



New Official Plan

Phase 3 - Council Meeting

April 7, 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

Project Timeline



New Official Plan Structure

The new Draft Official Plan...

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

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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 currently 49.9 hectares of vacant land within current settlement area boundaries (23.6 hectares of vacant lands in the Village of Wellesley, one active application of 10.7 hectares within the Village of Wellesley DGA, and 15.7 hectares across the rural settlement areas).

The Residential and Employment Background Reports found that 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.



Settlement Area Boundary Expansion Request Evaluations

The Process



It was requested to interested landowners that all submissions include:

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

Settlement Area Boundary Expansion Request Evaluations

Evaluation

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

Results

- **5 requests** are supportable (in part, with conditions)
- **7 requests** requiring more information (Concepts, MDS calculations) –Due May 1, 2026
- **5 requests** are not supportable

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

Each request was scored by:

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

Employment

- **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

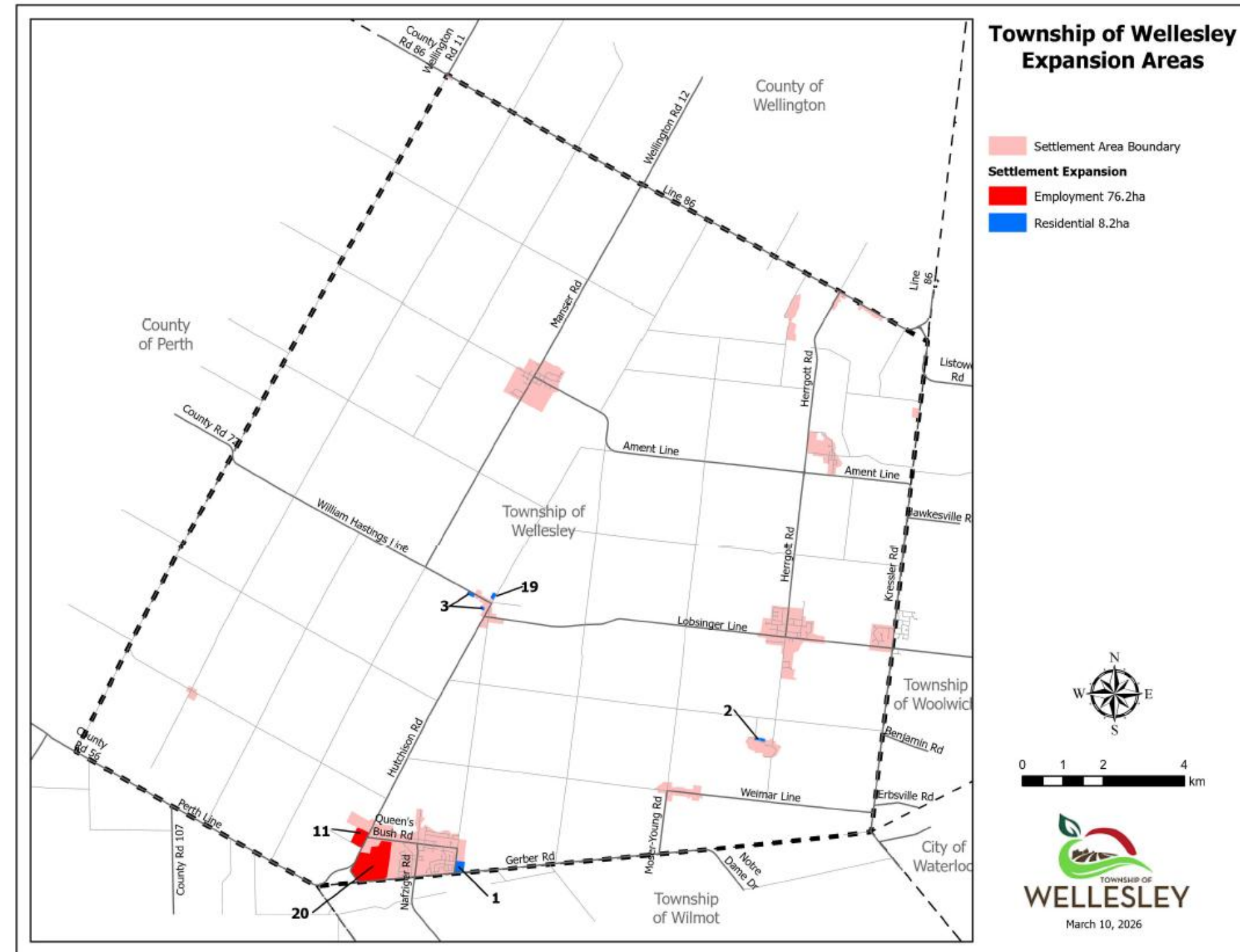
Settlement Area Boundary Expansion Request Evaluations

