



## COUNCIL MEETING AGENDA

Thursday, June 18, 2026, 5:45 p.m.

### COUNCIL CHAMBERS

4805 William Hastings Line, Crosshill, Ontario N0B 2M0

This meeting will be held in-person and electronically in accordance with Section 238 (3.3) of the Municipal Act, 2001. Subscribe to the Township of Wellesley YouTube Channel to watch the livestream or to view the recording after the meeting.

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#### Pages

1. Meeting called to order
2. Closed Session
3. Moment of Reflection
4. Land Acknowledgement

We would like to begin by acknowledging the land on which we gather today is the land traditionally used by the Anishinaabe, Haudenosaunee, and Chonnonton people. We acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous Peoples with whom we share this land today.
5. Declaration of Pecuniary Interest (if any) in accordance with the Municipal Conflict of Interest Act
6. Minutes of the Previous Meeting
7. Receiving Petitions
8. Presentations/Delegations
9. Public Meeting
  - 9.1 Motion to convene public meeting

**Recommendation:**  
That the Council meeting adjourn to hold a public meeting with respect to the Township Official Plan.
  - 9.2 Motion to adjourn public meeting

**Recommendation:**  
That the public meeting with respect to the Township Official Plan adjourn and the Council meeting resume.
10. Committee of the Whole

**Recommendation:**  
That Council rise and go into a Committee of the Whole to receive reports and recommendations.

- 10.1 Planning & Development  
Chair: Derek Brick
1. P. & D. 7/2026 - Township of Wellesley Official Plan – Statutory Public Meeting - For Information 4
- Recommendation:**  
That the Council of the Township of Wellesley receive this report for information.
- 10.2 Road & Bridge  
Chair: Claude Hergott
- 10.3 Property & Fire  
Chair: Lori Sebben
- 10.4 Administration/Finances & Personnel  
Chair: Joe Nowak
- 10.5 Recreation  
Chair: Shelley Wagner
1. Recreation Advisory Committee
11. Committee of the Whole rise and Council resume and report  
**Recommendation:**  
That the Committee of the Whole rise and Council resume and report.
12. Report of the Committee of the Whole be adopted as set forth in the motions and actions detailed above  
**Recommendation:**  
That the report of the Committee of the Whole be adopted as set forth in the motions and actions detailed above.
13. For Information Package
14. Accounts
15. Unfinished Business
16. New Business
17. Notice of Motion
18. By-laws
- 18.1 By-law 25/2026 - Being a By-law to confirm all actions and proceedings of Council 53
19. By-laws Read and Passed a First and Second Time  
**Recommendation:**  
That By-law No. 25/2026 be read a first and second time.
20. By-laws Read and Passed a Third Time  
**Recommendation:**  
That By-law No. 25/2026 be read a third time and passed and the Mayor and Clerk be authorized to sign and seal the By-law under the Corporate Seal.
21. Next Meetings

Committee of the Whole Meeting June 23, 2026 5:45p.m.

Council Meeting July 7, 2026 6:45p.m.

Council Meeting August 18, 2026 6:45p.m.

22. Adjournment

**Recommendation:**

That the Council meeting does now adjourn.



**STAFF REPORT**  
**Development Services**

**Subject:** Township of Wellesley Official Plan – Statutory Public Meeting  
**Report No.:** P. & D. 7/2026  
**To:** Council  
**Meeting Date:** June 18, 2026  
**Prepared by:** Bobby Soosaar, Senior Planner, Development Services

**Recommendation**

That the Council of the Township of Wellesley receive this report for information.

**Executive Summary**

The Township is in the process of preparing a new Official Plan, which serves as the primary land use policy document outlining the Township's long-term goals and objectives for growth and development to the year 2051. The Official Plan establishes a vision for complete communities and provides a land use planning framework to guide the physical, social, economic, and environmental aspects of the Township.

In accordance with the provisions of the Planning Act, a statutory public meeting is required for the purpose of giving the public an opportunity to make representations in respect of the proposed Official Plan. Oral and written submissions from the statutory public meeting will be reviewed and considered prior to the final Official Plan coming before Council for a decision.

Notice of the statutory public meeting was advertised in the Woolwich Observer and Wilmot Tavistock Gazette on April 23, 2026, May 21, 2026, and June 11, 2026. Notice was also posted on the Township website, Engage page, and social media pages.

The Draft Official Plan attached to this report remains unchanged from the initial release in April 2026. The project team will be providing a final recommended Official Plan that considers comments received from the public and agencies as well as any submissions received at the statutory public meeting. A list of anticipated changes to the plan is provided in the Analysis section of this report.

**Report**

**1. Background**

The Township's new Official Plan is being prepared through a four-phase process. Phases 1 and 2 of the project were completed in the fall of 2025 and winter of 2026,

respectively. The project is now in Phase 3, which focuses on the preparation of draft policies and land use schedules for the new Official Plan. These draft policies and mapping have been released for public review and circulated to Township residents, agencies, Indigenous communities, and other interested parties for feedback and comment.

Phase 4 is anticipated to commence in the early summer of 2026 and will involve the formal adoption of the new Official Plan by Council. Following Council adoption, the Plan will be submitted to the Ministry of Municipal Affairs and Housing for review and approval by the Minister. Once Provincial approval is granted, the new Official Plan will come into effect and will replace both the existing Township and Regional Official Plans.

Throughout each phase of the process, opportunities have been provided for community input and engagement.



## 2. Analysis

### Key Policy Directions:

This section of the report identifies and discusses key considerations and policy directions being proposed and/or maintained within the draft Official Plan.

#### a) Growth Management

##### Residential Growth:

The Provincial Planning Statement, 2024 (PPS), is a document that provides policy direction on matters of provincial interest related to land use planning and development. Official Plans must be consistent with the PPS.

According to the PPS, planning authorities shall base population and employment forecasts on the Ministry of Finance population projections and may modify as appropriate. The PPS states that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a

time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance.

In August 2025, the Province released proposed updates to the Projection Methodology Guideline, a guidance document that assists planning authorities with forecasting growth and determining land needs.

In the fall of 2025, the Official Plan project team released the Residential Growth, Housing, and Intensification Strategy Discussion Paper, which outlines the Township's forecasted growth and housing needs based on the proposed updated Projection Methodology Guideline. As shown in Table 1, the Township's population is expected to grow by 1,800 residents to the year 2051, bringing the total population to 14,200. An additional 630 homes will be required to accommodate the 1,800 additional residents.

**Table 1: Township of Wellesley Population Forecast**

| 2025 Population | 2051 Forecast | Population Growth<br>2025-2051 | Housing Growth<br>2025-2051 |
|-----------------|---------------|--------------------------------|-----------------------------|
| 12,400          | 14,200        | 1,800                          | 630                         |

By contrast, the most recent update to the Regional Official Plan (ROPA 6) forecasted the Township's 2051 population to be 14,000.

The draft Official Plan proposes a growth management strategy to accommodate the Township's projected housing needs, while minimizing the need for additional land. This strategy includes a combination of the following three approaches to growth management:

1. **Intensification** – through modest, small scale, context appropriate infill redevelopment including Additional Dwelling Units (ADUs). The Township is recommending to maintain the intensification rate set by the Regional Official Plan at 14% or roughly 100 units.
2. **Existing Vacant Urban Land** – the Township has about 34 hectares of existing designated vacant residential land that can accommodate the majority of the Township's projected growth.
3. **Minor Urban Expansion**– The Township requires an additional 6 hectares of urban land to accommodate forecasted housing growth. The new Official Plan is proposing a density target of 50 people and jobs per hectare on the expansion lands to ensure development is compact, efficient, and reduces the consumption of farmland, consistent with the PPS. To provide some additional context, the Pond View development in Wellesley Village, which contains a modest three-storey multi-residential building and several semi-detached dwellings, is built at a density of approximately 65 people and jobs per hectare. Other recently approved developments in the township with similar densities include the Doering

Street Condominium at approximately 65 people and jobs per hectare and the Strohvest Subdivision at 48.6 people and jobs per hectare.

Employment Growth:

In addition to residential forecasts, the PPS requires that municipalities plan for employment growth to the year 2051. In the fall of 2025, the Official Plan project team completed an Employment Projections and Employment Lands Background Discussion Paper to forecast employment growth in the Township to 2051. This discussion paper was informed by the Rural Investment Readiness Strategy, a recent study completed in the summer of 2025 on rural employment across the townships of Waterloo Region. The analysis shows that employment in the Township is expected to grow by 890 jobs (Table 2).

**Table 2: Forecasted Employment Growth**

| 2024 Jobs | 2051 Forecast | Job Growth 2024-2051 |
|-----------|---------------|----------------------|
| 5,500     | 6,390         | 890                  |

By contrast, the most recent update to the Regional Plan (ROPA 6) forecasted the Township's 2051 employment to be 6,600. This difference reflects changes to the provincial methodology used to forecast employment growth.

The Employment Projections and Employment Lands Background Discussion Paper assessed the supply of employment land within the township. This assessment identified a total of only three parcels designated as vacant employment. All three parcels are subject to constraints that have limited or prevented their development.

The Draft Official Plan is proposing to add 64.7 hectares of employment land that will aim to address the deficit of developable employment land within the Township, while also accommodating the Township's future job growth. Some of these lands are proposed to be located in unserviced rural settlement areas, while the majority of the recommended lands will be fully serviced in the Wellesley Urban Area. Attachment 1 shows the proposed settlement area boundary expansion locations.

Generally, most of the population and employment growth expected in the township will be directed to the Wellesley Urban Area as it is more appropriate area for growth, compared to areas that are partially serviced or unserviced. This approach supports the efficient use of land and minimizes the loss of prime agricultural lands because development on full municipal services can be built at a higher density.

## Recommended Settlement Area Boundary Expansions

A number of settlement area boundary expansion requests were evaluated in accordance with established planning criteria. A Settlement Area Boundary Expansions Background Report was completed in the fall of 2025 and identified evaluation criteria to review landowner requests. Through this process, the project team classified the requests into the following categories:

- The request is supportable;
- The request requires additional information before completing the evaluation; and
- The request is not supportable.

Since the draft Official Plan was released in April 2026, the project team has followed up with landowners whose requests required additional information. The team evaluated the supplementary materials and incorporated the revised evaluations into the final recommendations on settlement area boundary expansions. Table 3 summarizes the final recommendations.

