



New Official Plan

Phase 3 – Public Engagement Session

May 13 & May 27, 2026



Agenda

1. Project Timeline
2. Digital Page Turn of Specific Areas of the Draft Official Plan
3. Phase 3 and 4 Engagement Plan
4. Next Steps
5. Table Exercises

Project Timeline: Previous Phases

Phase		Timeline	Description
1	Consultation Strategy	June – August 2025	<ul style="list-style-type: none">• Finalized Workplan, Consultation and Engagement Strategy• Section 26 Council Meeting• Project Webpage Launched
2	Background Research and Study Preparation	August – December 2025	<ul style="list-style-type: none">• Prepare Background Reports• Council Workshop on Background Reports• Finalization of Reports• Stakeholder and Community Engagement & Engagement Summary• Policy Directions Presentation to Council

Project Timeline: Current and Future Phases

Phase		Timeline	Description
3	Draft Policies and Land Use Maps	November 2025 – June 2026	<ul style="list-style-type: none">• Draft OP and Scoped Secondary Plan documents, policies, and maps• Draft OP Workshop with Council• Draft OP Public Engagement• Engagement Summary• Statutory Public Open House and Statutory Public Meeting
	We Are Here		
4	Finalize Plans and Policies	June – July 2026	<ul style="list-style-type: none">• Finalize OP• Notification of new OP to stakeholders, partners and agencies• Council Meeting for Official Plan Adoption• Submission of OP for Provincial Approval
	Provincial Approval		

New Official Plan Structure

The new Draft Official Plan...

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

New Official Plan Contents

Table of Contents

1. Introduction and How to Use the Plan

2. Municipal Strategic Framework

3. Indigenous Engagement and Interests

4. Township Planning Framework, Land Needs and Growth Management

5. General Policies Applicable to All Designations

6. Residential and Mixed Uses

7. Economic Development and Employment Policies
8. Infrastructure and Servicing, Stormwater Management, Climate Change Mitigation, Public Service Facilities, and Transportation

9. Greenlands Network, Water Resources, the Countryside, and Mineral Resources

10. Implementation and Interpretation

11. Site Specific Policies

Key Sections for Discussion

Chapter 4: Township Planning Framework, Land Needs and Growth Management

- Land Needs and Growth Management
- Designated Growth Areas and Built-Up Area
- Employment Lands

Chapter 5: General Policies Applicable to All Designations

- Complete Communities and Community Design

Chapter 6: Residential and Mixed Use

Chapter 9: Greenlands Network, Water Resources, and the Countryside

- Greenlands Network
- Agriculture / Rural

Chapter 11: Site Specific Policies

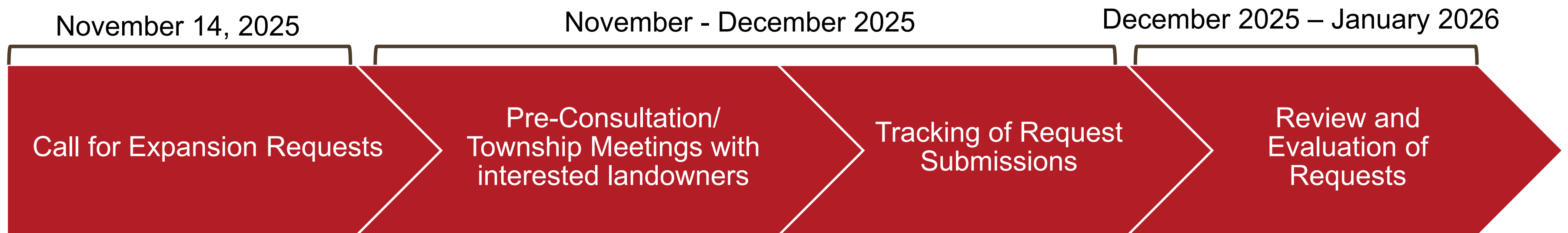
Land Needs and Growth Management

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



Settlement Area Boundary Expansion Request Evaluations Process

The Process



It was requested to interested landowners that all submissions include:

