

# Settlement Area Boundary Expansions

## Preliminary Policy Directions

Settlement areas determine where growth should be focused and prioritized, per the Provincial Planning Statement, 2024. The Township is determining criteria and a process for evaluating expansion requests as part of the new Official Plan.

### Settlement Area Boundary Expansion Criteria

The following criteria are recommended to evaluate settlement area boundary expansion requests.



#### Growth Management and Land Need

- The request clearly demonstrates a need determined by a land needs assessment.
- The request addresses any prevalent gaps within existing settlement area boundaries.
- If located within the Wellesley Urban Area, the request will maintain or move towards the resident to job ratio (3 residents/1 job).



#### Agricultural Resources

- 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 request complies with the minimum distance separation formulae.



#### Urban Development

- The request provides for a phased progression of urban development.



#### Transportation

- The request is supported by appropriate access and connectivity to the site.



#### Development of Complete Communities

- The request supports the development of or contribution to complete communities.



#### Servicing and Infrastructure

- The request can be supported by existing or planned servicing and infrastructure.
- 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).



#### Planning and Land Use Compatibility

- The request is compatible with adjacent land uses and respects established land use patterns.



#### Environmental and Source Water Protection

- 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.



#### Cultural Heritage and Archaeology

- 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.

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(Cont'd)

### Determination of Settlement Area Boundary Expansion/Removal Process

As part of the new Official Plan, a process for the submission of boundary expansion and removal requests has been created.

