieves Most	Achieves Some	Achieves Most	Achieves Some	Achieves Some	Achieves Some
2 The request addresses any prevalent gaps within existing settlement area boundaries.	Achieve Least	Achieve Least	Achieves Most	Achieves Most	Achieve Least	Achieves Some	Achieve Least	Achieves Some	Achieves Some
3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	Not Applicable	Not Applicable	Not Applicable	Achieves Most	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
THEME 2 - Servicing and Infrastructure									
4 The request can be supported by existing or planned servicing and infrastructure.	Achieve Least	Achieve Least	Achieve Least	Achieves Most	Achieve Least	Achieve Least	Achieve Least	Achieve Least	Achieves Some
5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Achieve Least	Achieve Least	Achieve Least	Achieves Most	Achieve Least	Achieve Least	Achieve Least	Achieve Least	Not Applicable
THEME 3 - Agricultural Resources									
6 The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	Achieve Least	Achieve Least	Achieves Some	Achieves Most	Achieves Most	Achieves Some	Achieves Some	Achieves Most	Achieves Most
7 The request complies with the minimum distance separation formulae.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Achieves Most	Achieves Some	Not Applicable	Achieves Some	Achieves Most
THEME 4 - Urban Development									
8 The request provides for a phased progression of urban development.	Achieves Most	Achieves Some	Achieves Most	Achieves Most	Achieve Least	Achieves Some	Achieve Least	Achieves Some	Achieves Most
THEME 5 - Environmental and Source Water Protection									
9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	Achieves Most	Achieves Some	Achieves Most	Achieves Some	Achieves Most	Achieves Some	Achieves Most	Achieves Most	Achieves Most
THEME 6 - Cultural Heritage and Archaeology									
10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	Achieves Most	Achieves Most	Achieves Most	Achieves Most	Achieves Most	Achieves Most	Achieves Most	Achieves Some	Achieves Most
THEME 7 - Transportation									
11 The request is supported by appropriate access and connectivity to the site.	Achieves Some	Achieves Some	Achieves Some	Achieves Most	Achieves Most	Achieves Some	Achieves Most	Achieves Most	Achieves Most
THEME 8 - Planning and Land Use Compatibility									
12 The request is compatible with adjacent land uses and respects established land use patterns.	Achieves Some	Achieves Most	Achieves Some	Achieves Most	Achieves Most	Achieves Some	Achieves Some	Achieves Most	Achieves Most
THEME 9 - Development of Complete Communities									
13 The request supports the development of or contribution to complete communities.	Achieves Some	Achieves Most	Achieves Some	Achieves Most	Achieves Some	Achieves Most	Achieves Some	Achieves Some	Achieves Most
SUMMARY RESULTS									
Achieves Most	4	4	5	11	6	3	3	4	8
Achieves Some	3	3	4	1	2	7	4	6	3
Selected				X					X
Land Area (lower job density)				11.5					57.4
Land Area (higher job density)									
Total land area (lower job density)	68.9								

					<div>Achieves Most</div> <div>Achieves Some</div> <div>Achieve Least</div> <div>Not Applicable</div>
SABE Information SABE ID # SABE #7	Proposed Use Boundary expansion for expanding employment use for a proposed lot enlargement. It is at the southern end of the settlement area of Wallenstein, with a metal fabricating shop with very limited space for unloading and loading of trucks. Outside storage is currently on the neighbors property. The lot enlargement improve the relocation of trucks from the shoulder of the road for safety, also the outside storage would be further away from the road and less visible.	Settlement Area Wallenstein	Applicant Eli Sherk	Address 4631 Hergott Road / 4189 Ten	

Criteria		SABE ID # SABE #7
THEME ONE - Growth Management and Land Need		
1	<p>The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.</p> <p>There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. The proposed use is to benefit the existing dry industrial / commercial use, and ensure safety due to large vehicles.</p> <div>Achieves Most</div>	
2	<p>The request addresses any prevalent gaps within existing settlement area boundaries.</p> <p>The Wallenstein area does not have any prevalent gaps within the settlement area.</p> <div>Achieve Least</div>	
3	<p>If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).</p> <p>N/A</p> <div>Not Applicable</div>	
THEME 2 - Servicing and Infrastructure		
4	<p>The request can be supported by existing or planned servicing and infrastructure.</p> <p>The request is to permit the expansion of a manufacturing use by allowing for more secure parking, including buggy support. No additional servicing requirements are identified in the request, if servicing is required it could only be done so on private servicing.</p> <div>Achieve Least</div>	
5	<p>The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).</p> <p>The development can only proceed on private services.</p> <div>Achieve Least</div>	
THEME 3 - Agricultural Resources		
6	<p>The request avoids the disruption of agricultural lands and the protected Countryside (specially crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.</p> <p>A portion of the lands are on the border of the settlement area. However, the lands are designated as Prime Agriculture, and have not been identified as an area that could be classified as a Candidate Non-Prime Agriculture Area.</p> <div>Achieve Least</div>	
7	<p>The request complies with the minimum distance separation formulae.</p> <p>This information was not provided and would be required as part of the request.</p> <div>Not Applicable</div>	
THEME 4 - Urban Development		
8	<p>The request provides for a phased progression of urban development.</p> <p>The request represents a logical progression of development, by providing the manufacturing use appropriate, safe truck parking access.</p> <div>Achieves Most</div>	
THEME 5 - Environmental and Source Water Protection		
9	<p>The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.</p> <p>The lands are not located on or near environmentally sensitive, key hydrological areas or within the Natural Heritage System—an EIS could be prepared to validate the feature. They are not located within regional recharge areas, the protected countryside or designated vulnerable and source water protection areas.</p> <div>Achieves Some</div>	
THEME 6 - Cultural Heritage and Archaeology		
10	<p>The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.</p> <p>The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.</p> <div>Achieves Most</div>	
THEME 7 - Transportation		
11	<p>The request is supported by appropriate access and connectivity to the site.</p> <p>The subject lands are located off of Hergott Rd. They are proposing additional road access off of Hergott to allow for horse and buggy and truck traffic and parking.</p> <div>Achieves Some</div>	
THEME 8 - Planning and Land Use Compatibility		
12	<p>The request is compatible with adjacent land uses and respects established land use patterns.</p> <p>The lands adjacent to the subject property north west are Prime Agriculture and north east are the boundary of the settlement area, with residential and dry / industrial uses. South-east of the property is the active farming operation(4189 Temperance). The horse and buggy shelter is being proposed between truck parking and existing prime agriculture.</p> <div>Achieves Some</div>	
THEME 9 - Development of Complete Communities		
13	<p>The request supports the development of or contribution to complete communities.</p> <p>The existing house and workshop is located closest to the settlement area, and proposed horse buggy shelter and truck parking located the furthest from the settlement area. The request does not allow for continued employment or residential growth .</p> <div>Achieves Some</div>	

Criteria		SABE ID # SABE #8
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. The request is to add .5 acre from adjacent farm property to the settlement core to allow for sufficient room to accommodate a new building and expand their commercial property.
		Achieves Most
2	The request addresses any prevalent gaps within existing settlement area boundaries.	There is no gap in the existing settlement area boundary.
		Achieve Least
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	N/A
		Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	Private water and waste water servicing would be required for the expansion.
		Achieve Least
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	The development can only proceed on private services.
		Achieve Least
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are designated as Prime Agriculture, and have not been identified as an area that could be classified as a Candidate Non-Prime Agriculture Area.
		Achieve Least
7	The request complies with the minimum distance separation formulae.	This information was not provided and would be required as part of the request.
		Not Applicable
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	The request represents a logical progression of development, by expanding an existing use within the rural settlement area by .5 acre. The use removes .5 ac of prime agriculture from the Township, and this area has not been identified as low priority.
		Achieves Some
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The lands are not located on or near environmentally sensitive, key hydrological areas or within the Natural Heritage System. They are not located within regional recharge areas, the protected countryside or designated vulnerable and source water protection areas.
		Achieves Most
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.
		Achieves Most
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	The expansion would require access from Line B6 (less desirable) or by extension from existing access off Herrgott Rd., which should be recognized by special policy to enable.
		Achieves Some
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	The surrounding land uses are settlement commercial, prime agriculture, residential and dry industrial / commercial.
		Achieves Most
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	The request allows to the continued growth of employment within the Township, contributing to the non-residential aspects of a complete community.
		Achieves Most

SABE Information SABE ID # SABE #9	Achieves Most	Proposed Use Boundary expansion for expanding employment use. The intended use of the land is for employee parking and parking of trailers with an entrance proposed onto Geddes St.	Settlement Area Hawkesville	Applicant Chervin	Address 15 Broadway Street
	Achieves Some				
	Achieve Least				
	Not Applicable				

Criteria		SABE ID # SABE #9
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. The proposed use is for expansion of existing industrial uses. Achieves Most
2	The request addresses any prevalent gaps within existing settlement area boundaries.	A portion of the owners lands were incorporated in the OPA #9 settlement area expansion, however not all of the lands (approx 1.78 ha). There remains a notch in the Hawkesville Settlement Area after the OPA 9 decision. Achieves Most
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	N/A Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	Hawkesville has private services only. The uses could not require large quantities of water or generate significant waste water, limiting potential. Achieve Least
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Hawkesville has private services only. The uses could not require large quantities of water or generate significant waste water, limiting potential. Achieve Least
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are currently designated as Prime Agriculture. An expansion is being sought to expand an existing dry industrial / commercial business and to redesignate the lands. The lands are not located within the Protected Countryside, nor are they specialty crop areas. Due to their proximity to the residential neighbourhood of the settlement area of Hawkesville, and the size of parcel, the lands will not be used for intensive agriculture production. The lands are not located within Candidate Non-Prime Agricultural lands, and there are candidate lands within proximity to the Hawkesville settlement Area. Achieves Some
7	The request complies with the minimum distance separation formulae.	This information was not provided and would be required as part of the request. Not Applicable
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	The request provides for a phased progression of development. It is the only land on the southern side of Geddes St. not part of the settlement area boundary, with different land uses provided in the settlement area. The request allows for the expansion of employment use, which has been determined as a need within the Township. One of the adjacent land uses is residential, there are other dry industrial / commercial land uses within the settlement area that are adjacent to residential uses. Achieves Most
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The lands are not located on or near environmentally sensitive, key hydrological areas or within the Natural Heritage System. They are not located within regional recharge areas, the protected countryside or designated vulnerable and source water protection areas. (Site design may be required to provide quality control for runoff.) Achieves Most
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable. Achieves Most
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	The request would be supported through entrance creation off Geddes Street, which would require a connection adjacent to residential lands, or via continued access to the south. Achieves Some
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	To the east and southeast, the lands are residential. To the west, the lands are dry industrial. Adjacent to the south is dry industrial and institutional. The lands to the east, west, and south are included within the settlement area boundary. Given the mix of uses, the request is compatible with the surrounding lands and adjacent land use patterns. The use shall not be obnoxious - as part of the original application, a noise and vibration study was conducted with several recommendations for noise mitigation on residential uses. Achieves Some
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	The request provides an opportunity for employment growth in the Hawkesville settlement area, which contributes to the non-residential aspects of a complete community. It is being requested as additional parking. Achieves Some