**Table 3: Settlement Area Boundary Expansion Recommendations**

| ID | Location                                         | Description                                                                                                                                                  | Recommendation                                  |
|----|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 1  | 1949 Gerber Road<br>Wellesley Urban Area         | Expansion for residential uses                                                                                                                               | Recommended in part                             |
| 2  | Pinewood Lane<br>Paradise Lake                   | Minor boundary adjustment to address property access issues                                                                                                  | Recommended with site specific provisions       |
| 3  | 4862 William Hastings Line<br>Crosshill          | Reconfiguration of settlement area boundary resulting in a net gain of 0.5 ha of Prime Agricultural Area and a more logical development layout for the lands | Recommended with site specific provisions       |
| 4  | 1309 Greenwood Hill Road<br>Wellesley Urban Area | Expansion for residential uses                                                                                                                               | Previously approved through ROPA 6 and Bill 162 |
| 5  | Gerber Road<br>Wellesley Urban Area              | Expansion for residential uses                                                                                                                               | Previously approved through ROPA 6 and Bill 162 |
| 6  | 1621 Moser Young Road<br>Bamberg                 | Expansion for residential uses                                                                                                                               | Not Recommended                                 |
| 7  | 4189 Temperance Road<br>Wallenstein              | Expansion to accommodate expansion of an existing business                                                                                                   | Recommended                                     |

## Planning & Development Committee

| ID | Location                                               | Description                                                                                                                                                  | Recommendation                            |
|----|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 8  | 4790 Herrgott Road<br>Wallenstein                      | Expansion to accommodate the expansion of an existing business                                                                                               | Recommended                               |
| 9  | 3541 Broadway Street<br>Hawkesville                    | Expansion for employment uses / expansion of existing business                                                                                               | Not Recommended                           |
| 10 | 4161 Weimar Line<br>Bamberg                            | Expansion to accommodate three residential lots                                                                                                              | Not Recommended                           |
| 11 | 1051 Siegner Lane<br>Wellesley Urban Area              | Expansion for a new commercial/light industrial use                                                                                                          | Recommended                               |
| 12 | 3030 Ament Line<br>Steed and Evans Pit                 | Request for a future rural employment area                                                                                                                   | Recommended with site specific provisions |
| 13 | Withdrawn                                              | N/A                                                                                                                                                          | N/A                                       |
| 14 | 1024 Alfred / 1001 Isabella / 3519 Manser<br>Linwood   | Expansion to feed mill and other employment uses                                                                                                             | Recommended with site specific provisions |
| 15 | 4200 Manser / 11 Lin Dunn Lane<br>Linwood              | Request for a minor lot addition for residential purposes                                                                                                    | Recommended with site specific provisions |
| 16 | 3950 Steffler Rd.<br>M.K. Martin Rural Employment Area | Expansion for employment use / expansion of existing business                                                                                                | Not Recommended                           |
| 17 | 2880 Kressler Road<br>Heidelberg                       | Expansion for residential uses                                                                                                                               | Not Recommended                           |
| 18 | 1030 Ayrshire Lane<br>Crosshill                        | Expansion for employment uses                                                                                                                                | Not Recommended                           |
| 19 | 4845 William Hastings Line<br>Crosshill                | Reconfiguration of settlement area boundary resulting in a net gain of 0.5 ha of Prime Agricultural Area and a more logical development layout for the lands | Recommended                               |
| 20 | Southwest Wellesley Urban Area                         | Expansion for new employment uses (Project team initiated)                                                                                                   | Recommended with site specific provisions |

### Framework for Built Form Design

The draft Official Plan establishes new height-based design direction for multi-storey residential buildings. This new policy seeks to enhance the compatibility and quality of design for higher density multiple residential buildings while limiting high-rise buildings.

The policy categorizes multi-residential buildings into three categories and establishes specific guidelines based on building height:

**Low-rise buildings (4 storeys or less)** are encouraged to integrate with surrounding neighbourhoods through compatible massing, street-oriented design, and minimized visual impact of parking.

**Mid-rise buildings (5–6 storeys)** are directed to appropriately sized sites on public roads, with emphasis on proximity to community amenities, strong street relationships, and well-designed entrances and servicing areas.

**High-rise buildings (over 6 storeys)** are generally discouraged and require an Official Plan Amendment; where considered, they must be located on suitable sites, near amenities, and designed with podium-based built form, enhanced architectural treatment, and carefully screened servicing to minimize impacts on the streetscape and adjacent development.

The intent of this new policy direction is to establish clear and consistent design guidance related to building height, massing, and density. As the current Official Plan does not provide direction on building height or built-form design, these policies are intended to support more predictable and high-quality development outcomes by enabling the Township to more effectively manage the scale, character, and overall quality of the built form. This policy direction does not anticipate an immediate increase in proposals for new multi residential buildings. However, should such applications be submitted, the framework ensures that the Township is better equipped to guide their appropriate location and design.

### **Agriculture, Countryside Line and Water**

#### **Agriculture:**

The draft Official Plan carries forward longstanding agricultural protection policies from the previous Township and Regional Official Plans. It has also been updated to align with the PPS and provincial guidelines for Prime Agricultural Areas, including consistent terminology and clearer interpretation of policies that protect agricultural resources.

#### **Countryside Line**

The draft Official Plan protects farmland and natural areas with the continuation of the Countryside Line and Protected Countryside policies. A minor adjustment of the Countryside Line is recommended to accommodate the Township's projected population and employment growth. This includes a minor expansion on the east side of the Wellesley Urban Area to accommodate future residential lands. A minor adjustment

to recognize the existing employment lands on the west side of Wellsley, with a minor extension to accommodate future light industrial lands, is also recommended.

### Water:

The Official Plan project team engaged with the Region's Hydrogeology and Source Water Protection staff early in the Official Plan process regarding recent updates to source water protection policies and mapping as well as updates to the Regional Recharge Area mapping. The draft Official Plan incorporates these changes and maintains protections for Regional Recharge Areas.

### **Indigenous Engagement and Interests**

Staff engaged the Mississaugas of the Credit First Nation and Six Nations of the Grand River in the fall of 2025 and circulated the draft Official Plan to both in the spring of 2026. Comments from both have been received and considered.

Foundational to the Official Plan is the Township's recognition of its responsibility to consult and engage early on planning matters that may affect the rights and interests of Indigenous Communities. The draft Official Plan includes new policies that require Indigenous engagement on development applications on lands with identified or potential archaeological resources and provides deferral of approval policies on lands containing identified heritage resources.

In preparation of the draft Official Plan, a comprehensive review of the Regional Official Plan was completed to ensure consistency and alignment. The Region received support from Mississaugas of the Credit First Nation and Six Nations of the Grand River for Regional Official Plan Amendment No. 6 (ROPA 6). The Township has, therefore, carried forward the ROPA 6 policies into the draft Township Official Plan.

### **Public Engagement**

The project team has carried out a series of public engagement events to support the development of the Township's new Official Plan. Initial outreach included a booth at the Wellesley Fall Fair on August 22–23, 2025, where residents spoke with the project team, followed by one-on-one conversations with residents, landowners, builders, developers, and community groups throughout August and September. A public workshop was held on November 12, 2025, beginning with a presentation on the project scope, early policy directions, and a draft vision statement, followed by table group discussions supported by team facilitators. Draft Discussion Papers were posted online in advance to support informed participation.

In 2026, engagement shifted toward collecting feedback on the draft Official Plan for its refinement. A special Council meeting on April 7, 2026 formally released the draft and

initiated consultation with the public, agencies, Indigenous communities, and other interested parties. Additional opportunities for input included one-on-one “office hours” for residents to speak directly with the project team on May 12th, a public workshop on May 13th, and a statutory public open house on May 27th. The engagement process continues with the statutory public meeting scheduled for June 18, 2026 at Township Council Chambers. All information has been communicated to the public over the course of the project on the Township’s website and Engage page, as well as through social media and advertisements in local newspapers.

### **Anticipated Revisions to the Draft Official Plan**

Since initially releasing the draft Official Plan in April 2026, the project team has received comments from review agencies, Indigenous Communities, and the public. The project team will be providing a final recommended Official Plan that considers these comments as well as any submissions received at the statutory public meeting. The following list summarizes key anticipated revisions that will be incorporated into the final recommended plan:

- Minor revisions to policy references, italicization of terms provided in glossary and clarification of policies.
- Revised and new transportation policies in response to comments received from the Region and in alignment with the Township’s recently adopted Transportation and Mobility Master Plan (TMMP).
- Updated source water protection policies to align with Regional comments.
- Inclusion of Region of Waterloo Airport Zoning Regulations policies.
- Removal of the Rural Area designation and associated policies based on updated OMAFA mapping.
- Revisions to settlement area boundaries and site-specific policies based on recommended expansion requests.
- New municipal responsibility agreement policies related to private communal services.
- Various updates to the glossary to add and/or revise terms.

### **Next Steps**

Following the statutory public meeting, Township staff will bring forward a final version of the Official Plan to Council for consideration and adoption. The final Official Plan will reflect feedback received during the engagement period from the public, agencies, and other interested parties, as appropriate. Council adoption of the new Official Plan is anticipated in early summer 2026.

Following Council adoption, the Plan will be submitted to the Ministry of Municipal Affairs and Housing for review and approval by the Minister. Once Provincial approval is granted, the new Official Plan will come into effect and will replace both the existing Township and Regional Official Plans.

### **3. Recommendations and Rationale**

That the Council of the Township of Wellesley receive this report for information.

### **4. Implementation Plan**

Input and dialogue generated through this statutory public meeting will be used to further refine the draft Official Plan in advance of its consideration for adoption in the early summer of 2026.

### **Township Strategic Plan Alignment**

This report aligns with the initiative of Intensification, Zoning, Development and Growth with the strategic goal to rethink and reimagine land use. This objective involves adopting leading edge best practices and technology enablers.

### **Financial Implications**

N/A

### **Other Departments/Agency Comments**

All Township departments have been engaged in the review of the Draft Official Plan.

### **Legal Considerations**

N/A

### **Attachments**

Attachment 1 – Settlement Area Boundary Requests for the New Township Official Plan (June 15, 2026)

### **Previous Reports on this Topic**

P. & D. 20/2025 - Township of Wellesley New Official Plan – Background Research and Draft Discussion Papers - For Information

P. & D. 3/2026 - Township of Wellesley Draft Official Plan – Public Release

### **Reviewed by**

Tim Van Hinte, Director, Development Services

**Approved by**  
Rik Louwagie, CAO

June 15, 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 report on the settlement area boundary expansion results, updated from the April 7, 2026 Council meeting as a result of several revised requests and supplemental information provided by landowners.

## **Overview**

The 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 before 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 2051.