Employment

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

Residential

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



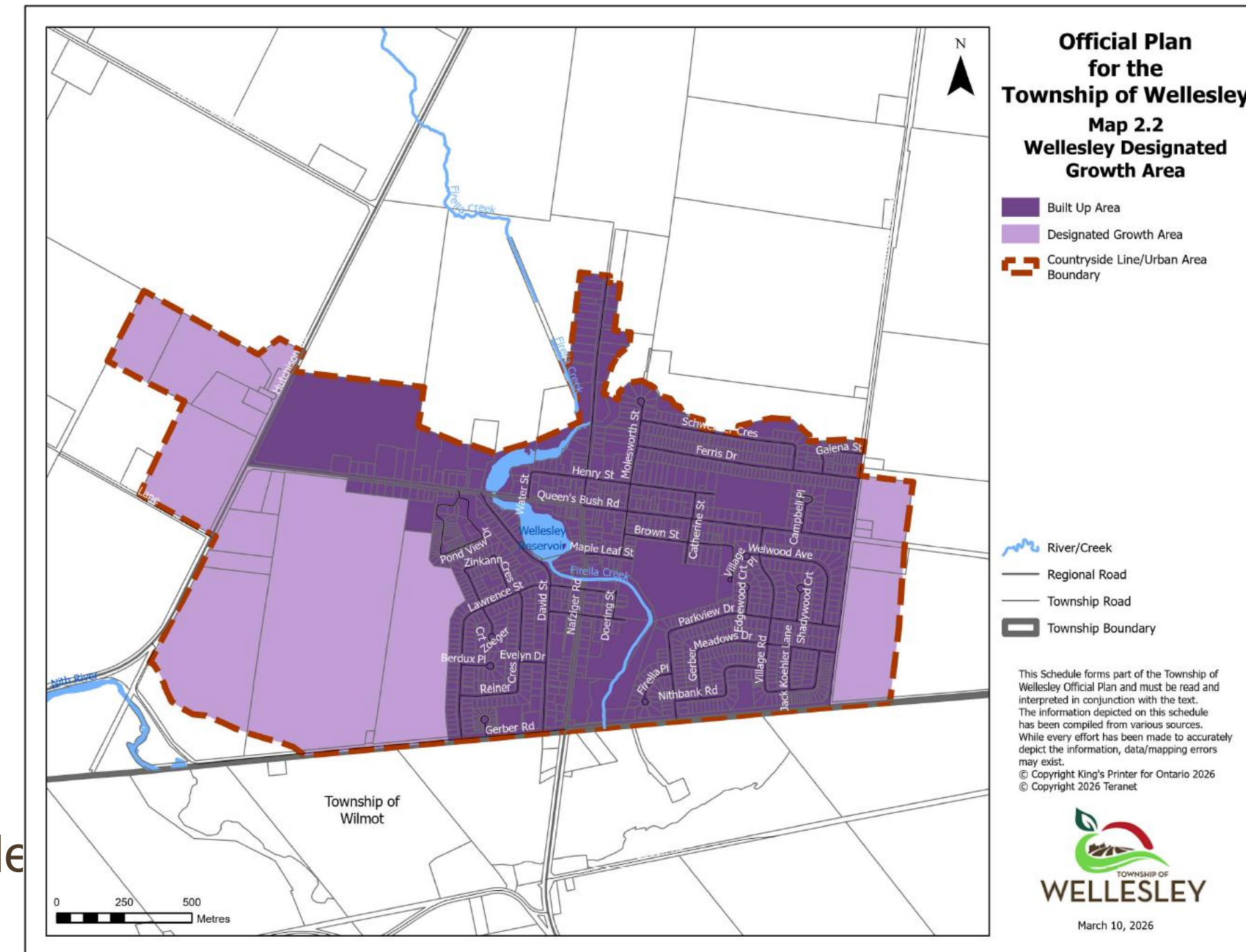
Designated Growth Areas

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

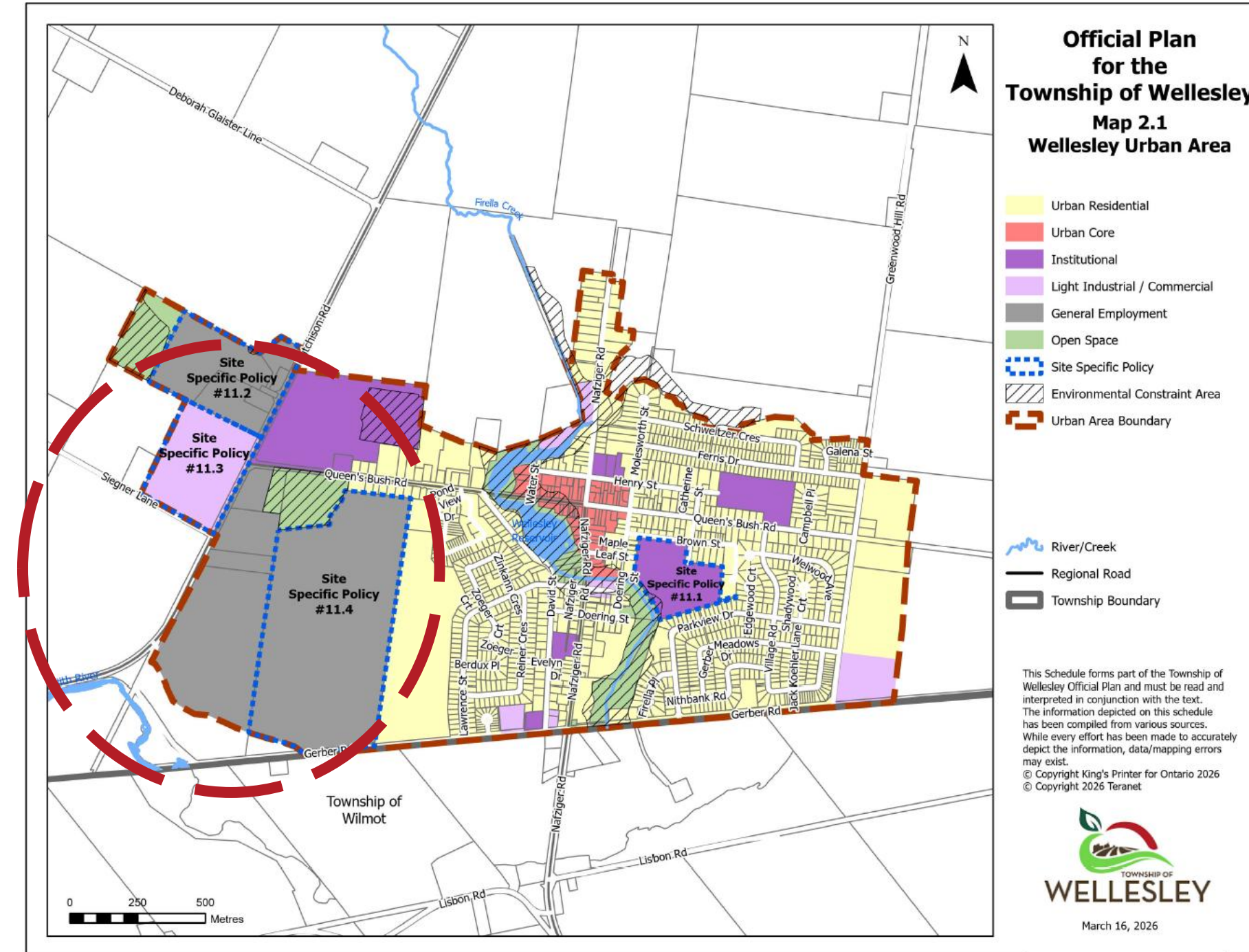