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

Settlement Area Boundary Expansion Request Evaluations Scoring

Evaluation

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

Each request was scored by:



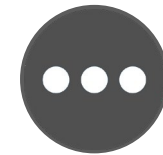
Achieves Most – criteria met



Achieves Some – partial criteria met /
missing elements / not preferred solution



Achieves Least – criteria was not met



Not Applicable – criteria does not apply

Settlement Area Boundary Expansion Request Evaluations Results

Results

- ✔ **6 requests** are supportable
(in part, with conditions)
- **7 requests** requiring more information
(Concepts, MDS calculations)
- ✖ **5 requests** are not supportable

Employment

- ✔ 2 requests are supportable
- 6 requests require more information
- ✖ 1 request is not supportable

Residential

- ✔ 4 requests are supportable
- 1 request requires more information
- ✖ 4 requests are not supportable

Letters were sent to each SABE applicant by Township staff advising them of the process, the results, and next steps.

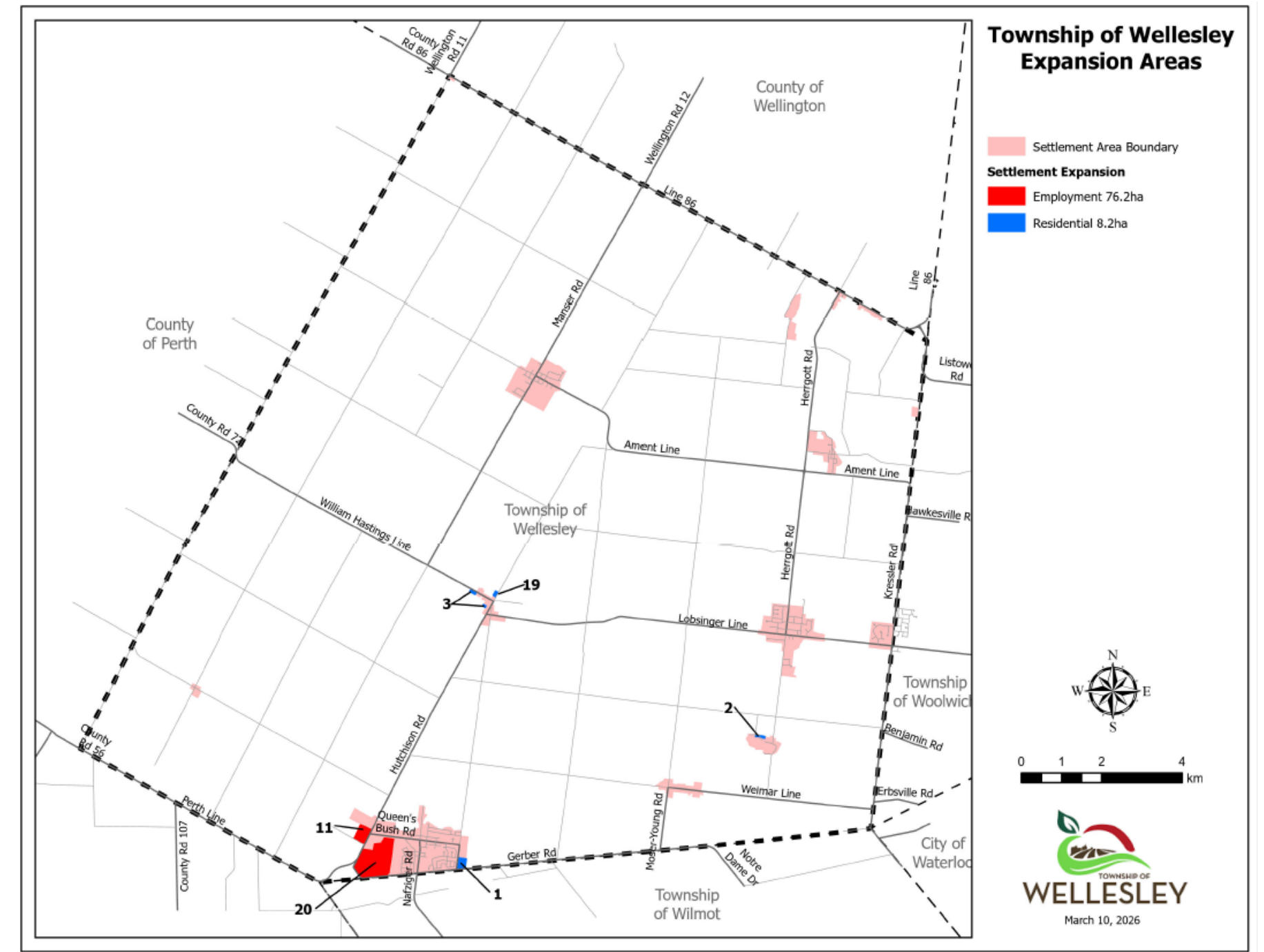
Settlement Area Boundary Expansion Request Evaluations