In November, the Township issued a call for expansion requests, held pre-consultation meetings with interested landowners, and established a December 19, 2025, deadline for submissions. Interested landowners were asked to include:

- The location, description, size, and mapping of the property or proposed expansion.
- A 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.

Twenty settlement area boundary expansion requests were identified; however, two requests had previously been brought into the settlement area (SABE #4 and SABE #5) and were subsequently removed through Bill 162. One request was withdrawn (SABE #13). A total of 18 requests were evaluated based on criteria established in the Settlement Area Boundary Expansion Criteria Background Report. Each request was assessed using the same criteria and was scored as follows:

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

This evaluation determined the overall result for each request: supportable, requires more information, or not supportable. Results provided to Council in April 2026 indicated that more information was required for seven requests, such as a concept plan or MDS calculations, to fully evaluate the request and provide a recommendation. Each proponent provided additional information, which informed the updated results.

#### Residential

| <b>SABE ID</b> | <b>Result</b>                          |
|----------------|----------------------------------------|
| SABE #1        | <b>Supportable in part</b>             |
| SABE #2        | <b>Supportable* (*with conditions)</b> |
| SABE #3        | <b>Supportable* (*with conditions)</b> |
| SABE #6        | <b>Not supportable</b>                 |
| SABE #10       | <b>Not supportable</b>                 |
| SABE #15       | <b>Supportable* (*with conditions)</b> |
| SABE #17       | <b>Not supportable</b>                 |
| SABE #18       | <b>Not supportable</b>                 |
| SABE #19       | <b>Supportable</b>                     |

#### Employment

| <b>SABE ID</b> | <b>Result</b>                          |
|----------------|----------------------------------------|
| SABE #7        | <b>Supportable</b>                     |
| SABE #8        | <b>Supportable</b>                     |
| SABE #9        | <b>Not supportable</b>                 |
| SABE #11       | <b>Supportable</b>                     |
| SABE #12       | <b>Supportable* (*with conditions)</b> |
| SABE #14       | <b>Supportable* (*with conditions)</b> |
| SABE #16       | <b>Not supportable</b>                 |
| SABE #18       | <b>Not supportable</b>                 |
| SABE #20       | <b>Supportable</b>                     |

Updated information was received for the following outstanding requests: SABE #3, SABE #8, SABE #9, SABE #11, SABE #12, SABE #14, SABE #15, and SABE #16. SABE #1, SABE #3, and SABE #10 also provided revised concepts for consideration.

#### Revised Concepts

- The following requests submitted revised concepts in an effort to conform to

MDS requirements or respond to Township comments and the preliminary evaluation.

- SABE #1 – An updated concept was provided regarding the extent of lands to be added to the settlement area, with 7 hectares added to the Wellesley Urban Area and 3 hectares designated as open space to accommodate stormwater management facilities.
- SABE #3 – A revised concept was provided to the Township for lands requested to be brought into the settlement area boundary. The revision was made in an effort to meet MDS setback requirements. This revised request is supportable, as it provides a net gain of prime agricultural land and avoids MDS concerns.
- SABE #10 – A revised concept was proposed for the Township's consideration, which would add three lots to the settlement area instead of the seven lots proposed in the initial request. This revised request is not supportable, as it does not meet the criteria against which it was evaluated.

### MDS

- The following sites do not meet MDS setbacks, as the proposed expansion areas have large barns in close proximity to their respective boundaries:
  - SABE #8
  - SABE #16

SABE #8 is an existing rural business that services small tractors, mowers, snowblowers, and similar equipment. MDS calculations were submitted as part of the expansion request; however, the required setbacks cannot be met. The existing business also does not meet MDS setbacks. The PPS, 2024, requires municipalities to consider whether an expansion complies with MDS requirements (Policy 2.3.2(e)). Municipalities may make recommendations that are not consistent with this criterion where appropriate rationale is provided. The request is supportable because the expansion is intended for outdoor storage only, and no new building is proposed as part of the request.

SABE #16 requests an expansion of employment lands for an existing rural business. The existing operation and proposed expansion do not meet MDS setbacks. On further review, the business and its proposed expansion are considered an agricultural-related use. The business directly services farm operations as its primary activity by manufacturing farm equipment and implements for use in the surrounding agricultural area. As an agricultural-related use, the business is not required to meet MDS setbacks. The proposed expansion meets the agricultural-related use criteria outlined in provincial planning policy. It is therefore recommended that the existing business remain within the settlement area as a Rural Employment Area, and that the expansion be permitted as an agricultural-related use outside the settlement area.

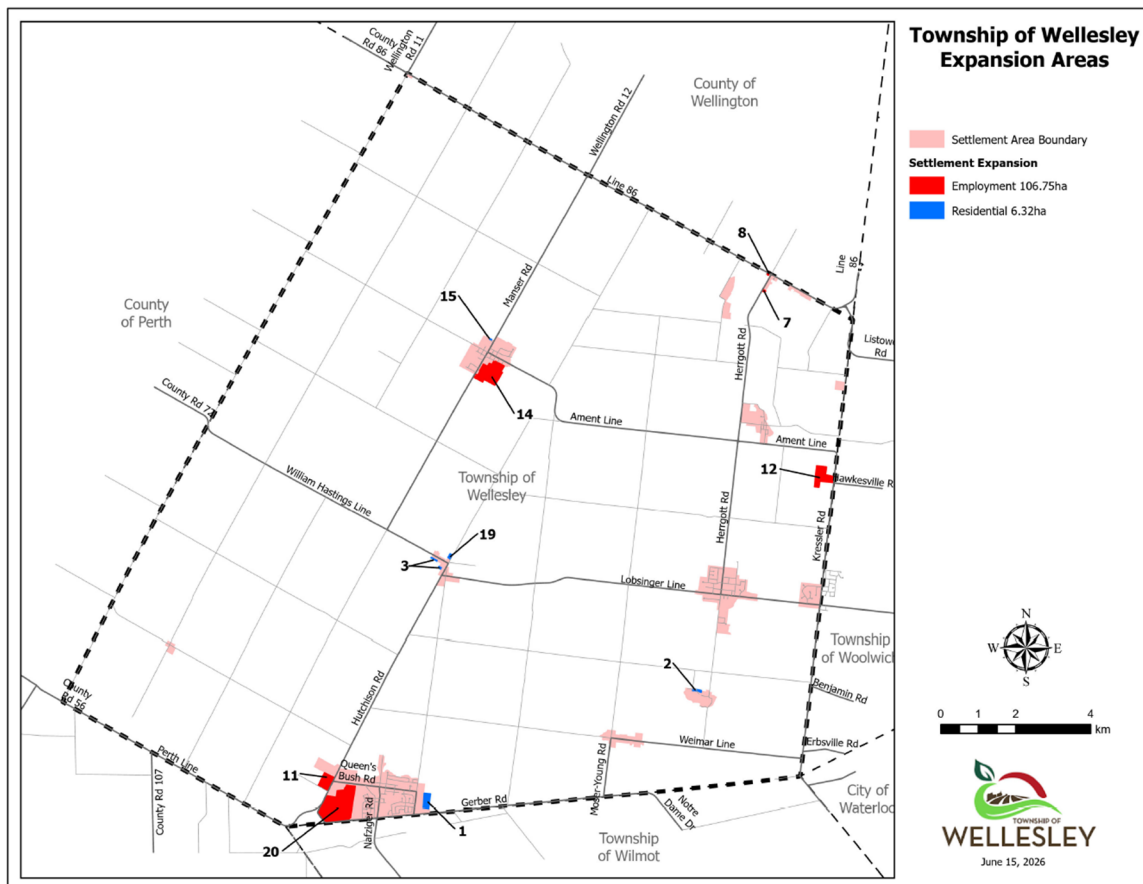
## Results

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

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

Eleven settlement area boundary expansion requests are supportable based on the evaluation conducted. Figure 1 shows the locations of these expansions: three in the Wellesley Urban Area, two within the Crosshill Settlement Area, two within Linwood, one within Paradise Lake, two within Wallenstein, and one new employment area.

**Figure 1: Preliminary Supportable Settlement Area Boundary Expansions**



### Residential

There are five 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 request additional land to be brought into the Crosshill Settlement Area, as well as the removal of lands that would be more appropriately designated as prime agricultural land. SABE #2 is being supported for technical purposes and would not permit new dwelling units, while SABE #15 is being supported as a lot addition only:

- Wellesley Urban Area
  - Requirement: 6.1 hectares to meet urban densities.
  - Proposed: 7 hectares
- Rural Settlement Areas
  - Requirement: 18.5 hectares to meet rural densities.
  - Proposed: -0.68 hectares

### Employment

There are six SABE requests that are supportable based on the evaluation conducted for employment and commercial lands. SABE #7 and SABE #8 request employment land in Wallenstein. SABE #12 requests to become a new rural employment area; it is supportable with site specific policy area conditions associated with it and was not included in the overall land quantum at this time. SABE #14 requests the addition of employment land in Linwood. SABE #20 is identified as new employment land in the Wellesley Urban Area.

- Requirement: 79 hectares to meet a target of 10 jobs per hectare; and 37 hectares to meet a target of 20 jobs per hectare.
- Proposed: 64.71 hectares within the Wellesley Urban Area
- Proposed: 30.53 hectares within the Rural Settlement and Employment Areas

Through the review of the employment requests, one request (SABE #11) was determined to be a commercial opportunity. New commercial opportunities were identified as a policy direction in the Commercial Background Report:

- Proposed: 11.51 hectares within the Wellesley Urban Area

### **Next Steps**

Township staff have communicated the updated status of the applicable settlement area boundary expansion requests to the relevant landowners and/or agents. Updated letters will be provided where the status of a request has changed from the initial correspondence. Requests that are supportable with conditions will be addressed through a site-specific policy in the new Official Plan, to be included in Section 11.