Criteria		SABE ID # SABE #11
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	<p>There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. The proposed use is for dry industrial, creating several employment lots across 1.15 ha. There is an interest from local businesses for the land to accommodate commercial and industrial employment opportunities.</p> <p>Achieves Most</p>
2	The request addresses any prevalent gaps within existing settlement area boundaries.	<p>The request addresses an employment gap within the Township, its use would allow for three employment areas to be adjacent to one another, creating a hub.</p> <p>Achieves Most</p>
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	<p>Would expand the Wellesley settlement area for employment purposes.</p> <p>Achieves Most</p>
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	<p>Dry industrial / commercial uses are required to be supported through individual private water and waste water services. The quantity of water or wastewater generated would need to be determined. An engineer has been retained to address infrastructure and stormwater management. The lands could be connected to full municipal services..</p> <p>Achieves Most</p>
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	<p>None have been provided (private services assumed) but the lands could be connected to full municipal services.</p> <p>Achieves Most</p>
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	<p>The lands are designated as Prime Agricultural, however the expansion is proposed within a Candidate Non-Prime Agriculture Area. They are used in rotation of corn and soy and are not a specialty crop area. There are no alternative locations that would not further impact the agricultural system. A qualified consultant has been retained to undertake an Agricultural Impact Assessment, pending further direction as part of this process.</p> <p>Achieves Most</p>
7	The request complies with the minimum distance separation formulae.	<p>This information was not provided and will be required prior to an application.</p> <p>Not Applicable</p>
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	<p>The lands are adjacent to two designated employment areas. It represents logical, phased progression industrial development in the area.</p> <p>Achieves Most</p>
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	<p>The lands are not located within any environmentally sensitive, key hydrological areas or the Natural Heritage System. There is a significant woodland and GRCA watercourse on the west side of the property. The lands are located in proximity to Core Environmental Features. Qualified consultants / engineers have been retained to undertake an EIS, Grading and Drainage report and Hydrogeological Assessment, pending further direction as part of this process.</p> <p>Achieves Some</p>
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	<p>The subject lands do not have known cultural heritage resources on them. The applicant has completed an archaeological assessment, confirming no further studies are required. A release letter from the Ministry is pending.</p> <p>Achieves Most</p>
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	<p>The request proposes access off of Hutchinson Road.</p> <p>Achieves Most</p>
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	<p>The request is compatible with the surrounding land uses. There are two employment areas immediately adjacent from the subject lands. Natural features are being avoided. Prime Agriculture land uses are adjacent to the subject lands and impact on these lands will need to be determined</p> <p>Achieves Most</p>
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	<p>The request supports the development of a complete community by directly providing additional employment and commercial use within the Township.</p> <p>Achieves Most</p>

SABE Information SABE ID # SABE #12	Achieves Most	Proposed Use Request that identifies of a portion of the Heidelberg Pit to be created as a 'Rural Employment Area'. The Heidelberg Pit is licenced under the Aggregate Resources Act to extract sand and gravel material which supplies construction and infrastructure projects throughout the Township and Region of Waterloo. The licenced area of the pit is 93.15 hectares with an extraction area of 81.3 hectares. In addition to the mineral aggregate operation, a ready-mix concrete plant, head office, outdoor equipment storage area, and an asphalt plant are located within the licenced area of the pit. The request is to add 20 to 25 ha of the Heidelberg Pit to a Rural Employment Area for existing industrial use, new industrial development, and a small portion within the extraction area that could be made available within 10 to 15 years in conjunction with rehabilitation of the pit.	Settlement Area New Employment Area	Applicant Steed and Evans	Address 3030 Ament Line
	Achieves Some				
	Achieve Least				
	Not Applicable				

Criteria		SABE ID # SABE #12
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. The proposed use for 20-25 ha of the lands would be to designate the lands as dry industrial / commercial--and not all would be made available for at least 15 years. Achieves Some
2	The request addresses any prevalent gaps within existing settlement area boundaries.	Given its location, this request would constitute a new settlement area. Achieve Least
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	N/A Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	Dry industrial / commercial uses are required to be supported through individual private water and waste water services. The quantity of water or wastewater generated would need to be determined. The subject lands contain existing gas and hydro service. Studies would be required to address infrastructure and stormwater management. Achieve Least
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Only private services proposed. Achieve Least
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are under active extraction. Rehabilitation plan currently proposes a naturalized solution and potential estate residential (per applicant's letter). Rehabilitation plan does not include agriculture. Achieves Most
7	The request complies with the minimum distance separation formulae.	Concept provided is MDS compliant. Achieves Most
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	As a new settlement area, the development is not phased (can be PPS supported). Achieve Least
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The lands are not located within any environmentally sensitive, key hydrological areas or the Natural Heritage System. Concept retains some naturalized restoration. Achieves Most
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable. The subject lands are part of a licenced pit operation, which contains existing development and disturbed lands. Achieves Most
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	The request is accessed by Ament Line (Regional Road 17) and Kressler Road (Regional Road 16), proposes using existing private roads for access. Note proximity of site to Highways 85/86 at eastern edge of Township. Achieves Most
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	It is understood that the subject lands are on area with active aggregate operation, which have been active for decades. The lands accommodate industrial currently, and utilizing part of the licenced area for future industrial development would create a buffer to any adjacent land uses that are more sensitive / less compatible. Achieves Most
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	Development is out of phase, but does offer employment opportunities. Achieves Some

SABE Information SABE ID # SABE #14	Achieves Most	Proposed Use Request for the future use of the lands to be predominately Rural Employment Lands consisting of Industrial land uses (including but not limited to manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities). There is opportunity for limited residential uses to help provide additional housing options for the Township (including but not limited to low-rise residential and senior friendly/assisted housing).	Settlement Area Linwood EA	Applicant Jones Feedmill	Address 1001 Isabelle Street
	Achieves Some				
	Achieve Least				
	Not Applicable				

Criteria		SABE ID # SABE #14
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. There is also a recognized need for residential, though the majority of growth is to be directed to the Wellesley Urban Area. The proposed use for 20.5 ha of the lands would be to designate the lands as dry industrial / commercial and residential. Active industrial use (feed mill) next door Achieves Most
2	The request addresses any prevalent gaps within existing settlement area boundaries.	Could be a rounding out of Linwood. Achieves Some
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	N/A Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	The applicant proposes to provide water and wastewater services to be by individual and communal systems. Dry industrial / commercial uses are required to be supported through individual private water and waste water services. The quantity of water or wastewater generated would need to be determined. Achieve Least
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Linwood is on municipal water and private sewage services. Achieve Least
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are designated Prime Agricultural, and are not located within Candidate Non-Prime Agricultural Areas of the Township. The subject lands are adjacent to the Jones Feed Mill operation and contain an existing detached dwelling as well as several outbuildings. Achieves Some
7	The request complies with the minimum distance separation formulae.	Present site layout will not meet MDS (is resolvable) Achieves Some
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	The subject lands are surrounded by residential, dry industrial / commercial, and prime agriculture. The request would be required to be supported by private water and wastewater servicing and further studies regarding its impact on sensitive areas would be required. Achieves Some
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The subject lands are not located on an environmentally sensitive, key hydrological area or the Natural Heritage System. Further studies would be required to determine no negative impact from such development would be made. Achieves Some
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable. Achieves Most
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	Requested southern access will not meet local road standards. Access is possible from Manser Road to the south and north of site (noting residential community and unopened road allowances in area). Achieves Some
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	Surrounding uses include residential, dry industrial / commercial, settlement core and institutional within the existing Linwood settlement area boundary. Residential, dry industrial / commercial and institutional uses are directly adjacent to the subject property, as well as prime agriculture. The impact / disruption to any prime agricultural lands and production may be required by studies. Achieves Some
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	The request supports the contribution of Linwood becoming a complete community, by providing further employment needs to the area and residential homes. Achieves Most

Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information
SABE ID #
SABE #16

Proposed Use
Employment Expansion to accommodate business growth. The current subject lands are approximately 9.45 MK Martin Employment Area acres, fully developed and utilized for employment related industrial purposes. The proposed expansion lands comprise approximately ±21 acres and are intended to support employment-related industrial uses that are complementary to and integrated with the existing operations. Anticipated uses include additional manufacturing and assembly space, expanded warehousing capacity, equipment storage, and related operational functions necessary to support long-term business growth.

Settlement Area
MK Martin Employment Area
Applicant
Keith Martin

Address
3950 Steffler Road

SABE ID #
SABE #16

Criteria

THEME ONE - Growth Management and Land Need

- 1 The request responds to the need for additional land to accommodate an appropriate range and mix of land uses. Acknowledging the need for land, there is no concept or proposal attached to the letter.

Achieves Some

- 2 The request addresses any prevalent gaps within existing settlement area boundaries. There is no perceived land use gap within the existing Rural Employment Area boundary.

Achieve Least

- 3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).

N/A

Not Applicable

THEME 2 - Servicing and Infrastructure

- 4 The request can be supported by existing or planned servicing and infrastructure. The existing lands utilize private water and wastewater services and would continue to do so on any expanded lands.

Achieve Least

- 5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent). Private services are proposed

Achieve Least

THEME 3 - Agricultural Resources

- 6 The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies. The lands are designated Prime Agricultural, and are not located within Candidate Non-Prime Agricultural Areas of the Township. There are 172 ha of Candidate Non-Prime Agriculture Areas south of the settlement area. However, the requested expansion is specific to the existing Rural Employment Area business operator, citing no alternative lands that are possible for the business to expand upon.

Achieves Some

- 7 The request complies with the minimum distance separation formulae. This information was not provided.

Not Applicable

THEME 4 - Urban Development

- 8 The request provides for a phased progression of urban development. There is no concept attached to the plan.

Achieve Least

THEME 5 - Environmental and Source Water Protection

- 9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited. The subject land is located within close proximity to a Core Environmental Feature. The land is not located within the Source Water Protection areas.

Achieves Most

THEME 6 - Cultural Heritage and Archaeology

- 10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable. The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.

Achieves Most

THEME 7 - Transportation

- 11 The request is supported by appropriate access and connectivity to the site. The lands are currently accessed off Steffler Road. A new entrance is not identified.

Achieves Most

THEME 8 - Planning and Land Use Compatibility

- 12 The request is compatible with adjacent land uses and respects established land use patterns. Lands surrounding are agricultural, residential to the north, and the existing employment use to the east.

Achieves Some

THEME 9 - Development of Complete Communities

- 13 The request supports the development of or contribution to complete communities. There is no concept--the proposal is about "potential" future expansion. (Suggest approaching with a concept to discuss.)

Achieves Some

					<div>Achieves Most</div> <div>Achieves Some</div> <div>Achieve Least</div> <div>Not Applicable</div>
SABE Information		Proposed Use	Settlement Area	Applicant	Address
SABE ID #		Rural employment purposes and permit future expansion of Dry Industrial use	Crosshill	Enroch Bauman	1030 Ayrshire Lane
SABE #18					

Criteria		SABE ID #
		SABE #18
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	3 hectares of land with the intent of recognizing existing rural industrial use. MDS compliance issues with part of the site.
		Achieves Some
2	The request addresses any prevalent gaps within existing settlement area boundaries.	There is not a prevalent gap within the existing settlement area boundary, rather this request would round out the existing boundary. 1030 Ayrshire Lane currently has an on-farm diversified manufacturing facility. These lands are fragmented from larger land holdings.
		Achieves Some
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	
		Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	Private services only
		Achieve Least
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Crosshill is developed on private services
		Achieve Least
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are located within the Rural Area (current OP) and is a Candidate Non-Prime Agriculture Areas.
		Achieves Most
7	The request complies with the minimum distance separation formulae.	MDS compliance issues for new development on parts of the site.
		Achieves Some
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	The applicant is proposing to expand the business at this location.
		Achieves Some
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The lands are not located within any environmentally sensitive, key hydrological areas or the Natural Heritage System. The lands are adjacent to Core Environmental Features.
		Achieves Most
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	Based on available mapping, the subject lands possess the potential for recovery of archaeological resources due to the proximity of a historic road, and the hydrology of the area. In accordance with Regional Official Plan (ROP) Policy 3.G.9, the owner/applicant is advised that they will be required to have a licensed Archaeologist complete an Archeological Assessment of the subject property as part of a complete application.
		Achieves Some
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	The subject lands have frontage on Hutchison Road and Lobsinger Line, and frontage and access from Ayrshire Lane. There is a Regional unopened road allowance that bisects the subject lands and forms part of the area recognized as a Regional Road Corridor.
		Achieves Most
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	There is currently an active on-farm industrial operation on a portion of the subject lands – a trailer manufacturing business. The request would be to maintain the industrial nature of the subject lands for dry industrial purposes. The surrounding dry industrial uses are located in proximity to residential areas and institutional uses.
		Achieves Most
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	The proposal recognizes an existing use.
		Achieves Some