Employment

- **Proposed:** 64.69 ha of employment land
- **Proposed:** 11.51 ha of commercial land

Residential

- **Proposed:** +6.6 ha urban
- **Proposed:** +0.5 ha rural



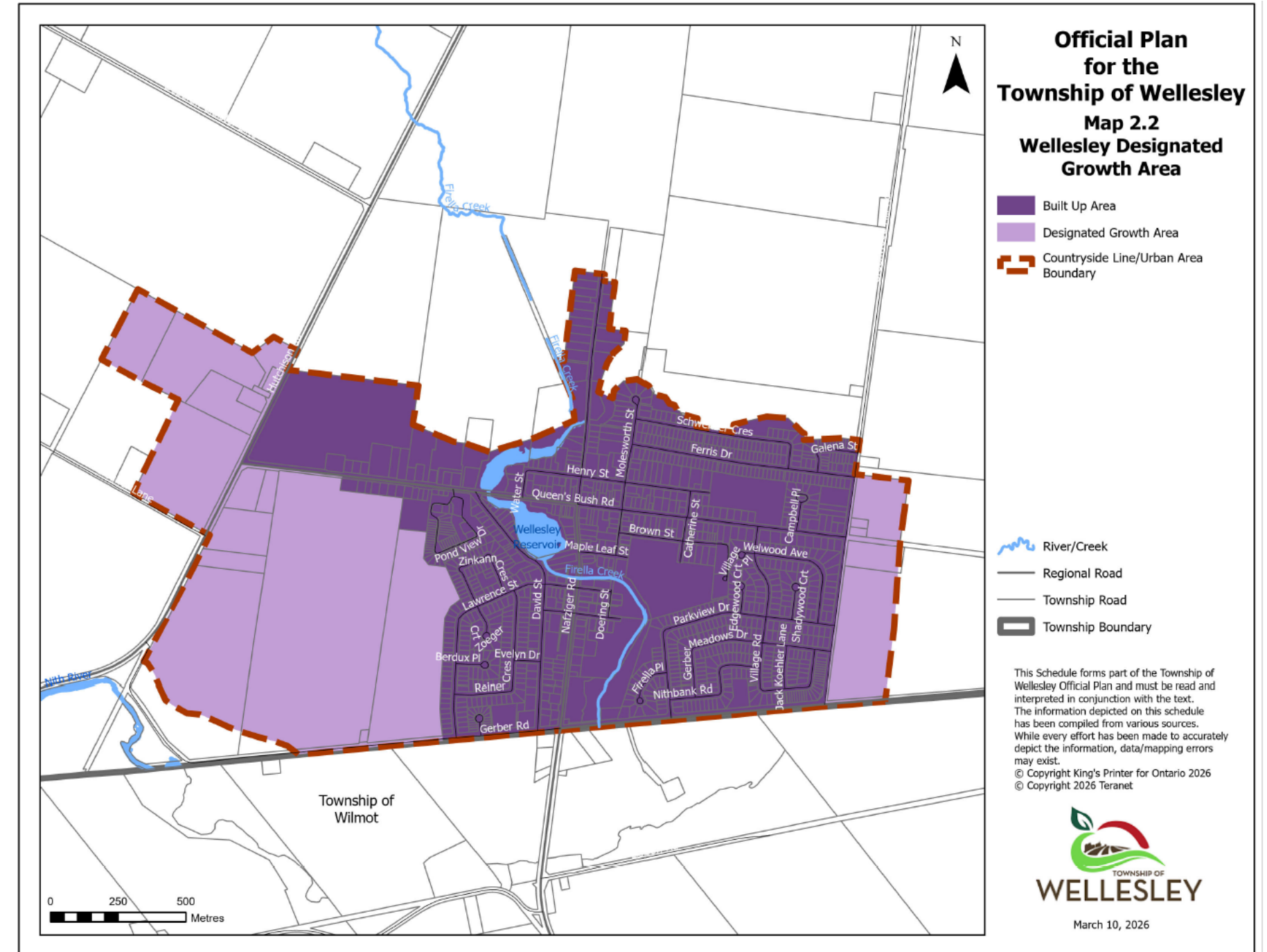
Designated Growth Areas

Built Up Area

- Intensification Target: 14% of units planned to 2051, or +~100 units
- Modest residential infill, small-scale redevelopment, missing middle housing, and ARUs