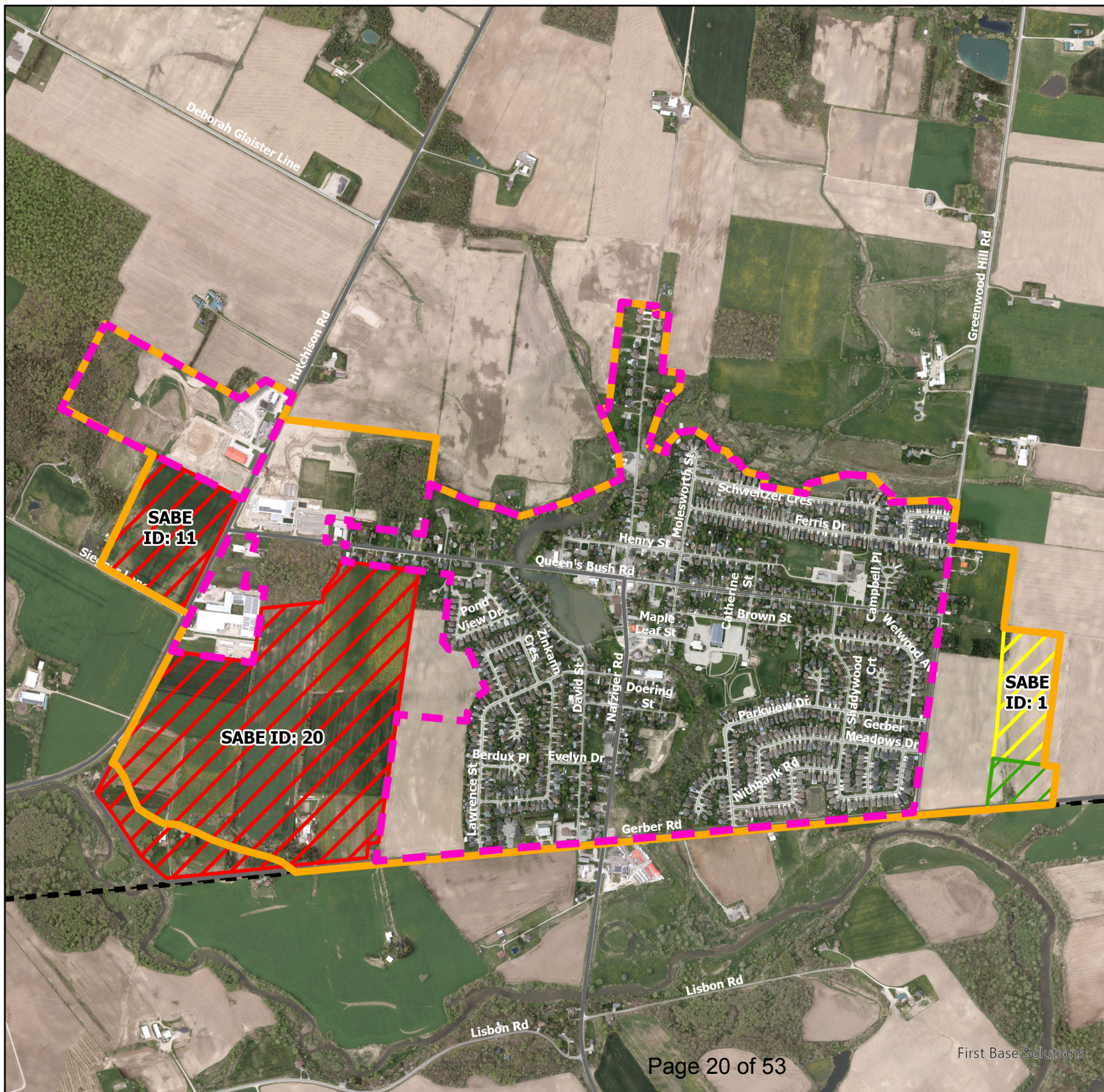
Yours sincerely,



Joe Nethery, MCIP, RPP  
President

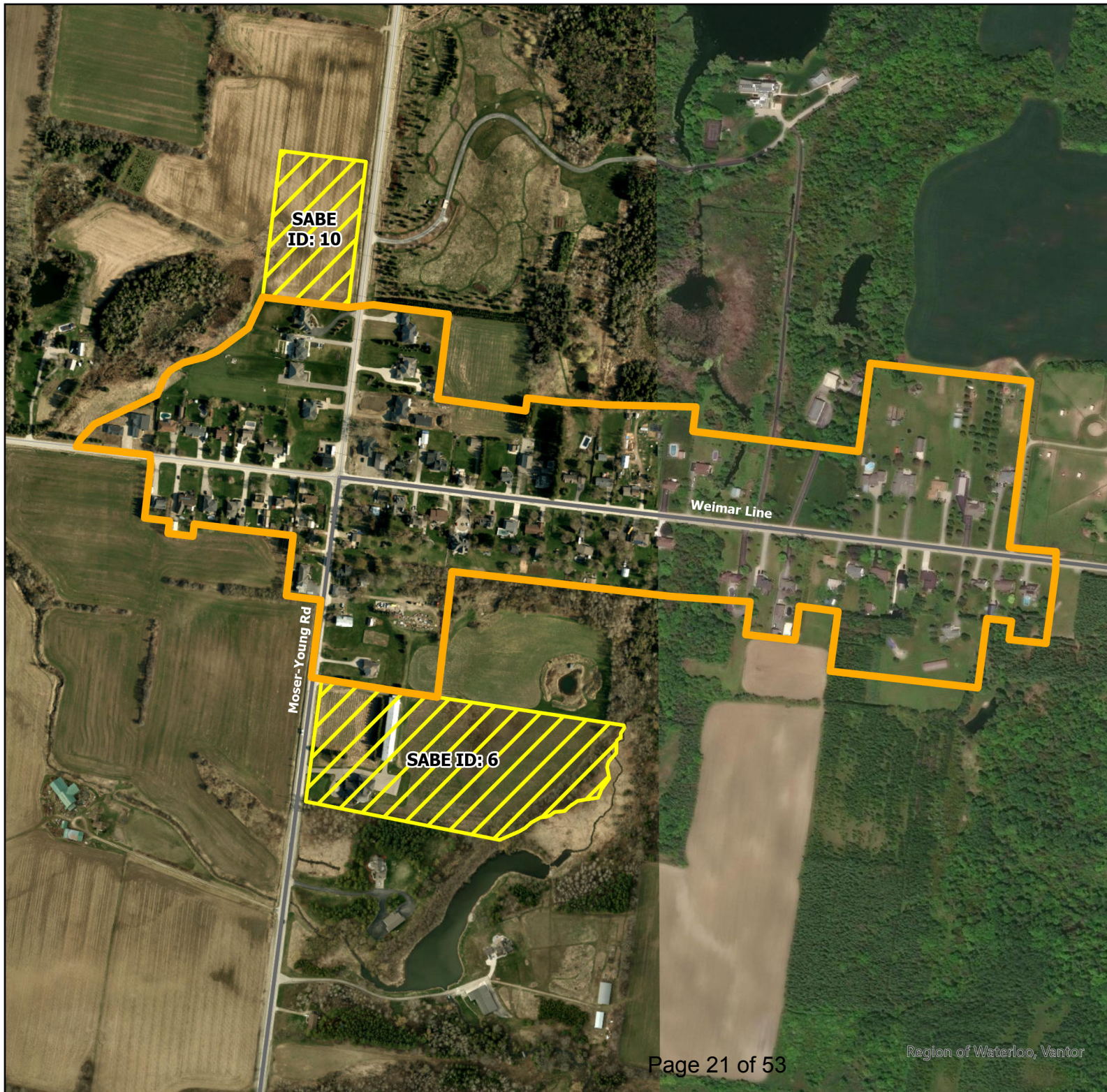
# Township of Wellesley Expansion Areas Wellesley