Criteria		SABE ID #
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	The request proposes to accommodate future residential development and dry industrial / commercial in keeping with the surrounding neighbourhood . The majority of growth is to occur within the Wellesley Urban Area instead of the rural settlement areas. There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands. This request would constitute a re-designation of land. Achieves Some
2	The request addresses any prevalent gaps within existing settlement area boundaries.	There is not a prevalent gap within the existing settlement area boundary. Achieves Some
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	N/A Not Applicable
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	The request would require individual private water and waste water services. The quantity of water or wastewater generated would need to be determined. Achieves Some
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	N/A Not Applicable
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The lands are designated Prime Agriculture and Settlement Residential. The lands are not located within the Candidate Non-Prime Agriculture Areas. They are located in close proximity 446 ha of Candidate Non-Prime Agriculture Areas. The lands do not have specialty crop areas or are within the Protected Countryside. The request seeks to designate 1 ha of prime agricultural land to residential use through the expansion, while removing 1.5 ha from the settlement area for prime agriculture designation, resulting in a net .5 ha of prime ag land and a net loss of .5 ha of residential land. Achieves Most
7	The request complies with the minimum distance separation formulae.	Considered Type B land use, generating MDS 1 Setback. There are four+ non-agricultural uses closer and within 120 degree field view of the subject livestock facility than the proposed development. In general, MDS setback requirements do not appear to constrain the future designation of these lands as Crosshill rural service settlement area, and the proposed settlement area expansion would comply with MDS. Achieves Most
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	Surrounding land uses within the settlement area include residential, institutional, and settlement core. There are also prime agricultural areas outside of the settlement area. Dry institutional is permitted on lands adjacent to residential currently. This request removes .5 ha of residential settlement land. Achieves Most
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The lands are not located within any environmentally sensitive, key hydrological areas or the Natural Heritage System. Achieves Most
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable. Achieves Most
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	The subject lands are accessed from William Hastings Line and Hutchison Road and a laneway. Future connection for residential purposes can be considered from Hutchison Road. Achieves Most
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	Surrounding land uses within the settlement area include residential, institutional, and settlement core. There are also prime agricultural areas outside of the settlement area. Residential development would be required to be low-density, consistent with the neighbourhood. Confirmation with applicant is required to understand the uses proposed. Achieves Most
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	This request would facilitate the mix of residential and dry industrial, in keeping with the settlement area and contributing to the employment needs of the Township. Achieves Most

SABE ID	Proposed Use	Settlement Area	Applicant	Address	Area (ha)	Expansion Request Type	Current OP Designation
SABE #1	Expand the Urban Area to include the remaining portion of the subject lands within the Wellesley Urban Area as a logical extension of the Urban Area already on the lands and extend the Designated Growth Area on the subject lands.	Wellesley	Gies	1949 Gerber Road	29	Residential and Commercial	Prime Agricultural
SABE #2	Minor boundary adjustment to rectify property access issues. - Relocate Paradise Lake Settlement Area line to the north side of the existing/new travelled Pinewood Lane. Relocation of the existing Settlement Line to this new location is required to establish a legal right-of-way for property owners to access their properties.	Paradise Lake	Sandra Reid and Peter Broughall	Wellesley Rd. 4	1.1	Residential	Rural Area, Protected Countryside, Environmentally Sensitive Landscape
SABE #3	As part of the rationalization process in 2018, it was proposed to remove the 'Rural Settlement' designation from the subject property, consisting of approximately 2.83 ha (7 ac) of land. Is is the owners intent to develop the land and preference to retain the 'Rural Settlement' designation on ±2.83 ha (±7 ac) of their land to allow for future residential development. The owner is proposing that approximately 1.06 hectares (2.7 acres) of land be removed from the settlement area (their property) and relocated directly west of 'Area A'. This will ultimately allow for the logical continuation of residential uses along William Hastings Line.	Crosshill	Cadman-Wilton	4862 William Hastings Line	2.8	Residential Expansion and Removal	Settlement Residential Prime Agricultural Area
SABE #6	Expansion requested to provide a estate residential lots. It would require relocating the treed area to the east side of the 13.5 acres.	Bamberg	Wayne-Dianne Moser	1621 Moser-Young Rd.	5.32	Residential	Rural Area, Protected Countryside Hazardous Lands (flooding), Regional Recharge Area, Environmentally Sensitive Landscape
SABE #10	The proposed expansion could accommodate up to six future rural lots having frontage on Moser-Young Road.	Bamberg	Dieter Kays	4161 Weimar Line	1.9	Residential	Rural Area, Protected Countryside Hazardous Lands (flooding), Regional Recharge Area
SABE #13		AIM	WITHDRAWN				
SABE #15	Infill lot; Adjust settlement boundary to include new lot west of 11 Lin Dunn Lane.	Linwood	Todd Cressman	4200 Manser and 11 Lin Dunn Ln.	1.85	Residential	Prime Agricultural Area
SABE #17	Boundary expansion for residential purposes.	Heidelberg	Raging Bull	2880 Kressler Road	12.7	Residential	Protected Countryside, Prime Agricultural Area, Core Natural Feature
SABE #18	Lands are being considered for settlement expansion due to request of settlement area expansion of lands to the west. These lands are being considered as to not provide a hole in the settlement area, should the other request be approved.	Crosshill	Enroch Bauman	1030 Ayrshire Lane	3	Residential	Rural Area

SABE #19	Redesignate a portion of land from settlement residential to prime agriculture, and another portion from prime agriculture to settlement residential to support residential and dry-industrial uses. The subject lands comprise of 41.84 ha, and are proposing for 1.5 ha to be redesignated from settlement residential to prime agriculture and 1 ha be designated from prime agriculture to settlement core.	Crosshill	Melvin Bauman	4845 William Hastings Line 1	Residential / Employment	Settlement Residential and Prime Agriculture
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Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information				
SABE ID	Proposed Use	Settlement Area	Applicant	Address
SABE #1	Expand the Urban Area to include the remaining portion of the subject lands within the Wellesley Urban Area as a logical extension of the Urban Area already on the lands and extend the Designated Growth Area on the subject lands.	Wellesley	Gies	1949 Gerber Road

SABE ID #
SABE #1

Criteria	
THEME ONE - Growth Management and Land Need	
1 There is a need for the request as determined by a land needs assessment.	<p>The proposed expansion contributes additional land to support long-term residential and community needs within the Wellesley Urban Area. The lands provide an opportunity to accommodate a mix of land uses and housing types (townhomes and single detached). The request exceeds the lands required for the urban area, only lands equaling the amount of 6.1 ha will be permitted.</p> <p>Achieves Most</p>
2 The request addresses any prevalent gaps within existing settlement area boundaries.	<p>The expansion gaps in the existing Wellesley settlement area where limited designated land remains for future residential development. The subject lands are immediately adjacent/ contiguous to the existing Wellesley settlement area, with a portion of its lands already within the urban area.</p> <p>Achieves Most</p>
3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	<p>The location of the subject lands supports the Township's resident-to-job ratio. The subject lands are adjacent to a proposed commercial block.</p> <p>Achieves Most</p>
THEME 2 - Servicing and Infrastructure	
4 The request can be supported by existing or planned servicing and infrastructure.	<p>The subject lands could be supported through the extension of existing and planned municipal infrastructure. The proposal is estimating a density of 25 - 30 units per hectare, with approximately 500 – 600 units, including both single-detached and townhouse lots. The ROW water/wastewater report indicates sufficient wastewater capacity and that there is planned expansion for additional capacity at the Wellesley Wastewater Treatment Plant, and the trunk sanitary sewer for future urban growth. Three potential gravity sanitary outlets identified in the proposal include: Parkview Drive Outlet, Gerber Meadows Drive Outlet, Gerber Road Outlet.</p> <p>Achieves Most</p>
5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	<p>The proposed expansion supports the effective and efficient use of existing and planned infrastructure upgrades. The expansion request supports the longterm servicing infrastructure planning strategy of the Township. The expansion provides a block for stormwater management that would accommodate both the existing urban area and the expanding area. The location of the stormwater management block utilizes the existing urban area and supports the efficient use of land within the existing urban area boundary.</p> <p>Achieves Most</p>
THEME 3 - Agricultural Resources	
6 The request avoids the disruption of agricultural lands and the protected Countryside (specially crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	<p>All lands outside of the urban boundary are designated Prime Agricultural and are not within the area identified as a Candidate Non-Prime Agriculture. The subject lands adjacency is the existing settlement area and surrounding approved future residential development. The subject lands are not identified as a specialty crop area. There are no specialty crop designations in proximity to the Subject Lands that would be affected by the proposed expansion. Agricultural uses of the land are restricted based on the current adjacent residential and urban uses.</p> <p>Achieve Least</p>
7 The request complies with the minimum distance separation formulae.	<p>An analysis of the Minimum Distance Separation requirements for the subject lands is currently ongoing.</p> <p>Not Applicable</p>
THEME 4 - Urban Development	
8 The request provides for a phased progression of urban development.	<p>The expansion supports a logical and phased progression of urban development through residential and commercial uses and a community park. The request is supported by the use of existing and planned infrastructure upgrades.</p> <p>Achieves Most</p>
THEME 5 - Environmental and Source Water Protection	
9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	<p>The expansion will not impact any environmentally sensitive feature of natural heritage feature. The subject lands are not within a Source Water Protection Area.</p> <p>Achieves Most</p>
THEME 6 - Cultural Heritage and Archaeology	
10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	<p>There are no built heritage resources or significant cultural heritage landscapes on the subject lands. An archaeological assessment would be completed through any planning application.</p> <p>Achieves Most</p>
THEME 7 - Transportation	
11 The request is supported by appropriate access and connectivity to the site.	<p>The proposed expansion would require access off Gerber Road and Greenwood Hill Road. The proposal advises that the lands will be integrated into existing and planned pedestrian, trail, and/or cycling networks.</p> <p>Achieves Some</p>
THEME 8 - Planning and Land Use Compatibility	
12 The request is compatible with adjacent land uses and respects established land use patterns.	<p>The request is compatible with surrounding residential and community uses. It is proposed to establish land uses for residential use that would provide a range of housing types with blocks of varying types and densities in a transition from existing residential uses. There are surrounding Prime Agricultural areas.</p> <p>Achieves Some</p>
THEME 9 - Development of Complete Communities	
13 The request supports the development of or contribution to complete communities.	<p>The request contributes to developing a complete community through additional residential and commercial uses, as well as through opportunities for a new parks and trails for residents in the area to be developed on the site.</p> <p>Achieves Most</p>

Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information	Proposed Use	Settlement Area	Applicant	Address
SABE ID	Minor boundary adjustment to rectify property access issues. - Relocate Paradise Lake Settlement Area line to the north side of the existing/new travelled Pinewood Lane. Relocation of the existing Settlement Line to this new location is required to establish a legal right-of-way for property owners to access their properties.	Paradise Lake	Sandra Reid and Peter Brough	Wellesley Rd. 4
SABE #2				

Criteria	SABE ID #	SABE #2
THEME ONE - Growth Management and Land Need		
1 The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	The existing settlement area boundary requires property owners to access their property through Trust Lands . The expansion is needed to allow for legal access as of right through the private laneway connecting to Pinewood Lane.	Achieve Least
2 The request addresses any prevalent gaps within existing settlement area boundaries.	The request is technical in nature - to allow for property owners to access their properties via legal right of way	
3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	Achieves Most	N/A
	Not Applicable	
THEME 2 - Servicing and Infrastructure		
4 The request can be supported by existing or planned servicing and infrastructure.	The request does not indicate further development to require servicing. Technical to provide for road purposes. The lands would be subject to a Special Policy ensuring future new residential development would not be permitted.	Not Applicable
5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	Servicing support studies were not provided as part of the request. The request does not indicate further development to require servicing. Technical to provide for road purposes. The lands would be subject to a Special Policy ensuring future new residential development would not be permitted.	Not Applicable
THEME 3 - Agricultural Resources		
6 The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	The expansion would include lands that are within the Rural Lands designation, Prime Agriculture Area and the Protected Countryside. The location is not identified as a Candidate for Non-Prime Agriculture. The lands that are within the Settlement Area are designated as Settlement Residential and within the Protected Countryside.	Achieve Least
7 The request complies with the minimum distance separation formulae.	N/A	Not Applicable
THEME 4 - Urban Development		
8 The request provides for a phased progression of urban development.	There is no development being proposed.	Not Applicable
THEME 5 - Environmental and Source Water Protection		
9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	The northern portion of Pinewood Lane that is proposed to be included in the Boundary is located within the Core Environmental Feature and Environmentally Sensitive Landscape. Extension of the settlement area boundary to include the northern portion of Pinewood Lane would impact these areas if future development occurred. Paradise Lake is also in the Protected Countryside.	Achieve Least
THEME 6 - Cultural Heritage and Archaeology		
10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	There is not a cultural heritage feature on or adjacent to the subject lands.	Achieves Most
THEME 7 - Transportation		
11 The request is supported by appropriate access and connectivity to the site.	The request is being sought to allow for appropriate access and connectivity be provided to property owners. There is no requirement for additional access to the site since the current private lane will remain and be included in the settlement area.	Achieves Some
THEME 8 - Planning and Land Use Compatibility		
12 The request is compatible with adjacent land uses and respects established land use patterns.	The request is compatible with adjacent land uses and respects established land use patterns.	Achieves Most
THEME 9 - Development of Complete Communities		
13 The request supports the development of or contribution to complete communities.	The request does not include proposed residential, commercial, mixed use, employment use, rather it is focused on adjusting the boundary to allow for the northern portion of Pinewood Lane to be accessed as part of the Settlement Area, and allow for residents to access their properties directly from the northern portion of the Lane	Achieves Some

Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information				
SABE ID	Proposed Use	Settlement Area	Applicant	Address
SABE #3	<p>As part of the rationalization process in 2018, it was proposed to remove the 'Rural Settlement' designation from the subject property, consisting of approximately 2.83 ha (7 ac) of land. Is is the owners intent to develop the land and preference to retain the 'Rural Settlement' designation on ±2.83 ha (±7 ac) of their land to allow for future residential development.</p> <p>The owner is proposing that approximately 1.06 hectares (2.7 acres) of land be removed from the settlement area (their property) and relocated directly west of 'Area A'. This will ultimately allow for the logical continuation of residential uses along William Hastings Line.</p>	Crosshill	Cadman-Wilton	4862 William Hastings Line

Criteria	SABE ID #	SABE #3
THEME ONE - Growth Management and Land Need		
1 The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.		<p>This is a reallocation of settlement residential land with frontage on William Hastings Line and a new lot on Hutchinson Road to support 10 residential single detached dwellings. The subject lands are in Crosshill, where a limited amount of growth can be accommodated.</p> <p>Achieves Most</p>
2 The request addresses any prevalent gaps within existing settlement area boundaries.		<p>This is a reallocation of Settlement Residential land. The request is looking to remove a portion of their property from the settlement area and reallocate the boundary to another portion of the propety. The removal (.19 ha and 1.06 ha) and expansion (1 ha and .25 ha) would not result in a net increase or decrease of total settlement area lands.</p> <p>Achieves Some</p>
3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).		<p>N/A</p> <p>Not Applicable</p>
THEME 2 - Servicing and Infrastructure		
4 The request can be supported by existing or planned servicing and infrastructure.		<p>The lots are serviced by existing private well and septic.</p> <p>Achieve Least</p>
5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).		<p>Servicing support studies were not provided as part of the request.</p> <p>Achieve Least</p>
THEME 3 - Agricultural Resources		
6 The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.		<p>The lands are designated as prime agricultural land, and are not within a candidate of non-prime agricultural land or candidate rural designation lands. The lands propose a disruption on prime agricultural land, removing 1.25 ha from the prime agricultural area to be redesignated as settlement residential. However, this is not a net decrease / increase as there is also a proposed removal of 1.25 ha of settlement residential.</p> <p>Achieves Some</p>
7 The request complies with the minimum distance separation formulae.		<p>This information was not provided, would be a requirement and condition of expansion.</p> <p>Not Applicable</p>
THEME 4 - Urban Development		
8 The request provides for a phased progression of urban development.		<p>The proposed use supports residential growth without removing prime agriculture land area from the Township. However, based on CLU Soil Mapping, there are more suitable locations for development proximal to the settlement area of Crosshill. The request along William Hastings Line provides for phased progression of urban development, however the request that would be accessed through Hutchison is provided on a back lot of existing residential development. This portion of the request should not be considered.</p> <p>Achieves Some</p>
THEME 5 - Environmental and Source Water Protection		
9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.		<p>The lands are not located within environmentally sensitive areas or the natural heritage system. It is not located within the source water protection areas.</p> <p>Achieves Most</p>
THEME 6 - Cultural Heritage and Archaeology		
10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.		<p>The existing house "Hastings / Belmont" at 4862 William Hastings is a designated heritage resource. Development is not being proposed to the existing house. The property would be required to conduct an archaeology assessment and assess any impact on existing house.</p> <p>Achieves Some</p>
THEME 7 - Transportation		
11 The request is supported by appropriate access and connectivity to the site.		<p>The 9 proposed residential units would be accessed off of William Hastings Line. The additional unit would require access from Hutchinson Road. It is not recommended that this additional unit be considered.</p> <p>Achieves Some</p>
THEME 8 - Planning and Land Use Compatibility		
12 The request is compatible with adjacent land uses and respects established land use patterns.		<p>The request is compatible with adjacent residential land uses. There is also prime agriculture lands adjacent to the portion of the site being proposed for inclusion into the settlement area and residential development. The request would be considered a swap of land for land more appropriate for residential development.</p> <p>Achieves Most</p>
THEME 9 - Development of Complete Communities		
13 The request supports the development of or contribution to complete communities.		<p>The request would contribute to a complete community by providing a residential use while not removing prime agricultural land from the Township.</p> <p>Achieves Some</p>

					<div>Achieves Most</div> <div>Achieves Some</div> <div>Achieve Least</div> <div>Not Applicable</div>
SABE Information SABE ID SABE #6	Proposed Use Expansion requested to provide a estate residential lots. It would require relocating the treed area to the east side of the 13.5 acres.	Settlement Area Bamberg	Applicant Wayne-Dianne Moser	Address 1621 Moser-Young Rd.	

Criteria		SABE ID # SABE #6
THEME ONE - Growth Management and Land Need		
1	The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.	<p>The request proposes to accommodate estate residential development in keeping with the surrounding neighbourhood to the northern portion of their property. The majority of growth is to occur within the Wellesley Urban Area instead of the rural settlement areas.</p> <div>Achieves Some</div>
2	The request addresses any prevalent gaps within existing settlement area boundaries.	<p>There is no prevalent gap within the existing Bamberg settlement area boundary.</p> <div>Achieve Least</div>
3	If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).	<p>N/A</p> <div>Not Applicable</div>
THEME 2 - Servicing and Infrastructure		
4	The request can be supported by existing or planned servicing and infrastructure.	<p>The subject lands are located within an area to be serviced by private well and septic.</p> <div>Achieve Least</div>
5	The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).	<p>Servicing support studies were not provided as part of the request.</p> <div>Achieve Least</div>
THEME 3 - Agricultural Resources		
6	The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.	<p>Subject lands are located within Rural Area and Protected Countryside. The lands are on the southern boundary of the settlement area, just outside of it.</p> <div>Achieves Some</div>
7	The request complies with the minimum distance separation formulae.	<p>This information was not provided and would be required as part of the request.</p> <div>Not Applicable</div>
THEME 4 - Urban Development		
8	The request provides for a phased progression of urban development.	<p>Small-scale residential would be in keeping with the surrounding settlement area. The request is located on sensitive lands, with potential disruption, development of the lands would require relocation of treed areas.</p> <div>Achieves Some</div>
THEME 5 - Environmental and Source Water Protection		
9	The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.	<p>Subject lands are located within Hazardous Lands (flooding), Regional Recharge Area, Environmentally Sensitive Landscape.</p> <div>Achieve Least</div>
THEME 6 - Cultural Heritage and Archaeology		
10	The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.	<p>The lands are not located within a known cultural heritage resource or archaeological site. Any development may be subject to an archaeological assessment as part of application.</p> <div>Achieves Most</div>
THEME 7 - Transportation		
11	The request is supported by appropriate access and connectivity to the site.	<p>The subject lands are located and accessed off Moser-Young.</p> <div>Achieves Most</div>
THEME 8 - Planning and Land Use Compatibility		
12	The request is compatible with adjacent land uses and respects established land use patterns.	<p>The northerly portion of the property is on the boundary of the Bamberg settlement area. Lands to the south are rural and west are prime agriculture. Small scale development is being proposed, in keeping with the surrounding residential uses.</p> <div>Achieves Some</div>
THEME 9 - Development of Complete Communities		
13	The request supports the development of or contribution to complete communities.	<p>The request contributes to a complete community through residential development, however does provide the non-residential components of a complete community (i.e., mix of uses, employment, public spaces, services).</p> <div>Achieve Least</div>

Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information
SABE ID
SABE #10

Proposed Use
The proposed expansion could accommodate up to six future rural lots having frontage on Moser-Young Road.

Settlement Area
Bamberg

Applicant
Dieter Kays

Address
4161 Weimar Line

SABE ID # SABE #10

Criteria

THEME ONE - Growth Management and Land Need	
1	<p>The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.</p> <p>The request is for estate residential lots. The majority of residential development has been determined to occur in the Wellesley Urban Area, with limited growth in the rural settlement areas.</p> <p>Achieve Least</p>
2	<p>The request addresses any prevalent gaps within existing settlement area boundaries.</p> <p>No prevalent gaps are addressed within the existing Bamberg settlement area boundary.</p> <p>Achieve Least</p>
3	<p>If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).</p> <p>N/A</p> <p>Not Applicable</p>
THEME 2 - Servicing and Infrastructure	
4	<p>The request can be supported by existing or planned servicing and infrastructure.</p> <p>Private water and wastewater servicing would be required to support the residential developments.</p> <p>Achieve Least</p>
5	<p>The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).</p> <p>A previous hydrogeological study (WESA 2005, 2007, 2014) was conducted to confirm long term water quality and quantity of the groundwater system without impacting sensitive surface and groundwater features, however the most recent study was conducted in 2014.</p> <p>Achieve Least</p>
THEME 3 - Agricultural Resources	
6	<p>The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.</p> <p>The request avoids the disruption of prime agricultural lands, being located on Rural Lands, however is located within the Protected Countryside. The lands are classified as Class 4-7 soils, which have lower capability for agriculture production. The portion of lands requested for inclusion in the settlement area boundary is bounded by the existing boundary, Moser Young Road and a designated natural feature - productive agricultural capability will be maintained on the remainder of the lands.</p> <p>Achieves Some</p>
7	<p>The request complies with the minimum distance separation formulae.</p> <p>Expected that MDS 1 setbacks are sufficient given location and size of existing livestock facilities within 1500 m. Calculation confirmation required as part of request.</p> <p>Not Applicable</p>
THEME 4 - Urban Development	
8	<p>The request provides for a phased progression of urban development.</p> <p>The request does not impact surrounding agricultural operations, is directly adjacent to the settlement area boundary with a residential use and has the ability to be connected to private water and wastewater systems. The request is located within the Protected Countryside and Regional Recharge Area.</p> <p>Achieves Some</p>
THEME 5 - Environmental and Source Water Protection	
9	<p>The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source</p> <p>Lands are designated Rural Area and Protected Countryside. The lands are located within the Regional Recharge Area. A previous hydrogeological review of the subject lands identified the long term quality and quantity of groundwater system is sufficient to support the proposed expansion.</p> <p>Achieve Least</p>
THEME 6 - Cultural Heritage and Archaeology	
10	<p>The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.</p> <p>The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.</p> <p>Achieves Most</p>
THEME 7 - Transportation	
11	<p>The request is supported by appropriate access and connectivity to the site.</p> <p>Site access would be required off of Moser Young Road.</p> <p>Achieves Some</p>
THEME 8 - Planning and Land Use Compatibility	
12	<p>The request is compatible with adjacent land uses and respects established land use patterns.</p> <p>The land use is compatible with the residential use of the settlement area. There is also surrounding rural use that any development would be required to be compatible with.</p> <p>Achieves Some</p>
THEME 9 - Development of Complete Communities	
13	<p>The request supports the development of or contribution to complete communities.</p> <p>The request contributes to a complete community through residential development, however does provide the non-residential components of a complete community (i.e., mix of uses, employment, public spaces, services).</p> <p>Achieves Some</p>