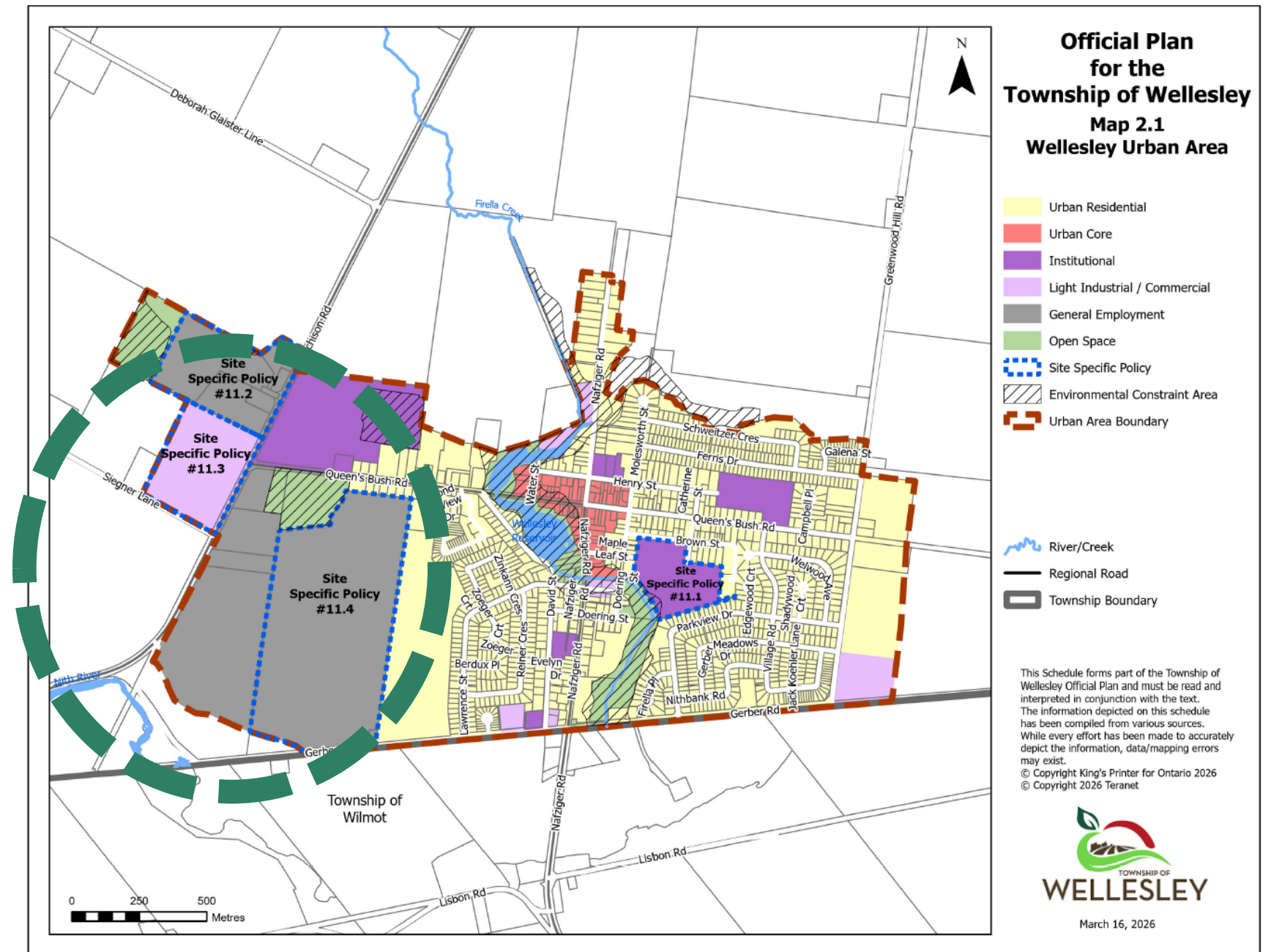
Designated Growth Area

- Policies developed based on the guiding principles listed in the Scoped Master Plan for DGAs Background Paper
- Density Target: 50 residents and jobs combined per hectare
- Design guidelines for pedestrian friendly and walkable spaces, road network, and complete communities



Employment Lands

- Provides General Employment and Light Industrial / Commercial
- Includes two rural employment areas (to enable connecting to full water/wastewater services)
- Subject to site specific policies –able to develop on private servicing with a promise to connect to municipal infrastructure once available
- Master Plan requirement for the development of General Employment lands to showcase proposed road and lot/block patterns, servicing and stormwater, and land use compatibility, among others



General Policies and Housing

Complete Communities and Community Design

- Design and built form guidance policies for low-rise, mid-rise, and high-rise new development, including criteria based on proximity to amenities, placement and orientation, parking and building services, among others
- Built form and land use compatibility policies