Designated Growth Area

- 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

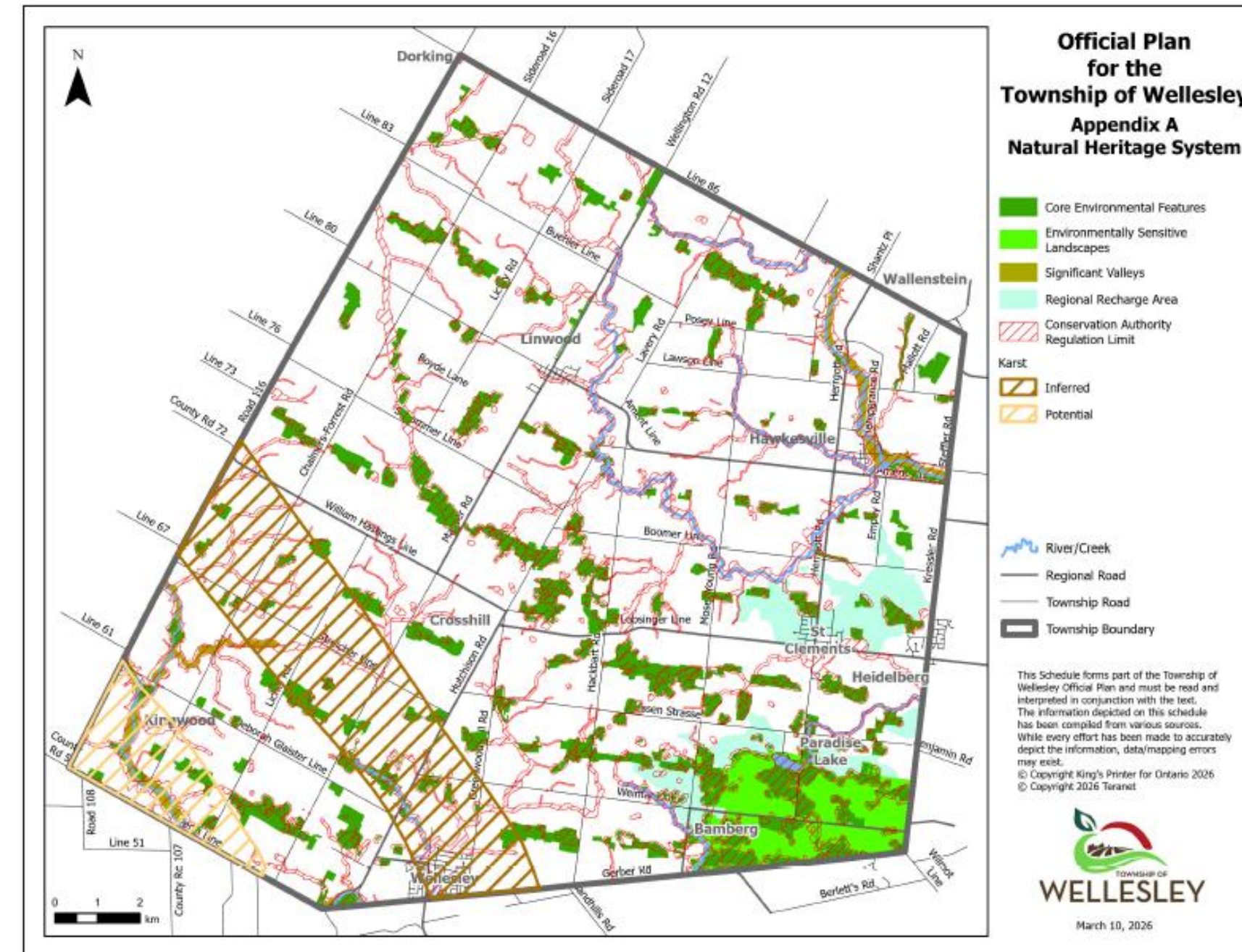
Residential and Mixed Uses

- 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



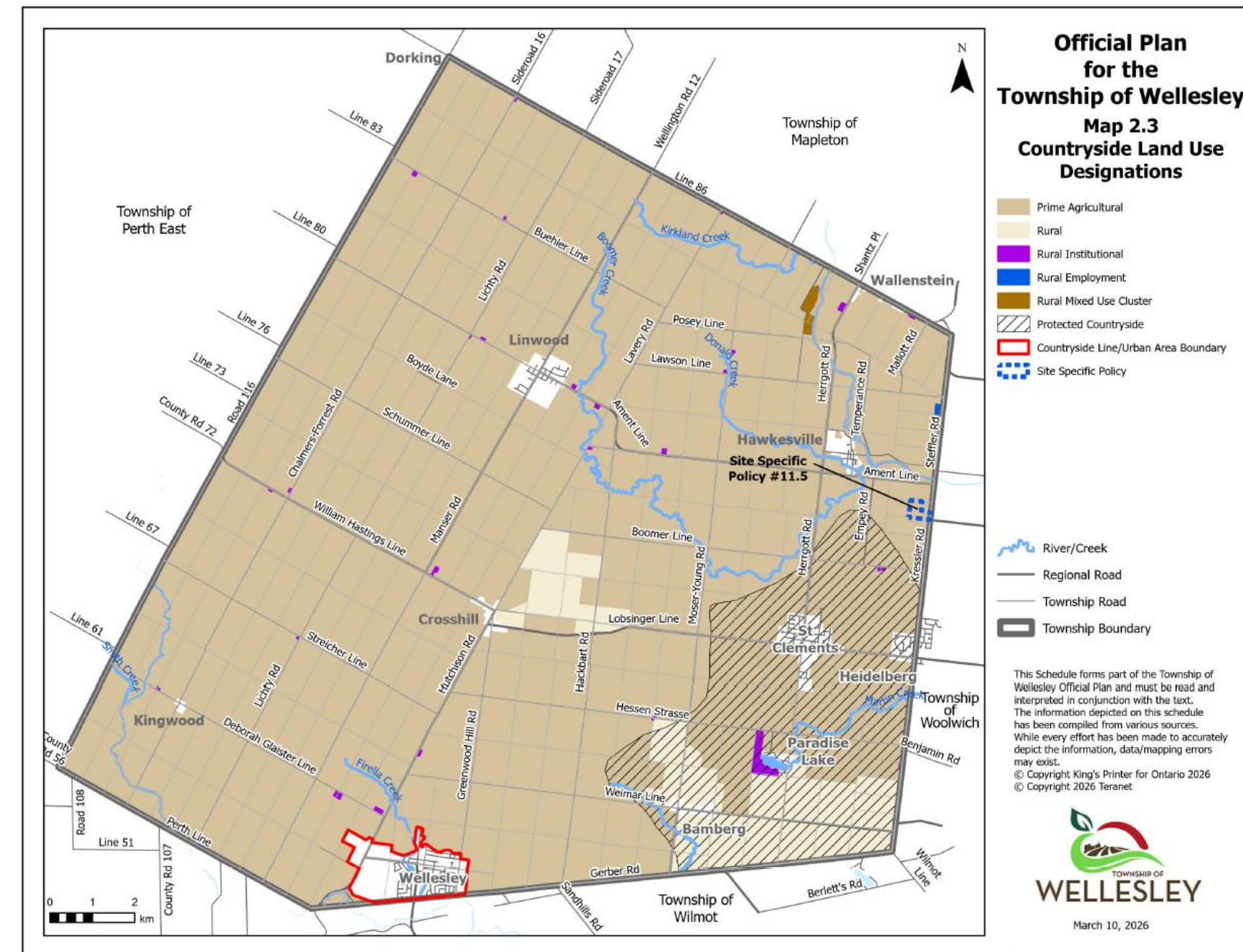
Greenlands Network

- 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.
- The Township has inferred and potential karst corridors (areas underlain by carbonate bedrock susceptible to karstification).



Agricultural and Rural Lands

- The policies support continued vitality and regeneration 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

Statutory
Public Meeting

Statutory
Public Open
House

1-on-1
Conversations

Social Media
Engagement

Draft OP
Circulation

Council Phase
3 Kick Off

Public
Workshop

Council Draft
OP Workshop

Next Steps



Thank You

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