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



# Township of Wellesley Expansion Areas Bamberg

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



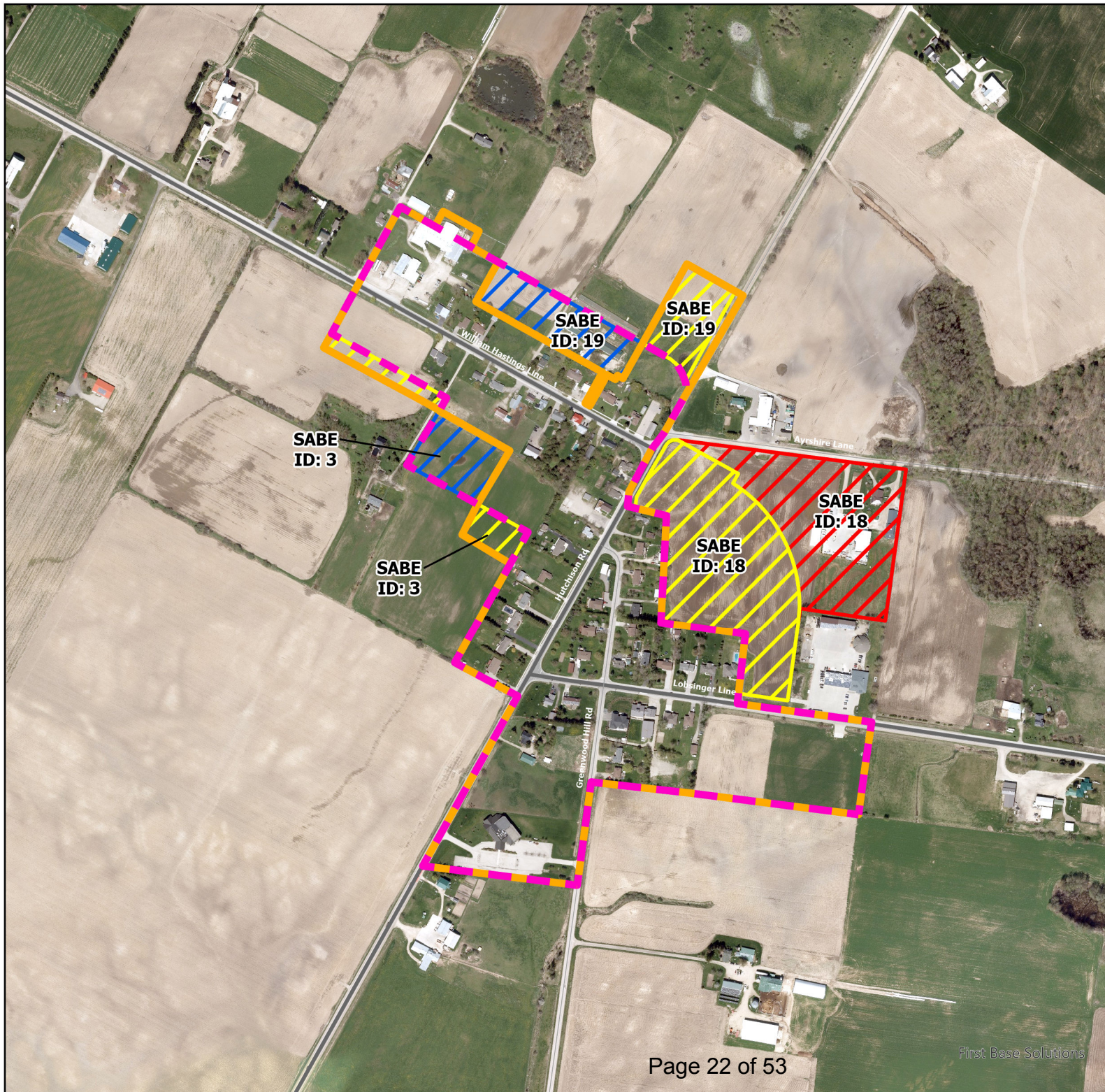
0 100 200  
Metres



January 30, 2026

# Township of Wellesley Expansion Areas Crosshill

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



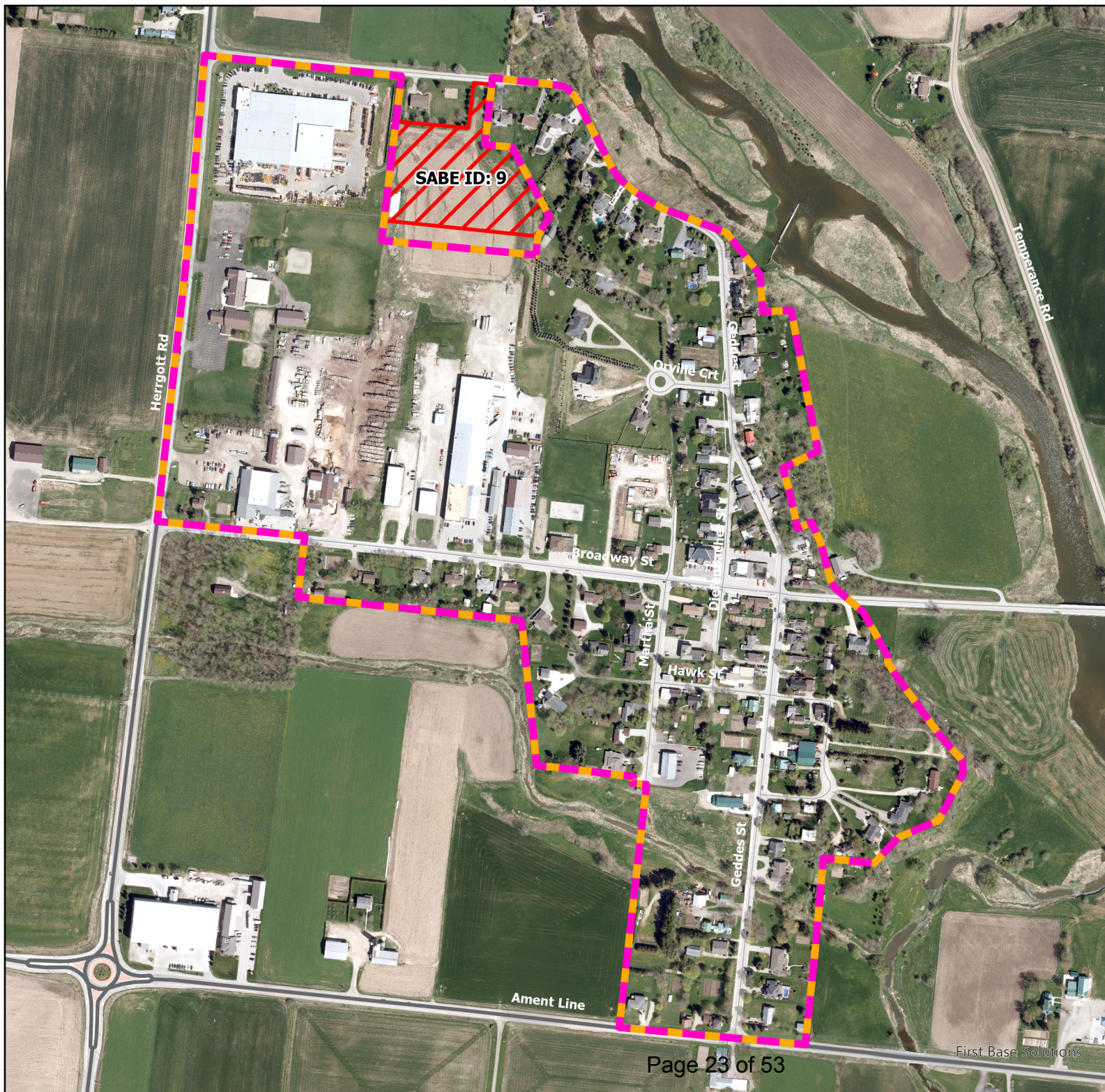
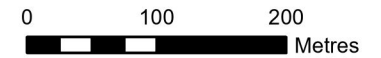
0 150 300  
Metres