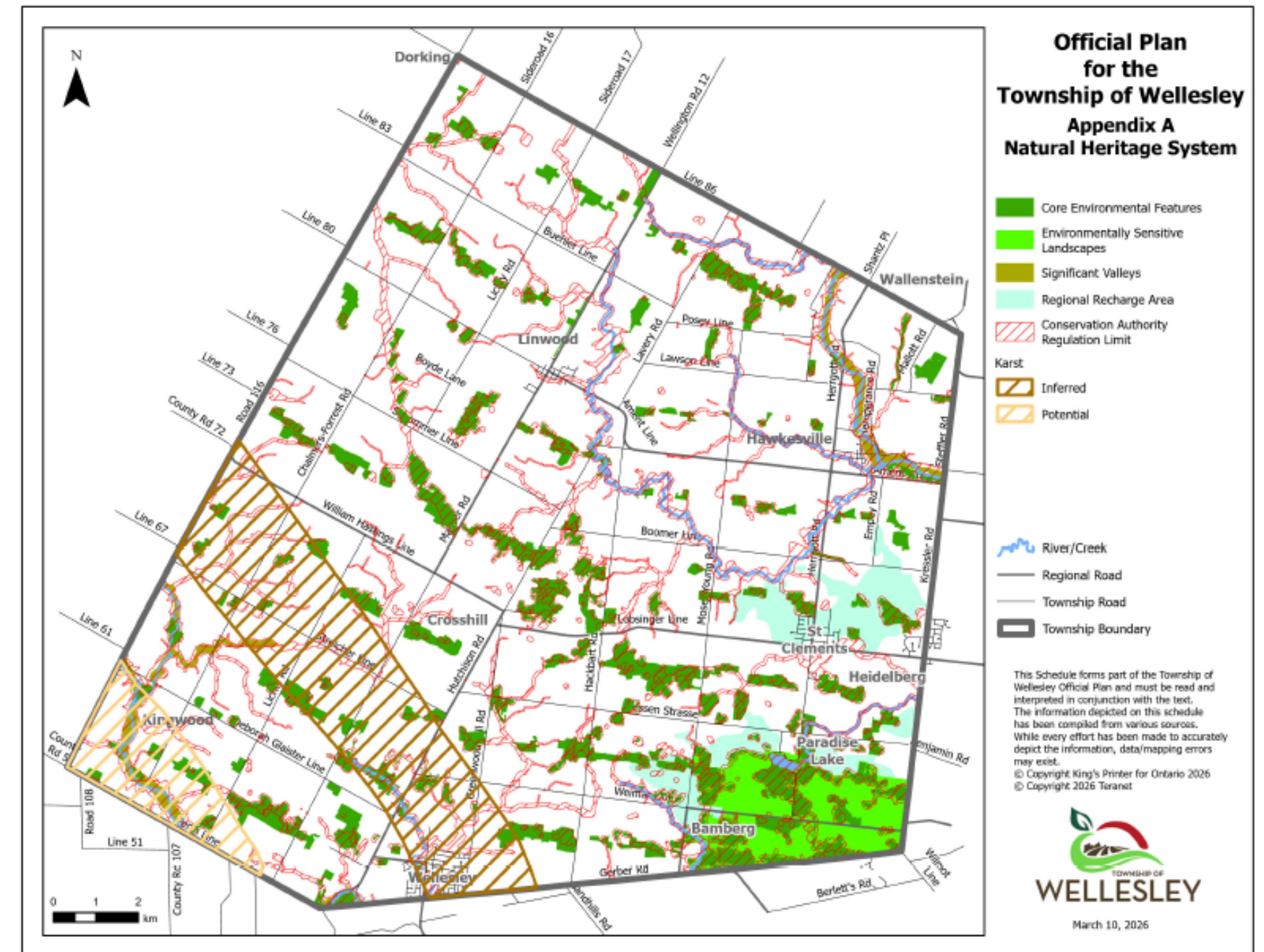
Residential and Mixed Uses

- Importance of providing a mix and range of housing options
- Target: 30 per cent of home ownership and rental housing being affordable to low- and moderate- income households
- ARU, Additional Needs, Housing for an Aging Population, Condominium Conversion and Bed & Breakfast Establishment policies