Achieves Most
Achieves Some
Achieve Least
Not Applicable

<div>SABE Information</div> <div>SABE ID</div> <div>SABE #15</div>	<div>Proposed Use</div> <div>Infill lot; Adjust settlement boundary to include new lot west of 11 Lin Dunn Lane.</div>	<div>Settlement Area</div> <div>Linwood</div>	<div>Applicant</div> <div>Todd Cressman</div>	<div>Address</div> <div>4200 Manser and 11 Lin Dunn Ln.</div>
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Criteria		SABE ID #
THEME ONE - Growth Management and Land Need		SABE #15
1	<p>The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.</p> <p>There is a recognized need for some residential land, though the majority of growth is to be directed to the Wellesley Urban Area.</p> <p>Achieves Some</p>	
2	<p>The request addresses any prevalent gaps within existing settlement area boundaries.</p> <p>The lands immediately adjacent on both sides of the property are located within the settlement area.</p> <p>Achieves Most</p>	
3	<p>If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).</p> <p>N/A</p> <p>Not Applicable</p>	
THEME 2 - Servicing and Infrastructure		
4	<p>The request can be supported by existing or planned servicing and infrastructure.</p> <p>The lands are privately water and wastewater servicing. Any future development would require additional water / wastewater servicing.</p> <p>Achieve Least</p>	
5	<p>The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).</p> <p>Servicing support studies were not provided as part of the request.</p> <p>Achieve Least</p>	
THEME 3 - Agricultural Resources		
6	<p>The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.</p> <p>The lands are designated Prime Agricultural, and are not located within Candidate Non-Prime Agricultural Areas of the Township. There are Candidate Non-Prime Agriculture Areas within close proximity to the settlement area. Lands may not be suitable for prime agriculture, as immediately adjacent lands are residential and institutional uses. Further studies would be required for expansion into the settlement area as it impacts the existing agricultural use.</p> <p>Achieves Some</p>	
7	<p>The request complies with the minimum distance separation formulae.</p> <p>This information was not provided and would be required as part of the request.</p> <p>Not Applicable</p>	
THEME 4 - Urban Development		
8	<p>The request provides for a phased progression of urban development.</p> <p>The request aligns with a phased progression of urban development, considering the lands are immediately adjacent to the boundary on both sides. This represents a minor boundary realignment to round off the settlement area.</p> <p>Achieves Most</p>	
THEME 5 - Environmental and Source Water Protection		
9	<p>The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.</p> <p>The subject lands are not located on an environmentally sensitive, key hydrological area or the Natural Heritage System. However, the lands are located in within Core Environmental. The lands also include Wellhead Protection Areas (WSPA-S). There active municipal wells located adjacent to the subject lands. Further studies would be required to determine impact from such development would be made.</p> <p>Achieve Least</p>	
THEME 6 - Cultural Heritage and Archaeology		
10	<p>The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.</p> <p>The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.</p> <p>Achieves Most</p>	
THEME 7 - Transportation		
11	<p>The request is supported by appropriate access and connectivity to the site.</p> <p>The request does not have frontage on a public road. A road extension of Lin Dunn would be required to access the future lot.</p> <p>Achieves Some</p>	
THEME 8 - Planning and Land Use Compatibility		
12	<p>The request is compatible with adjacent land uses and respects established land use patterns.</p> <p>The adjacent lands to the subject lands that are located within the settlement area are institutional, residential, and prime agricultural lands.</p> <p>Achieves Most</p>	
THEME 9 - Development of Complete Communities		
13	<p>The request supports the development of or contribution to complete communities.</p> <p>The request intends to provide residential development for aging in place, compatible with complete community development.</p> <p>Achieves Most</p>	

Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information				
SABE ID	Proposed Use	Settlement Area	Applicant	Address
SABE #17	Boundary expansion for residential purposes.	Heidelberg	Raging Bull	2880 Kressler Road

SABE ID #
SABE #17

Criteria	
THEME ONE - Growth Management and Land Need	
1	<div>The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.</div> <div>The request proposes to accommodate future estate residential development. The majority of growth is to occur within the Wellesley Urban Area instead of the rural settlement areas. There is a need for additional employment lands within the Township.</div> <div>Achieve Least</div>
2	<div>The request addresses any prevalent gaps within existing settlement area boundaries.</div> <div>The request does not fill an existing gap identified.</div> <div></div>
3	<div>If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).</div> <div>N/A</div> <div>Not Applicable</div>
THEME 2 - Servicing and Infrastructure	
4	<div>The request can be supported by existing or planned servicing and infrastructure.</div> <div>The subject lands would utilize municipal water and private waste water services. Recent watermain upgrades were made to Heidelberg in 2025, connecting to the St. Clements Water Treatment Plant. The proposal has advised potential to expand the water serviced along Kressler Road to the subject lands, or be provided through cross-border agreement by Woolwich.</div> <div>Achieves Some</div>
5	<div>The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).</div> <div>Servicing support studies were not provided as part of the request.</div> <div>Achieve Least</div>
THEME 3 - Agricultural Resources	
6	<div>The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.</div> <div>The lands are designated Prime Agricultural, located within the Protected Countryside and are not located within Candidate Non-Prime Agricultural Areas of the Township. There are Candidate Non-Prime Agriculture Areas, north of the settlement area. The request involves the reduction of 3 hectares of prime agriculture land, which may be lower priority given their proximity to existing residential use.</div> <div>Achieves Some</div>
7	<div>The request complies with the minimum distance separation formulae.</div> <div>This information was not provided.</div> <div>Not Applicable</div>
THEME 4 - Urban Development	
8	<div>The request provides for a phased progression of urban development.</div> <div>The residential units would be aligned with the existing residential units, however the request is not compatible with the existing works yard.</div> <div>Achieves Some</div>
THEME 5 - Environmental and Source Water Protection	
9	<div>The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.</div> <div>The subject lands are located within a Core Environmental Feature and Source Water Protection Wellhead Protection Sensitivity Area (WSPA - 5)</div> <div>Achieve Least</div>
THEME 6 - Cultural Heritage and Archaeology	
10	<div>The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.</div> <div>The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.</div> <div>Achieves Most</div>
THEME 7 - Transportation	
11	<div>The request is supported by appropriate access and connectivity to the site.</div> <div>The request would require entrance access added along Kressler Road for residential uses, with new lots organized around a cul-de-sac extending from Kressler Road. Access to the existing dwelling would be maintained by realigning the existing driveway to connect with the future cul-de-sac.</div> <div>Achieves Some</div>
THEME 8 - Planning and Land Use Compatibility	
12	<div>The request is compatible with adjacent land uses and respects established land use patterns.</div> <div>There is an existing residential dwelling on the site, and surrounding residential uses adjacent to the site. In consideration of the proposed residential use, the existing industrial use provides a gap between the residential uses of the existing Heidelberg settlement area and the proposed creation off Kressler. The uses adjacent on the north side of Lobsinger are Prime Agriculture.</div> <div>Achieves Some</div>
THEME 9 - Development of Complete Communities	
13	<div>The request supports the development of or contribution to complete communities.</div> <div>The request contributes to a complete community through residential development, however does provide the non-residential components of a complete community (i.e., mix of uses, employment, public spaces, services).</div> <div>Achieves Some</div>

SABE ID #
SABE #18

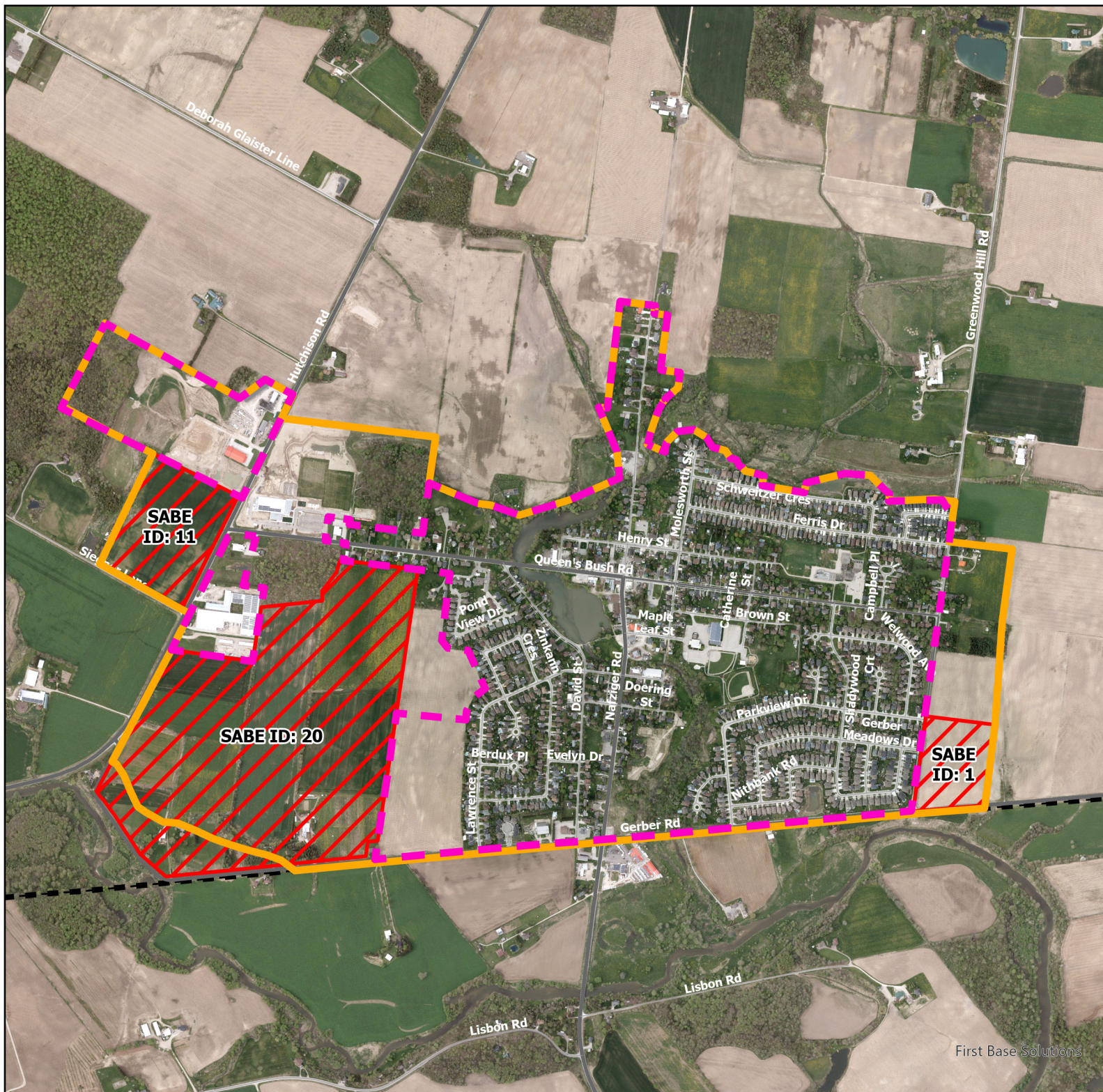
Achieves Most
Achieves Some
Achieve Least
Not Applicable

SABE Information				
SABE ID	Proposed Use	Settlement Area	Applicant	Address
SABE #19	Redesignate a portion of land from settlement residential to prime agriculture, and another portion from prime agriculture to settlement residential to support residential and dry-industrial uses. The subject lands comprise of 41.84 ha, and are proposing for 1.5 ha to be redesignated from settlement residential to prime agriculture and 1 ha be designated from prime agriculture to settlement core.	Crosshill	Melvin Bauman	4845 William Hastings Line