June 11, 2026

# Township of Wellesley Expansion Areas Hawkesville

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



June 11, 2026

# Township of Wellesley Expansion Areas Heidelberg

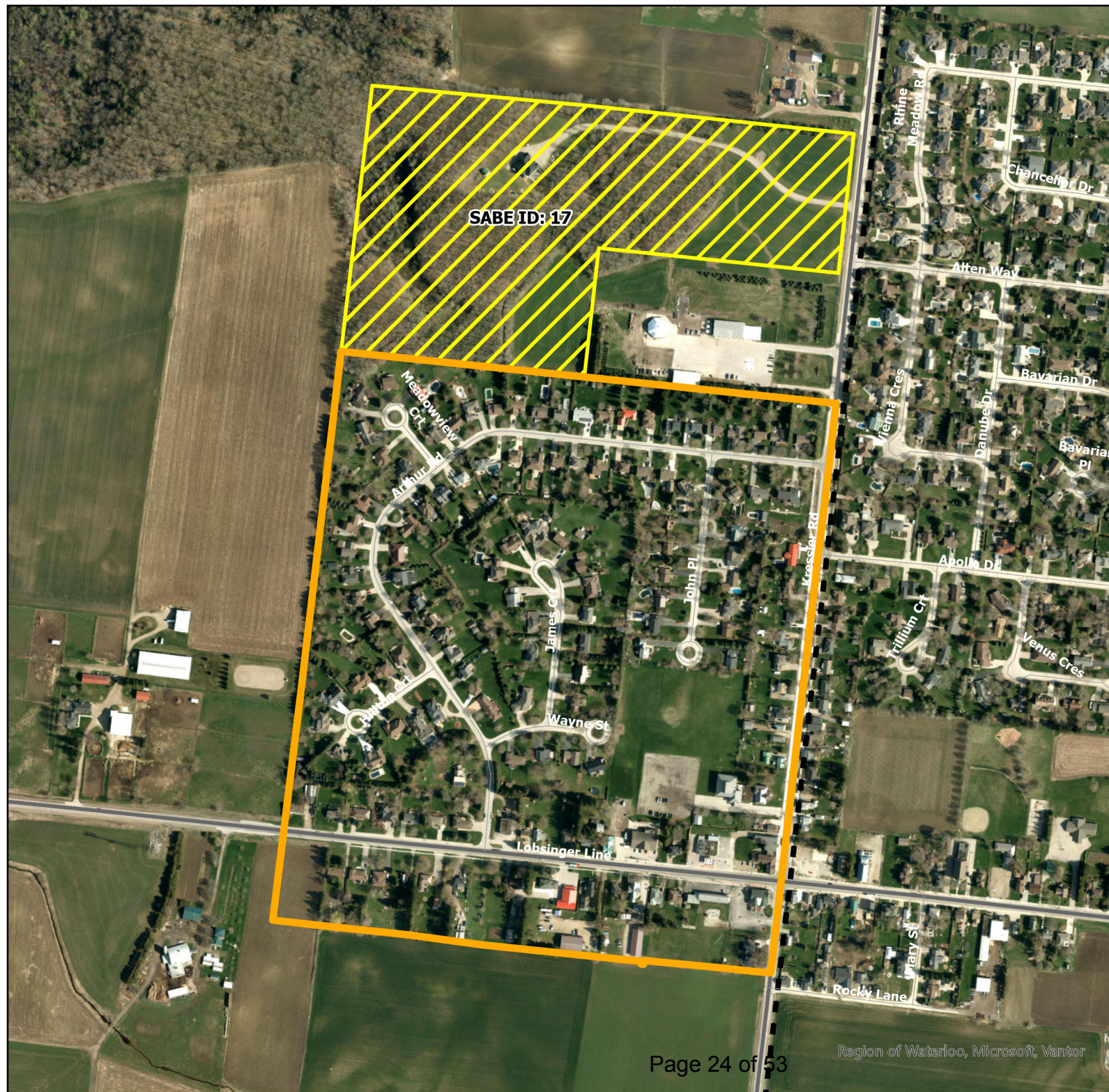
 Settlement Area Boundary

**Settlement Expansion Request**

 Employment

 Residential

 Removal



0 100 200  
Metres



January 30, 2026

# Township of Wellesley Expansion Areas Linwood

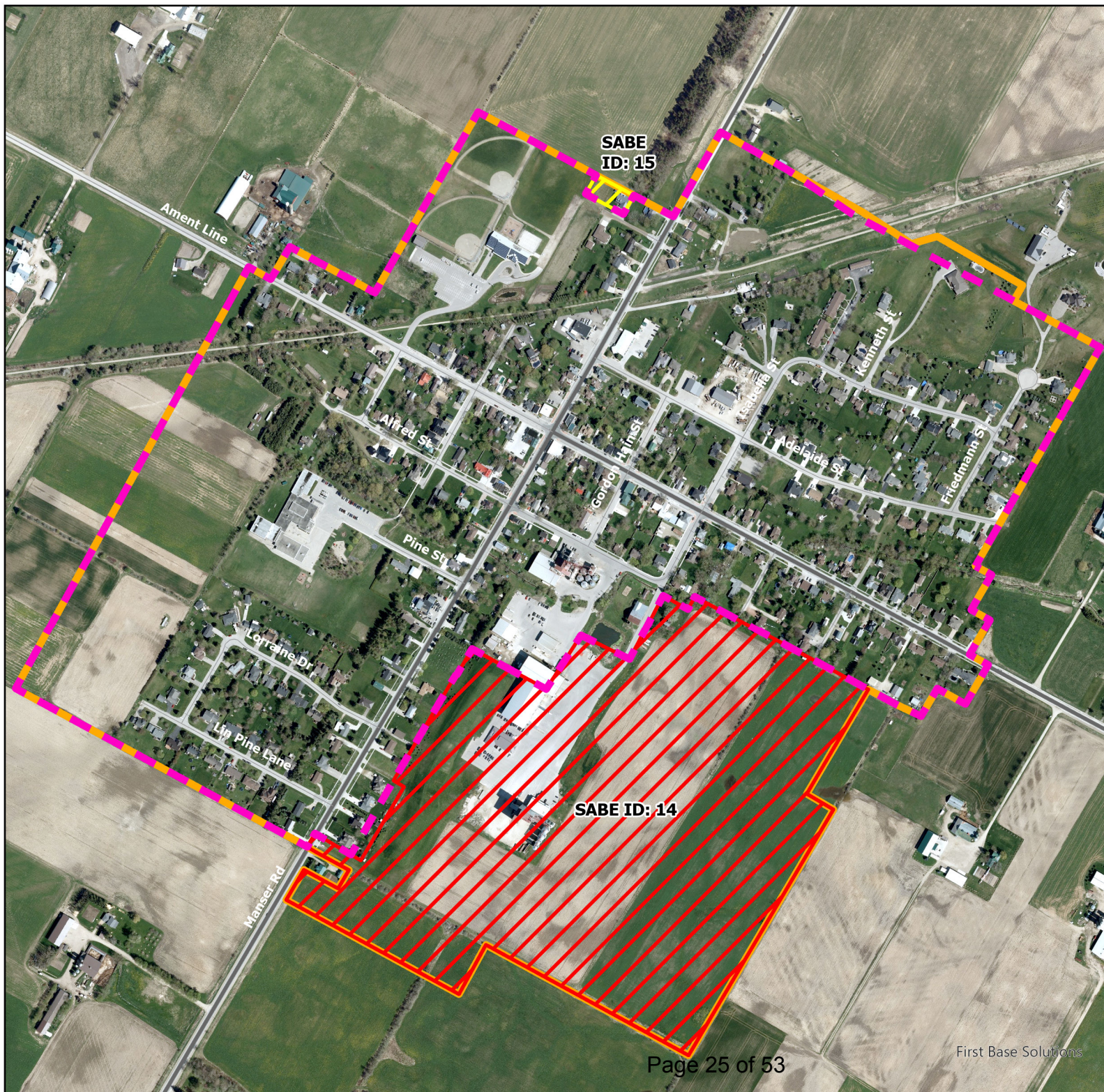
-  Settlement Area Boundary
- Settlement Expansion Request**
-  Employment
-  Residential
-  Removal
-  Original Settlement Boundary



0 150 300  
Metres

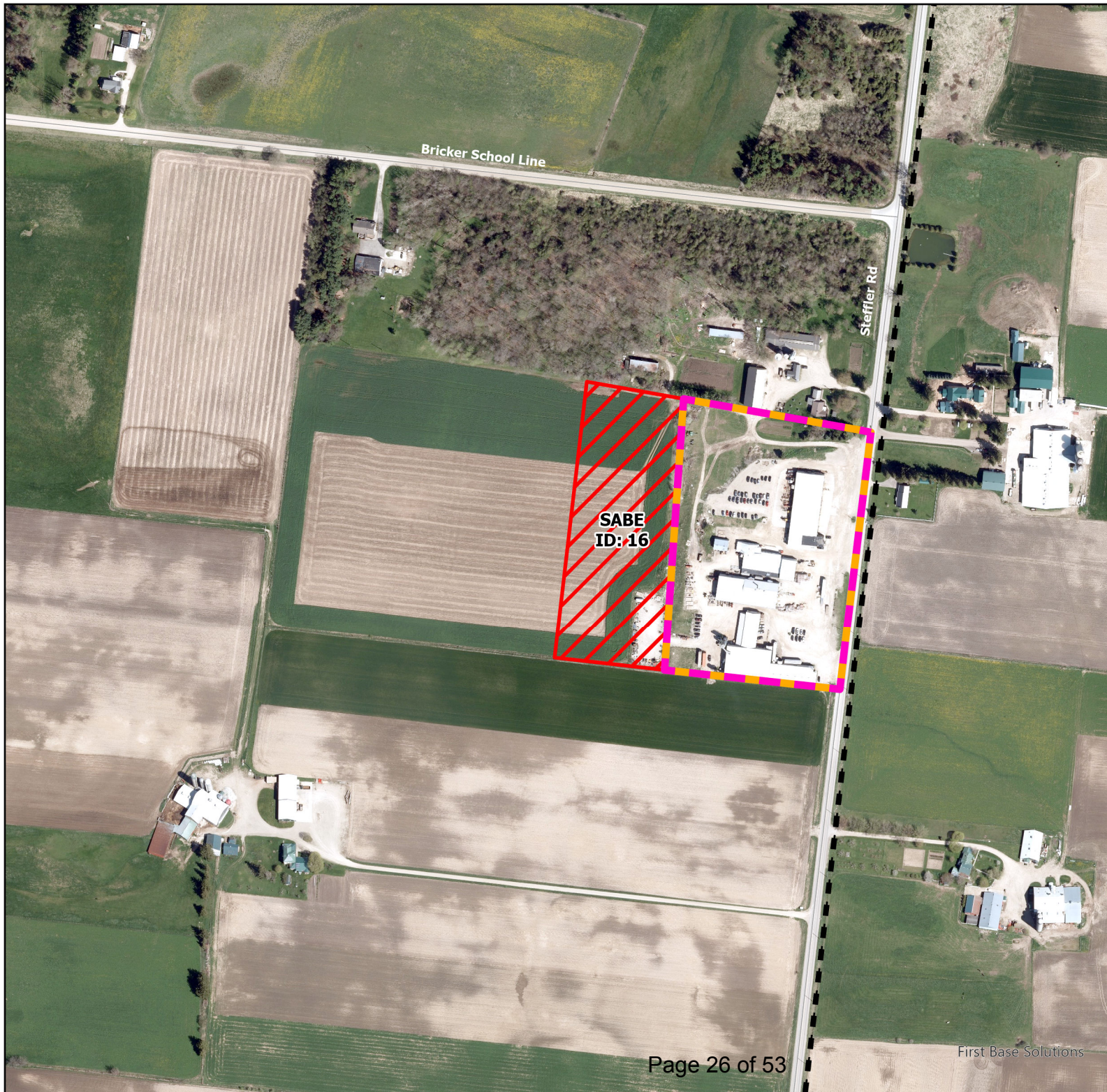


June 15, 2026



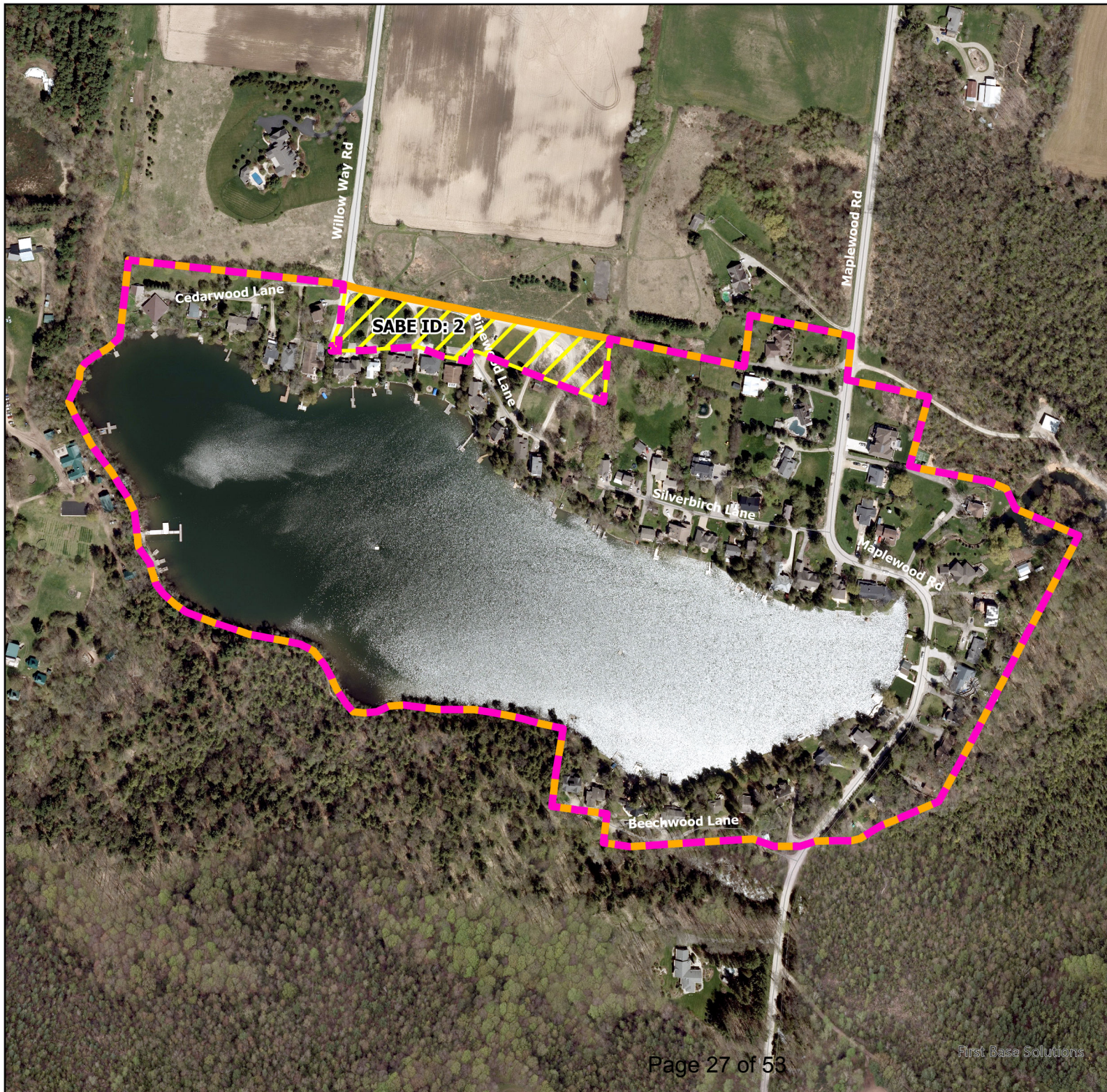
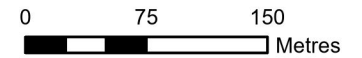
# Township of Wellesley Expansion Areas M.K. Martin Rural Employment