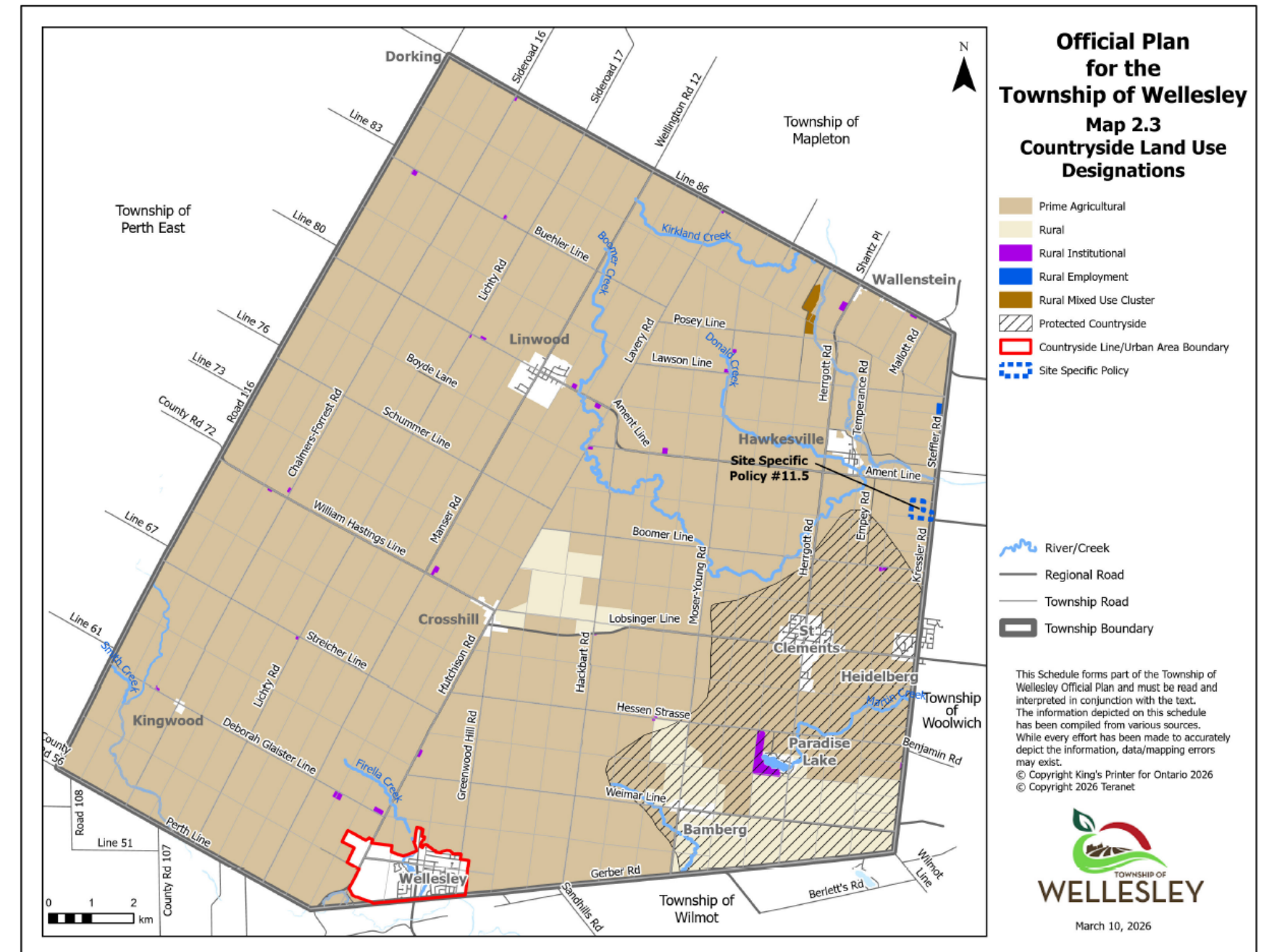
Greenlands Network

- The policies support the Township's rich biodiversity and the conservation and enhancement of the native diversity of the natural environment
- Policies on landscape level systems, core environmental features, environmental constraint area, supporting environmental features, watershed planning, and environmental stewardship.