Criteria	SABE ID #	SABE #19
THEME ONE - Growth Management and Land Need		
1 The request responds to the need for additional land to accommodate an appropriate range and mix of land uses.		<p>The request is a boundary adjustment / reduction request as opposed to an expansion request. It proposes to accommodate future residential development and dry industrial / commercial in keeping with the surrounding neighbourhood . The majority of growth is to occur within the Wellesley Urban Area instead of the rural settlement areas. There is a need for additional employment lands within the Township, with only 5 ha of vacant employment lands.This request would constitute a redesignation of land from residential settlement to prime and vise versa.</p> <p>Achieves Some</p>
2 The request addresses any prevalent gaps within existing settlement area boundaries.		<p>There is not a prevalent gap within the existing settlement area boundary.</p> <p>Achieve Least</p>
3 If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).		<p>N/A</p> <p>Not Applicable</p>
THEME 2 - Servicing and Infrastructure		
4 The request can be supported by existing or planned servicing and infrastructure.		<p>The request would require private water and waste water services. The quantity of water or wastewater generated would need to be determined.</p> <p>Achieve Least</p>
5 The request is consistent with and supported by servicing support studies and Township master plans (including municipal water and wastewater systems master plans and stormwater master plans, or equivalent).		<p>Servicing support studies were not provided as part of the request.</p> <p>Achieve Least</p>
THEME 3 - Agricultural Resources		
6 The request avoids the disruption of agricultural lands and the protected Countryside (specialty crop areas, prime agricultural areas). Or, where avoidance is not possible, the site is situated on lower priority agricultural lands, is minor, and the request is justified through supported studies.		<p>The lands are designated Prime Agriculture and Settlement Residential. The lands are not located within the Candidate Non-Prime Agriculture Areas. They are located in close proximity 446 ha of Candidate Non-Prime Agriculture Areas. The lands do not have specialty crop areas or are within the Protected Countryside. The request seeks to designate 1 ha of prime agricultural land to residential use through the expansion, while removing 1.5 ha from the settlement area for prime agriculture designation, resulting in a net increase of .5 ha of prime ag land and a net loss of .5 ha of residential land.</p> <p>Achieves Most</p>
7 The request complies with the minimum distance separation formulae.		<p>Considered Type B land use, generating MDS 1 Setback. There are four+ non-agricultural uses closer and within 120 degree field view of the subject livestock facility than the proposed development. In general, MDS setback requirements do not appear to constrain the future designation of these lands as Crosshill rural service settlement area, and the proposed settlement area expansion would comply with MDS.</p> <p>Achieves Most</p>
THEME 4 - Urban Development		
8 The request provides for a phased progression of urban development.		<p>Surrounding land uses within the settlement area include residential, institutional, and settlement core. There are also prime agricultural areas outside of the settlement area. Dry institutional is permitted on lands adjacent of residential currently. This request removes .5 ha of residential settlement land.</p> <p>Achieves Most</p>
THEME 5 - Environmental and Source Water Protection		
9 The request protects and avoids development within environmentally sensitive, key hydrological areas and natural heritage areas, including the Regional Recharge Area and Protected Countryside, and designated vulnerable areas such as Wellhead Protection Areas and Water Source Protection Areas where development may be restricted or prohibited.		<p>The lands are not located within any environmentally sensitive, key hydrological areas or the Natural Heritage System.</p> <p>Achieves Most</p>
THEME 6 - Cultural Heritage and Archaeology		
10 The request protects, conserves and avoids development within cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeological sites. Further, the request complies with provincial requirements for assessment and Indigenous engagement where applicable.		<p>Based on available mapping, the subject lands possess the potential for recovery of archaeological resources due to the proximity of a historic building, and the hydrology of the area. In accordance with Regional Official Plan (ROP) Policy 3.G.9, the owner/applicant is advised that they will be required to have a licensed Archaeologist complete an Archeological Assessment of the subject property as part of a complete application.</p> <p>Achieves Some</p>
THEME 7 - Transportation		
11 The request is supported by appropriate access and connectivity to the site.		<p>The subject lands are accessed from William Hastings Line and Hutchison Road and a laneway. Future connection for residential purposes can be considered from Hutchison Road.</p> <p>Achieves Most</p>
THEME 8 - Planning and Land Use Compatibility		
12 The request is compatible with adjacent land uses and respects established land use patterns.		<p>Surrounding land uses within the settlement area include residential, institutional, and settlement core. There are also prime agricultural areas outside of the settlement area. Residential development would be required to be low-density, consistent with the neighbourhood. Confirmation with applicant is required to understand the uses proposed.</p> <p>Achieves Some</p>
THEME 9 - Development of Complete Communities		
13 The request supports the development of or contribution to complete communities.		<p>This request would facilitate the the mix of residential and dry industrial, in keeping with the settlement area and contributing to the employment needs of the Township.</p> <p>Achieves Most</p>

Township of Wellesley Expansion Areas Wellesley

-  Settlement Area Boundary
- Settlement Expansion Request**
 -  Employment
 -  Residential
 -  Removal
 -  Original Settlement Boundary



0 260 520
Metres

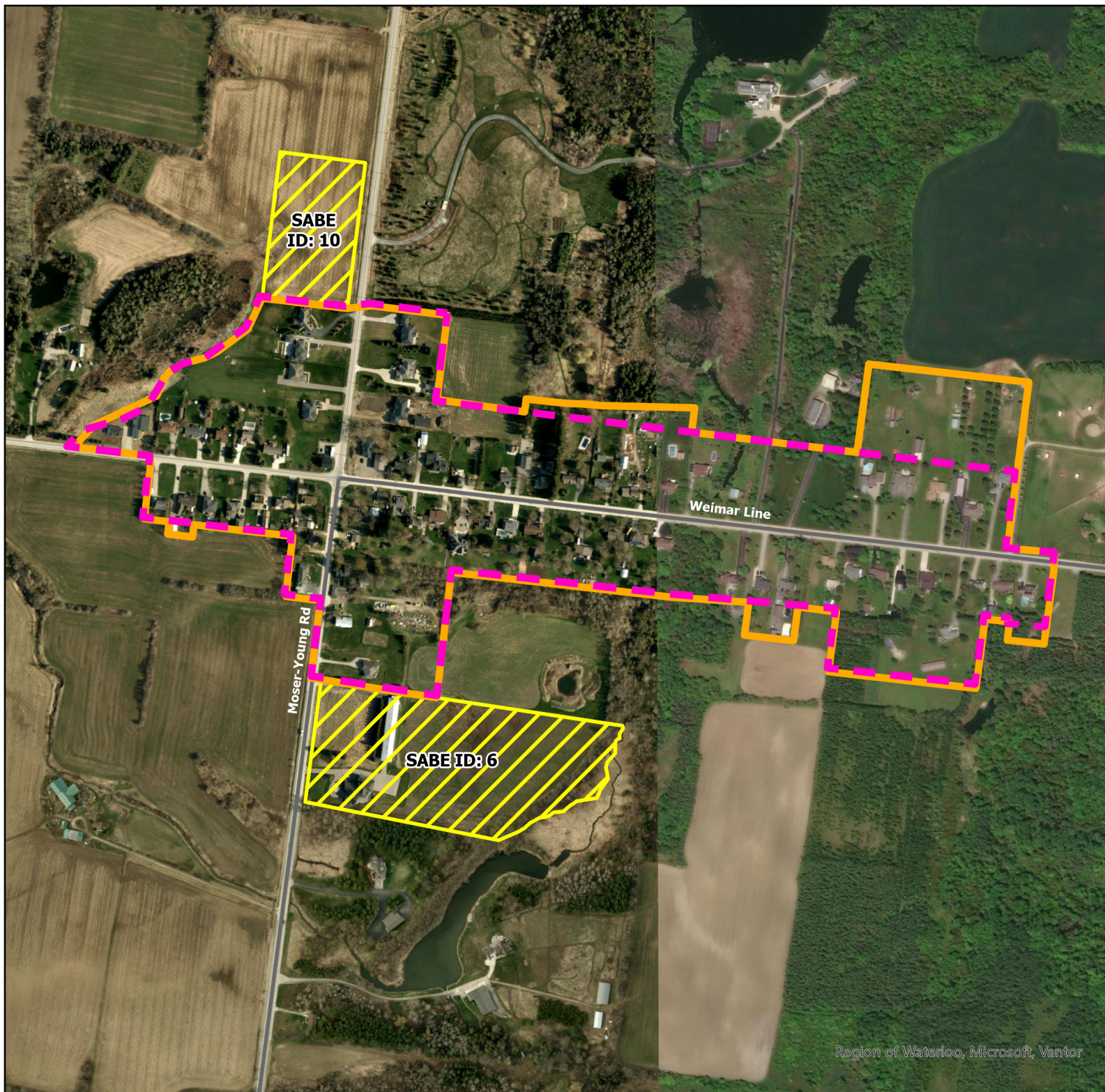


March 10, 2026

First Base Solutions

Township of Wellesley Expansion Areas Bamberg

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



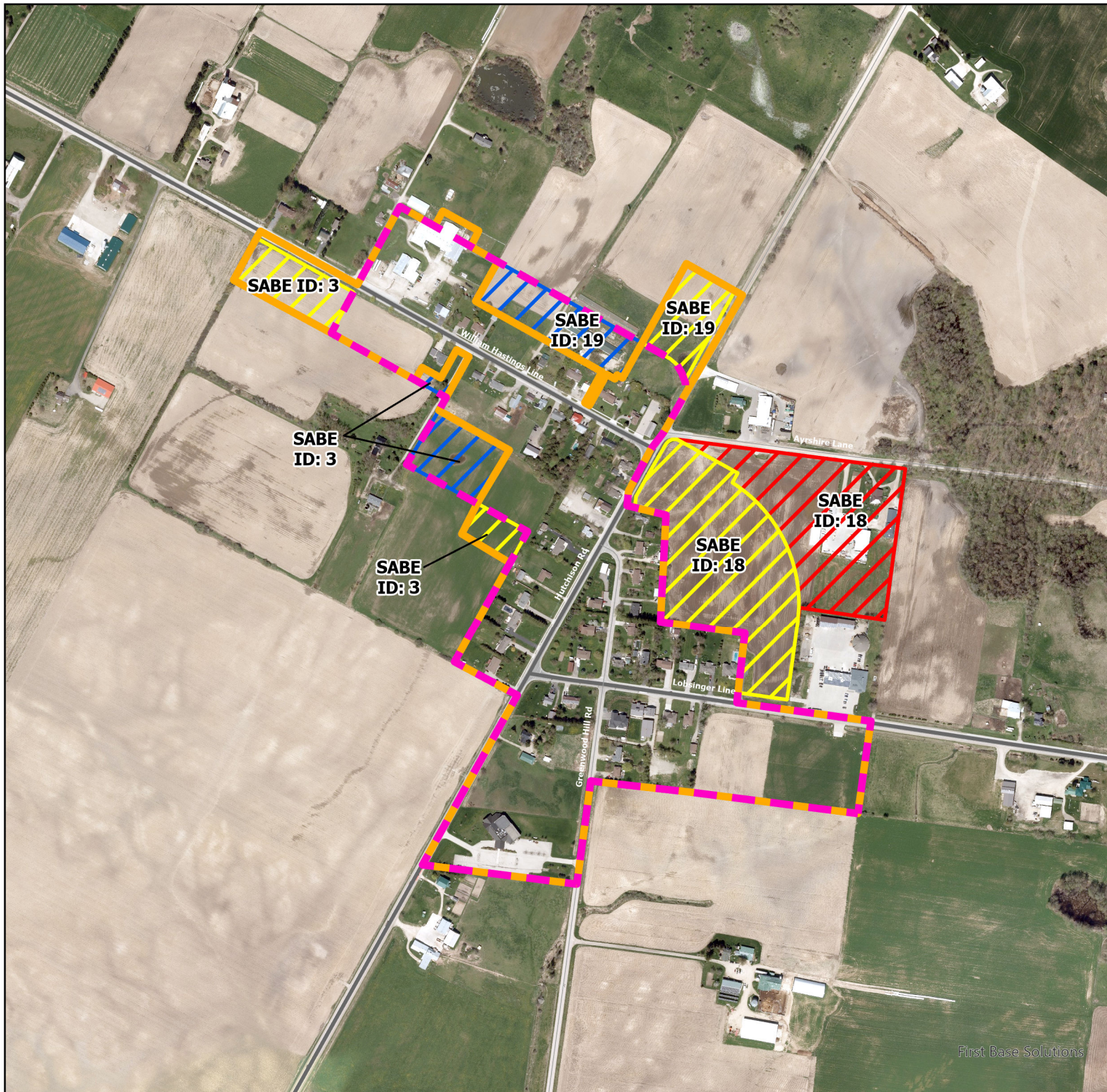
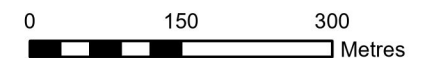
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March 2, 2026