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



# Township of Wellesley Expansion Areas Paradise Lake

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



March 2, 2026

# Township of Wellesley Expansion Areas Steed and Evans

 Settlement Area Boundary

## Settlement Expansion Request

 Employment

 Residential

 Removal



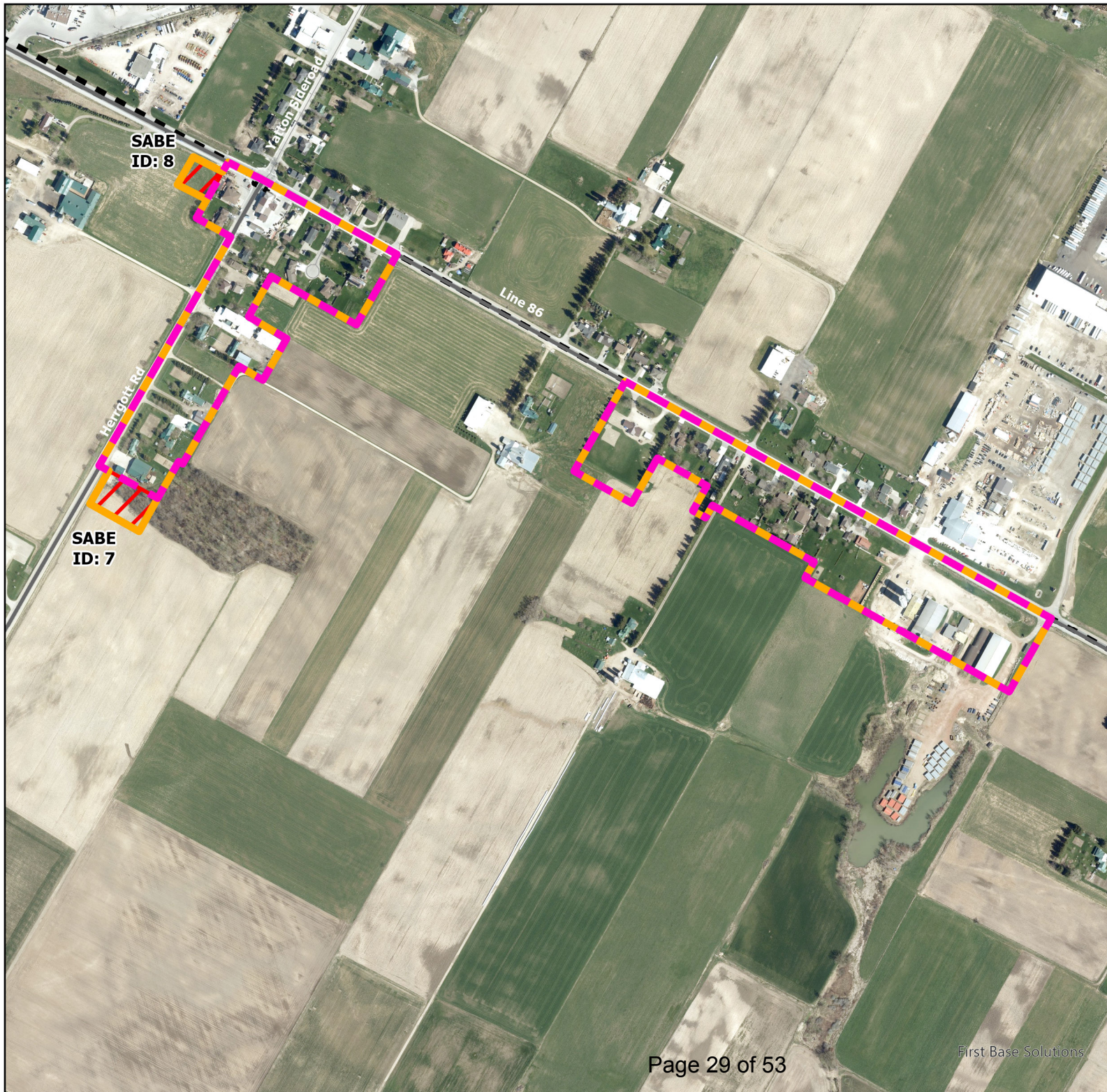
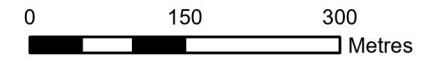
0 60 120  
Metres



June 11, 2026

# Township of Wellesley Expansion Areas Wallenstein

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



| 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  | A revised concept was submitted for the addition of .64 ha to be added to the settlement area, and 1.14 ha to be removed from the settlement area. This represents a net increase of .5 ha prime agricultural lands.                                                                                                                    | Crosshill       | Cadman-Wilton                   | 4862 William Hastings Line      | -0.5      | 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. Updated request confirmed expansion to be used as lot addition, not for development.                                                                                                                                                                | Linwood         | Todd Cressman                   | 4200 Manser and 11 Lin Dunn Ln. | 1.85      | Residential                       | Prime Agricultural Area                                                                                                   |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                 |            |               |                            |      |                          |                                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|---------------|----------------------------|------|--------------------------|----------------------------------------------------------------------------|
| <b>SABE #17</b> | Boundary expansion for residential purposes.                                                                                                                                                                                                                                                                                                                                                                    | Heidelberg | Raging Bull   | 2880 Kressler Road         | 12.7 | Residential              | Protected Countryside,<br>Prime Agricultural Area, Core<br>Natural Feature |
| <b>SABE #18</b> | 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                                                                 |
| <b>SABE #19</b> | 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<br>Prime Agriculture                            |

|                                           |                                                                              |
|-------------------------------------------|------------------------------------------------------------------------------|
| Land Needs (based on Growth Low Scenario) |                                                                              |
| Residential                               | 6.1 ha land required - urban densities<br>18.5 ha required - rural densities |
| Employment                                | 79 ha land required - 10 jobs / ha<br>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 #1        | SABE #2        | SABE #3        | SABE #6        | SABE #10       | SABE #13 | SABE #15       | SABE #17       | SABE #18       | SABE #19       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------|----------------|----------------|----------------|----------------|
| <b>THEME ONE - Growth Management and Land Need</b>                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |          |                |                |                |                |
| 1 There is a need for the request as determined by a land needs assessment.                                                                                                                                                                                                                                                                               | Achieves Most  | Achieve Least  | Achieve Least  | Achieves Some  | Achieve Least  |          | Achieves Some  | Achieve Least  | Achieves Some  | Achieves Some  |
| 2 The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | Achieves Most  | Achieves Most  | Achieves Some  | Achieve Least  | Achieve Least  |          | Achieves Most  | Achieve Least  | Achieves Some  | 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).                                                                                                                                                                                                                   | Achieves Most  | Not Applicable | Not Applicable | Not Applicable | Not Applicable |          | Not Applicable | Not Applicable | Not Applicable | Not Applicable |
| <b>THEME 2 - Servicing and Infrastructure</b>                                                                                                                                                                                                                                                                                                             |                |                |                |                |                |          |                |                |                |                |
| 4 The request can be supported by existing or planned servicing and infrastructure.                                                                                                                                                                                                                                                                       | Achieves Most  | Not Applicable | Achieve Least  | Achieve Least  | Achieve Least  |          | Achieve Least  | Achieves Some  | Achieve Least  | 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).                                                                                                                                         | Achieves Most  | Achieves Most  | Achieve Least  | Achieve Least  | Achieve Least  |          | Achieve Least  | Achieve Least  | Achieve Least  | Achieve Least  |
| <b>THEME 3 - Agricultural Resources</b>                                                                                                                                                                                                                                                                                                                   |                |                |                |                |                |          |                |                |                |                |
| 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 Some  | Achieves Some  |          | Achieves Some  | Achieves Some  | Achieves Most  | Achieves Most  |
| 7 The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | Not Applicable | Not Applicable | Achieves Most  | Not Applicable | Not Applicable |          | Achieves Most  | Not Applicable | Achieves Some  | Achieves Most  |
| <b>THEME 4 - Urban Development</b>                                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |          |                |                |                |                |
| 8 The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | Achieves Most  | Not Applicable | Achieves Some  | Achieves Some  | Achieves Some  |          | Achieves Most  | Achieves Some  | Achieves Some  | Achieves Most  |
| <b>THEME 5 - Environmental and Source Water Protection</b>                                                                                                                                                                                                                                                                                                |                |                |                |                |                |          |                |                |                |                |
| 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  | Achieve Least  | Achieves Most  | Achieve Least  | Achieve Least  |          | Achieve Least  | Achieve Least  | Achieves Some  | Achieves Most  |
| <b>THEME 6 - Cultural Heritage and Archaeology</b>                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |          |                |                |                |                |
| 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  | Achieve Least  | Achieves Some  | Achieves Most  | Achieves Most  |          | Achieves Most  | Achieves Most  | Achieves Most  | Achieves Some  |
| <b>THEME 7 - Transportation</b>                                                                                                                                                                                                                                                                                                                           |                |                |                |                |                |          |                |                |                |                |
| 11 The request is supported by appropriate access and connectivity to the site.                                                                                                                                                                                                                                                                           | Achieves Some  | Achieves Some  | Achieves Some  | Achieves Most  | Achieves Some  |          | Achieves Some  | Achieves Some  | Achieves Most  | Achieves Most  |
| <b>THEME 8 - Planning and Land Use Compatibility</b>                                                                                                                                                                                                                                                                                                      |                |                |                |                |                |          |                |                |                |                |
| 12 The request is compatible with adjacent land uses and respects established land use patterns.                                                                                                                                                                                                                                                          | Achieves Some  | Achieves Most  | Achieves Most  | Achieves Some  | Achieves Some  |          | Achieves Most  | Achieves Some  | Achieves Most  | Achieves Some  |
| <b>THEME 9 - Development of Complete Communities</b>                                                                                                                                                                                                                                                                                                      |                |                |                |                |                |          |                |                |                |                |
| 13 The request supports the development of or contribution to complete communities.                                                                                                                                                                                                                                                                       | Achieves Most  | Achieves Some  | Achieves Some  | Achieve Least  | Achieves Some  |          | Achieves Most  | Achieves Some  | Achieves Some  | Achieves Most  |
| <b>SUMMARY RESULTS</b>                                                                                                                                                                                                                                                                                                                                    |                |                |                |                |                |          |                |                |                |                |
| Achieves Most                                                                                                                                                                                                                                                                                                                                             | 9              | 3              | 3              | 2              | 1              | 0        | 6              | 1              | 4              | 6              |
| Achieves Some                                                                                                                                                                                                                                                                                                                                             | 2              | 2              | 6              | 4              | 5              | 0        | 3              | 6              | 6              | 3              |
| Selected                                                                                                                                                                                                                                                                                                                                                  | X              | X              | X              |                |                |          | X              |                |                | X              |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID  
SABE #1