Agricultural and Rural Lands

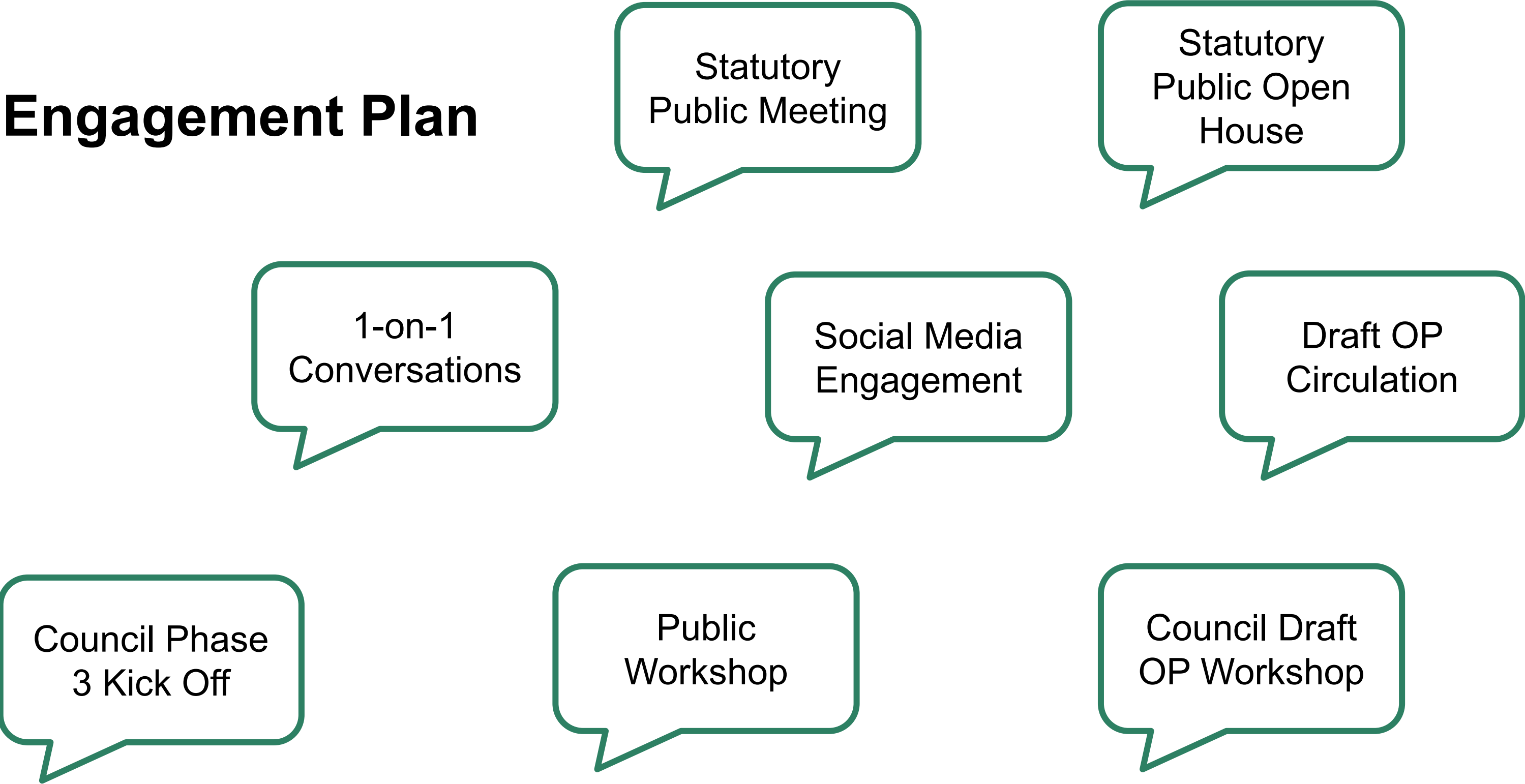
- The policies support continued vitality and preservation of agricultural and rural lands while protecting them from significant growth
- Agricultural Systems approach supported by Rural Settlement Areas, Rural Employment Areas and Rural Mixed-Use/Agricultural Cluster
- Maintains the Protected Countryside
- Policies support agribusiness and agritourism, on-farm diversified uses, farm worker accommodations, agricultural related and existing non-agricultural related uses
- Minor revisions made to the lot creation/adjustment and consent policies



Site Specific Policies

- Site Specific Policies allow Council to designate areas subject to specific constraints to development, policy exceptions, or which would require the submission of studies prior to consideration of a development approval
- **7 Site Specific Policies identified** (1 existing carried forward, 5 new policies based on SABE request conditions, and servicing requirements)

Engagement Plan



Next Steps

Phase		Timeline	Description
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Thank You

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