Township of Wellesley Expansion Areas Crosshill

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary

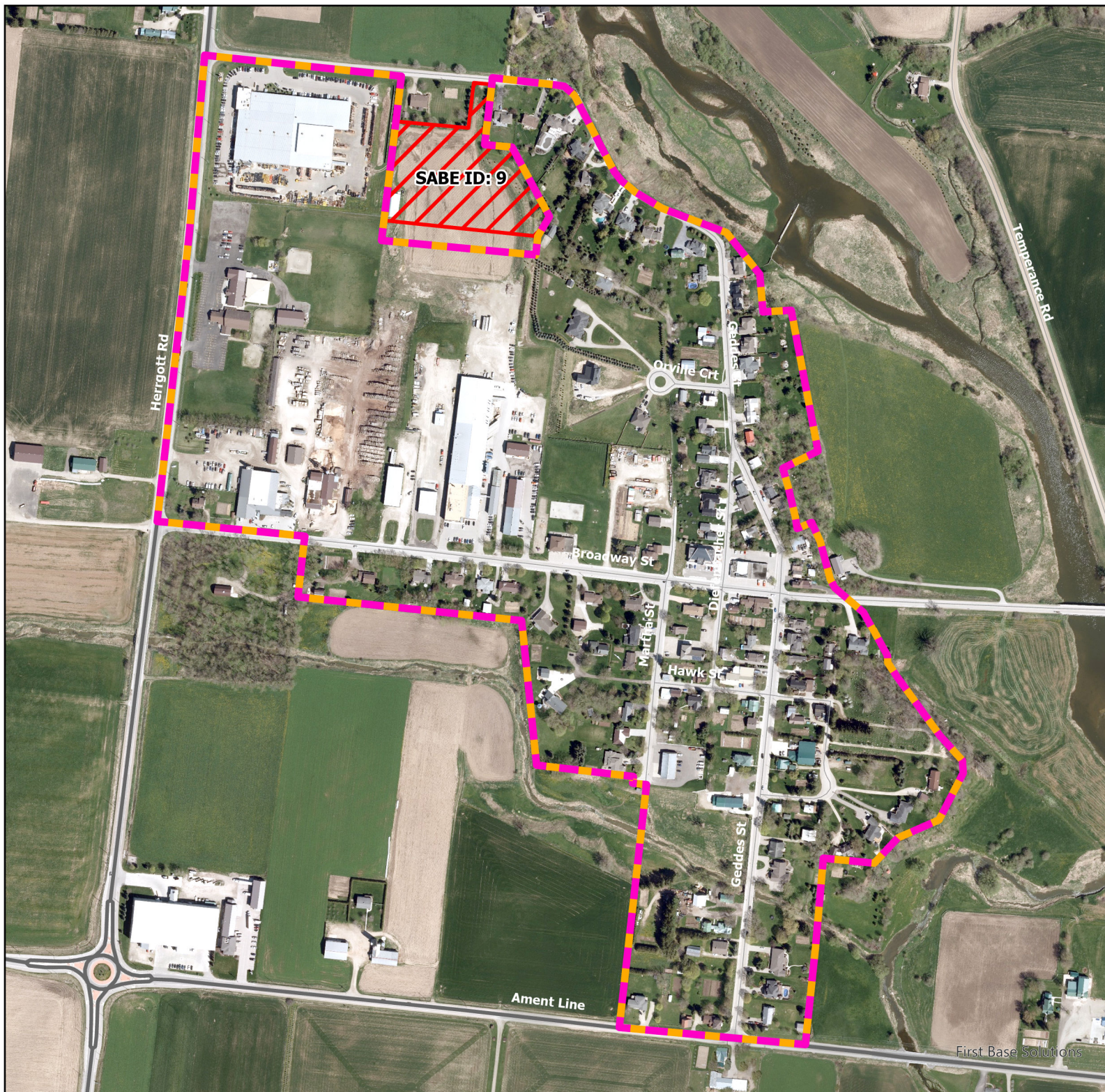


March 10, 2026

First Base Solutions

Township of Wellesley Expansion Areas Hawkesville

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



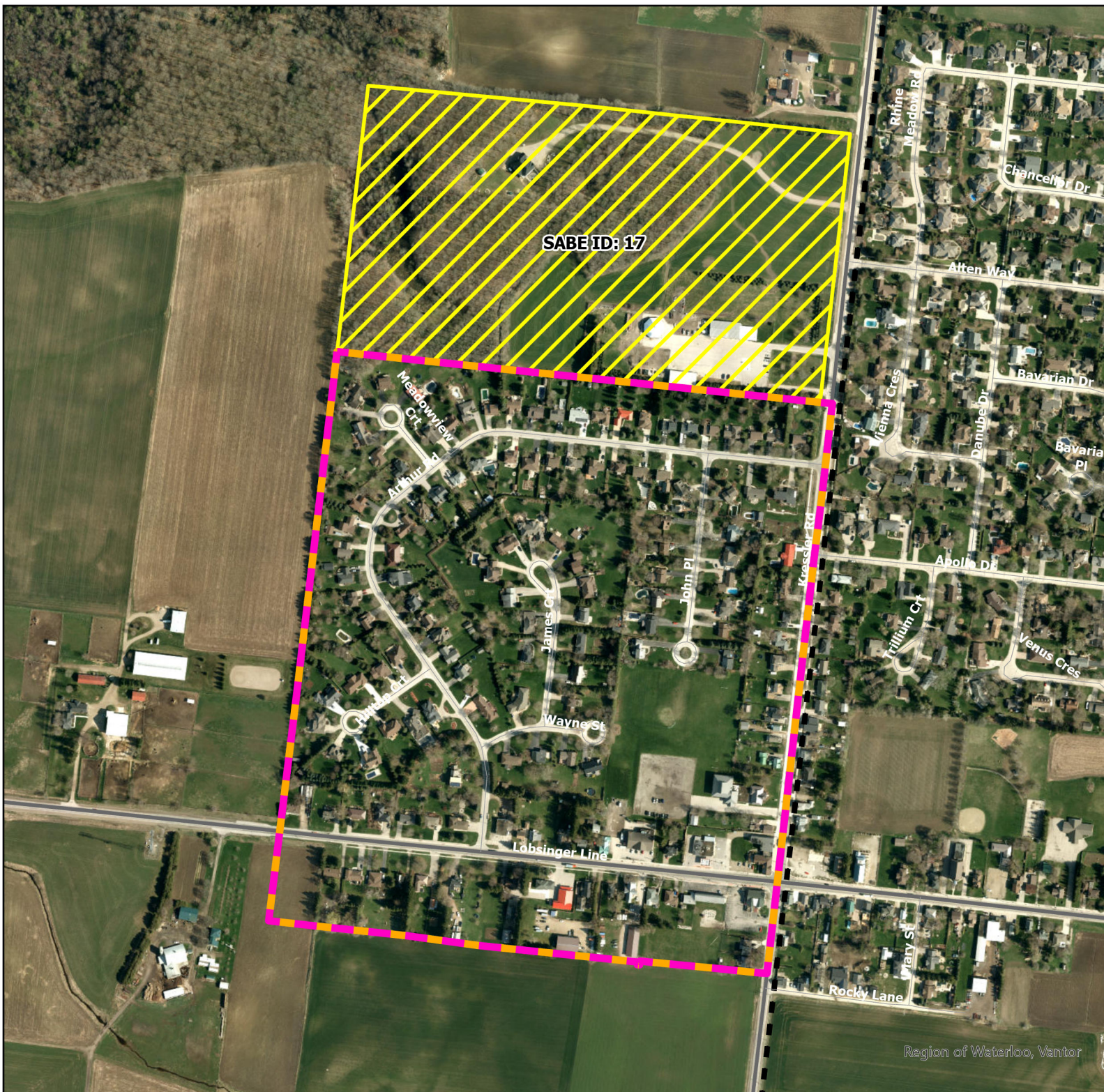
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March 2, 2026

Township of Wellesley Expansion Areas Heidelberg

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



0 100 200
Metres



March 2, 2026

Region of Waterloo, Vantor

Township of Wellesley Expansion Areas Linwood

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary

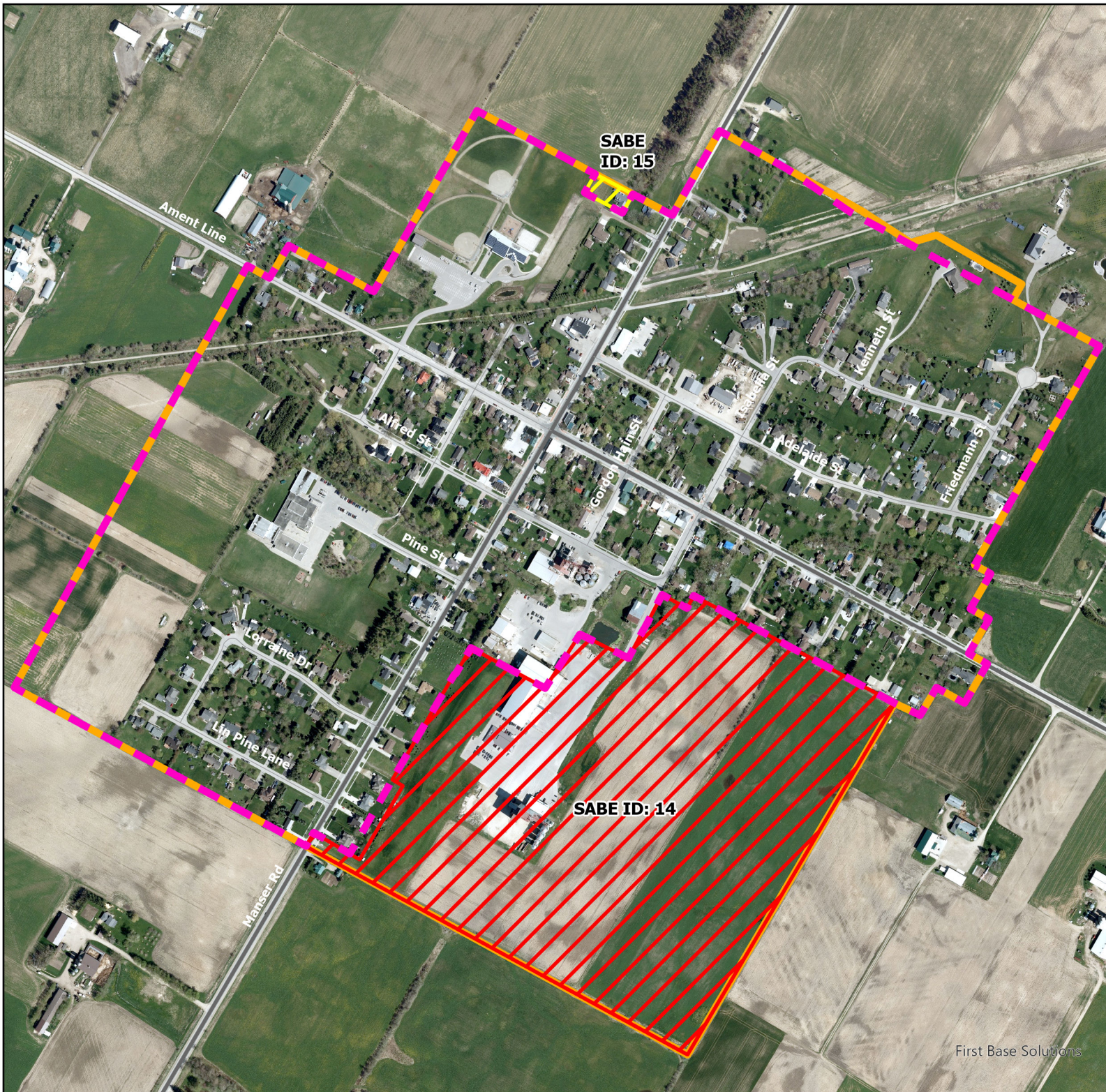
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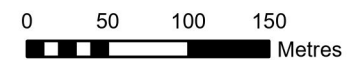


March 2, 2026



Township of Wellesley Expansion Areas M.K. Martin Rural Employment

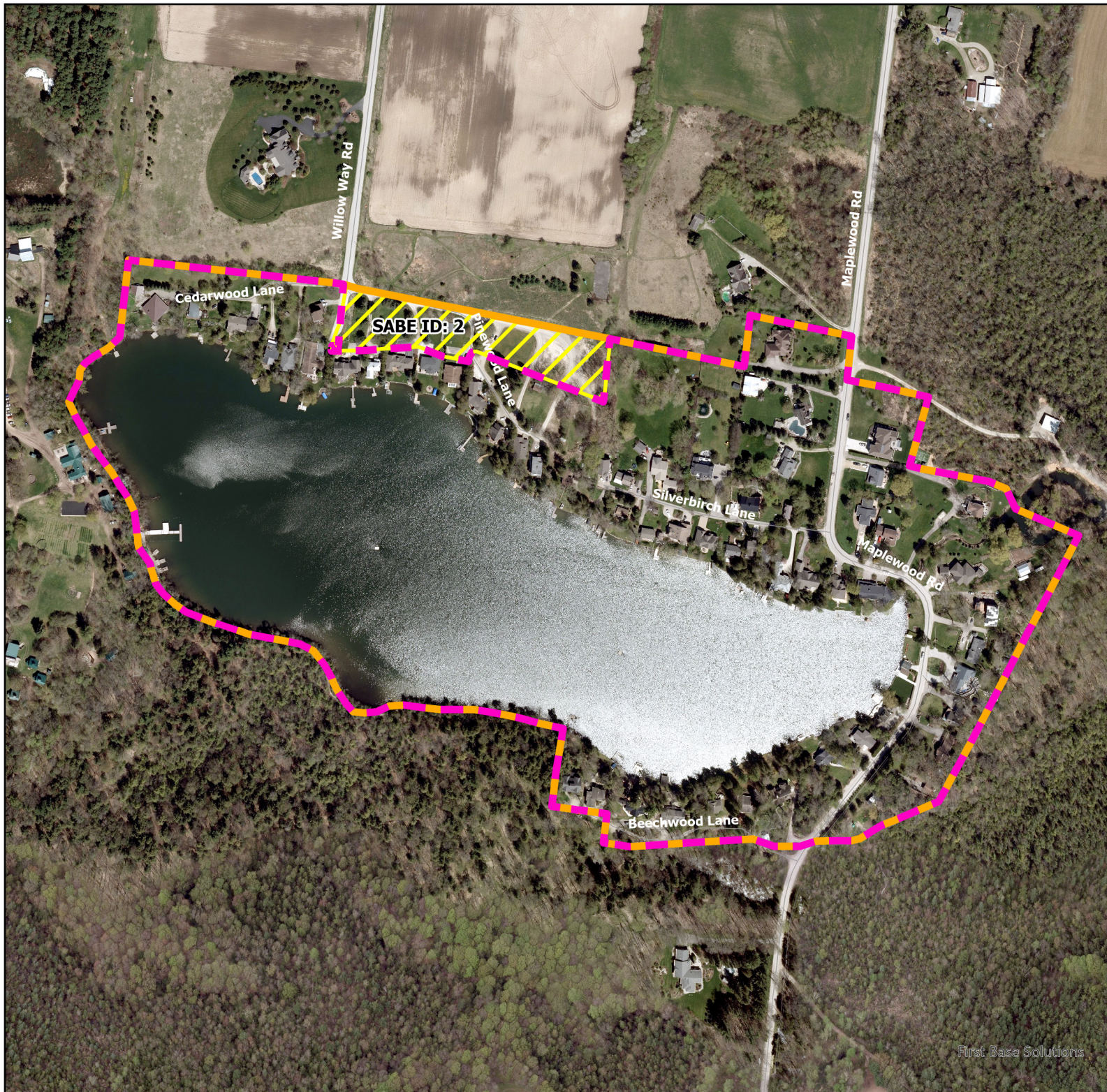
-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



March 2, 2026

Township of Wellesley Expansion Areas Paradise Lake

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



0 75 150
Metres

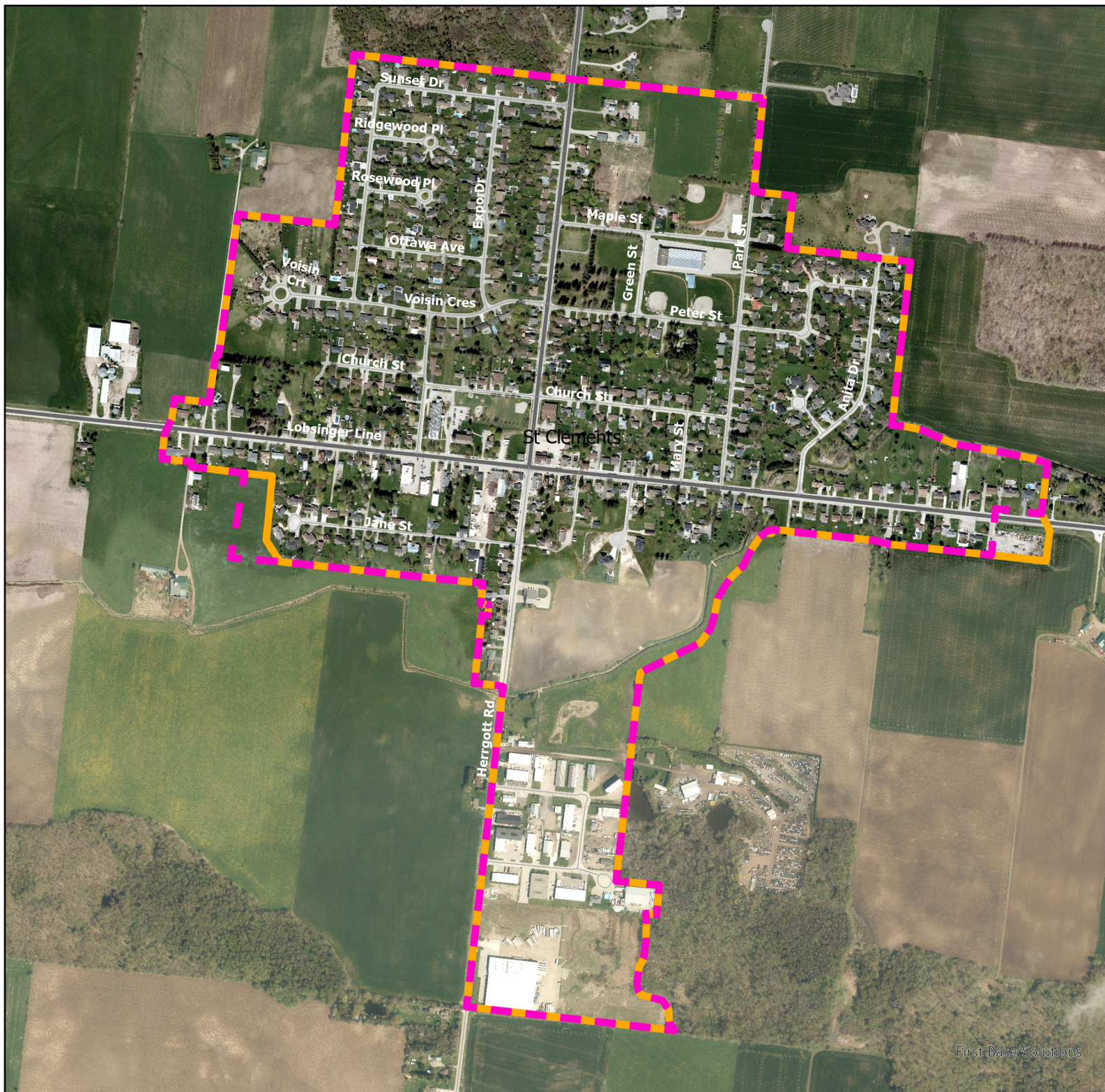


March 2, 2026

First Base Solutions

Township of Wellesley Expansion Areas St Clements

-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



March 2, 2026

First Base Solutions

Township of Wellesley Expansion Areas Wallenstein

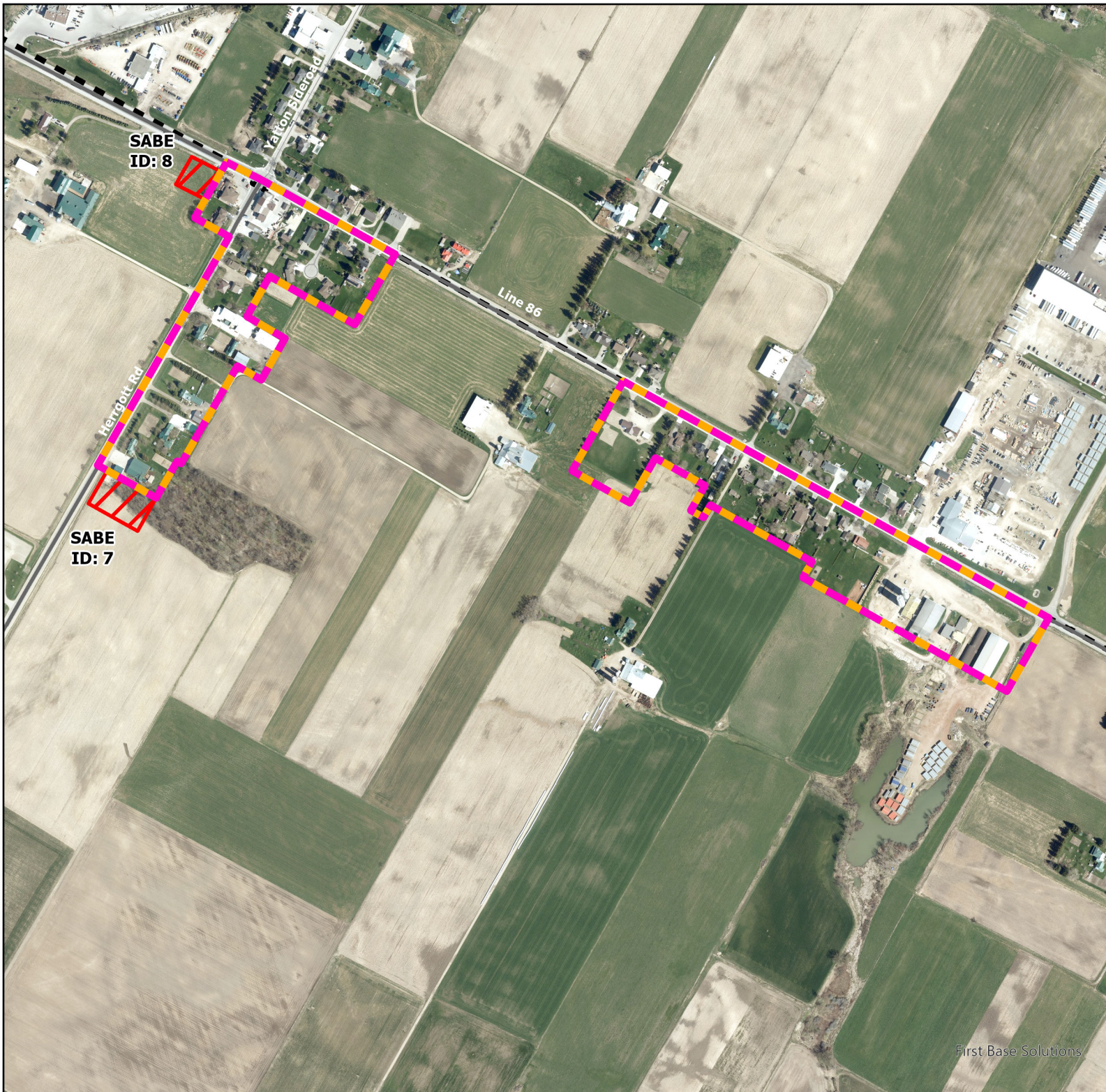
-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



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March 2, 2026



First Base Solutions