**Proposed Use**  
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.

**Settlement Area**  
Wellesley

**Applicant**  
Gies

**Address**  
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.                                                                                                                                                                                                                                                                               | 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.<br><br>Achieves Most                                                                                                                                                                                                                                                  |
| 2                                                   | The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | 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.<br><br>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).                                                                                                                                                                                                                   | The location of the subject lands supports the Township's resident-to-job ratio. The subject lands are adjacent to a proposed commercial block.<br><br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| THEME 2 - Servicing and Infrastructure              |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 4                                                   | The request can be supported by existing or planned servicing and infrastructure.                                                                                                                                                                                                                                                                       | 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 Road Outlet.<br><br>Achieves Most |
| 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 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.<br><br>Achieves Most                                                                                                         |
| 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.                                               | 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.<br><br>Achieve Least                                                         |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | An analysis of the Minimum Distance Separation requirements for the subject lands is currently ongoing.<br><br>Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| THEME 4 - Urban Development                         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 8                                                   | The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | 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.<br><br>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 expansion will not impact any environmentally sensitive feature of natural heritage feature. The subject lands are not within a Source Water Protection Area.<br><br>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.                                                      | 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.<br><br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| THEME 7 - Transportation                            |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 11                                                  | The request is supported by appropriate access and connectivity to the site.                                                                                                                                                                                                                                                                            | 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.<br><br>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 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.<br><br>Achieves Some                                                                                                                                                                                                                                                                                                            |
| THEME 9 - Development of Complete Communities       |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 13                                                  | The request supports the development of or contribution to complete communities.                                                                                                                                                                                                                                                                        | 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.<br><br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                      |

| Criteria                                            |                                                                                                                                                                                                                                                                                                                                                         | SABE ID #                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| THEME ONE - Growth Management and Land Need         |                                                                                                                                                                                                                                                                                                                                                         | SABE #2                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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.<br>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<br>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<br>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.<br>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.<br>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.<br>Achieve Least                                              |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | N/A<br>Not Applicable                                                                                                                                                                                                                                                                                                                                                                                    |
| THEME 4 - Urban Development                         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 8                                                   | The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | There is no development being proposed.<br>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.<br>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.<br>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.<br>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.<br>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<br>Achieves Some                                            |

| 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.                                                                                                                                                                                                                                          | 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.                                                                                                                                                                                                                                                     |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2                                                   | The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | 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 property. 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.                                                                                                                                                                     |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | 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 lots are serviced by existing private well and septic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | 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).                                                                                                                                         | Servicing support studies were not provided as part of the request.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieve Least                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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.                                               | 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.                                                                                     |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | The updated request is compliant with MDS setbacks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| THEME 4 - Urban Development                         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 8                                                   | The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | The proposed use supports residential growth without removing prime agriculture land area from the Township. However, based on CLI 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. |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | 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 environmentally sensitive areas or the natural heritage system. It 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 existing house "Hastings / Bellmont" 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.                                                                                                                                                                                                                                                       |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| THEME 7 - Transportation                            |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11                                                  | The request is supported by appropriate access and connectivity to the site.                                                                                                                                                                                                                                                                            | Access required from Hutchison Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | 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 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.                                                                                                                                                                                                |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| THEME 9 - Development of Complete Communities       |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 13                                                  | The request supports the development of or contribution to complete communities.                                                                                                                                                                                                                                                                        | The request would contribute to a complete community by providing a residential use while increasing prime agricultural land from the Township.                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

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.

## SABE ID # SABE #6

### 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.                        | 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. |
|   |                                                                                                                                       | Achieves Some                                                                                                                                                                                                                                                         |
| 2 | The request addresses any prevalent gaps within existing settlement area boundaries.                                                  | There is no prevalent gap within the existing Bamberg 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.                                                                                                                               | The subject lands are located within an area to be serviced by private well and septic. |
|   |                                                                                                                                                                                                                 | 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). | Servicing support studies were not provided as part of the request.                     |
|   |                                                                                                                                                                                                                 | 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. | 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. |
|   |                                                                                                                                                                                                                                                                                                           | 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. | 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. |
|   |                                                                     | 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. | Subject lands are located within Hazardous Lands (flooding), Regional Recharge Area, Environmentally Sensitive Landscape. |
|   |                                                                                                                                                                                                                                                                                                                                                         | 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. | 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. |
|    |                                                                                                                                                                                                                                                                                                    | Achieves Most                                                                                                                                                                      |

#### THEME 7 - Transportation

|    |                                                                              |                                                             |
|----|------------------------------------------------------------------------------|-------------------------------------------------------------|
| 11 | The request is supported by appropriate access and connectivity to the site. | The subject lands are located and accessed off Moser-Young. |
|    |                                                                              | Achieves Most                                               |

#### THEME 8 - Planning and Land Use Compatibility

|    |                                                                                               |                                                                                                                                                                                                                                                    |
|----|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 | The request is compatible with adjacent land uses and respects established land use patterns. | 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. |
|    |                                                                                               | Achieves Some                                                                                                                                                                                                                                      |

#### THEME 9 - Development of Complete Communities

|    |                                                                                  |                                                                                                                                                                                                                        |
|----|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 | The request supports the development of or contribution to complete communities. | 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). |
|    |                                                                                  | Achieve Least                                                                                                                                                                                                          |

|                |
|----------------|
| 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 The request responds to the need for additional land to accommodate an appropriate range and mix of land uses. 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.

Achieve Least

- 2 The request addresses any prevalent gaps within existing settlement area boundaries. No prevalent gaps are addressed within the existing Bamberg 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 wastewater servicing would be required to support the residential developments.

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). 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.

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 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.

Achieves Some

- 7 The request complies with the minimum distance separation formulae. 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.

Not Applicable

#### THEME 4 - Urban Development

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

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. 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.

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. 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. Site access would be required off of Moser Young Road.

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 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.

Achieves Some

#### THEME 9 - Development of Complete Communities

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

Achieves Some

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID  
SABE #15

**Proposed Use**  
Infill lot; Adjust settlement boundary to include new lot west of 11 Lin Dunn Lane. Updated request confirmed expansion to be used as lot addition, not for development.

**Settlement Area**  
Linwood

**Applicant**  
Todd Cressman

**Address**  
4200 Manser and 11 Lin Dunn Ln.

## SABE ID # SABE #15

### 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.                        | There is a recognized need for some residential land, though the majority of growth is to be directed to the Wellesley Urban Area. It is understood that the intention of the expansion is for lot addition only. |
|   |                                                                                                                                       | Achieves Some                                                                                                                                                                                                     |
| 2 | The request addresses any prevalent gaps within existing settlement area boundaries.                                                  | The lands immediately adjacent on both sides of the property are located within the settlement area.                                                                                                              |
|   |                                                                                                                                       | 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.                                                                                                                               | The lands are privately water and wastewater servicing. Any future development would require additional water / wastewater servicing. A hydrogeological assessment, to satisfaction of the Region would be required upon any future development application. |
|   |                                                                                                                                                                                                                 | 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). | Servicing support studies were not provided as part of the request.                                                                                                                                                                                          |
|   |                                                                                                                                                                                                                 | 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 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. |
|   |                                                                                                                                                                                                                                                                                                           | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 7 | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                       | The lands are compliant with MDS setbacks.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|   |                                                                                                                                                                                                                                                                                                           | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

#### THEME 4 - Urban Development

|   |                                                                     |                                                                                                                                                                                                                                 |
|---|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | The request provides for a phased progression of urban development. | 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. |
|   |                                                                     | 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 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 are active municipal wells located adjacent to the subject lands. Further studies would be required to determine impact from such development would be made. |
|   |                                                                                                                                                                                                                                                                                                                                                         | 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. | 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 does not have frontage on a public road. A road extension of Lin Dunn would be required to access the future lot. |
|    |                                                                              | 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 adjacent lands to the subject lands that are located within the settlement area are institutional, residential, and prime agricultural lands. |
|    |                                                                                               | Achieves Most                                                                                                                                     |

#### THEME 9 - Development of Complete Communities

|    |                                                                                  |                                                                                                                            |
|----|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 13 | The request supports the development of or contribution to complete communities. | The request intends to provide residential development for aging in place, compatible with complete community development. |
|    |                                                                                  | Achieves Most                                                                                                              |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID  
SABE #17

Proposed Use  
Boundary expansion for residential purposes.

Settlement Area  
Heidelberg

Applicant  
Raging Bull

Address  
2880 Kressler Road

## SABE ID # SABE #17

### 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.                        | 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.<br>Achieve Least |
| 2 | The request addresses any prevalent gaps within existing settlement area boundaries.                                                  | The request does not fill an existing gap identified.<br>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<br>Not Applicable                                                                                                                                                                                                                                                      |

#### THEME 2 - Servicing and Infrastructure

|   |                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | The request can be supported by existing or planned servicing and infrastructure.                                                                                                                               | 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.<br>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). | Servicing support studies were not provided as part of the request.<br>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, 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.<br>Achieves Some |
| 7 | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                       | This information was not provided.<br>Not Applicable                                                                                                                                                                                                                                                                                                                                                                                |

#### THEME 4 - Urban Development

|   |                                                                     |                                                                                                                                                                  |
|---|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | The request provides for a phased progression of urban development. | The residential units would be aligned with the existing residential units, however the request is not compatible with the existing works yard.<br>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 located within a Core Environmental Feature and Source Water Protection Wellhead Protection Sensitivity Area (WSPA - 5)<br>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. | The subject lands do not have known cultural heritage resources on them. The request may be subject to archaeology assessment if applicable.<br>Achieves Most |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### THEME 7 - Transportation

|    |                                                                              |                                                                                                                                                                                                                                                                                                                     |
|----|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | The request is supported by appropriate access and connectivity to the site. | 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.<br>Achieves Some |
|----|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### THEME 8 - Planning and Land Use Compatibility

|    |                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12 | The request is compatible with adjacent land uses and respects established land use patterns. | 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.<br>Achieves Some |
|----|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### THEME 9 - Development of Complete Communities

|    |                                                                                  |                                                                                                                                                                                                                                         |
|----|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 | The request supports the development of or contribution to complete communities. | 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).<br>Achieves Some |
|----|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID  
SABE #18

**Proposed Use**

Lands are being considered for settlement expansion due to request of settlement area expansion of lands to Crosshill the west. These lands are being considered as to not provide a hole in the settlement area, should the other request be approved.

**Settlement Area**

**Applicant**  
Enroch Bauman

**Address**  
1030 Ayrshire Lane

**SABE ID #**  
**SABE #18**

**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.                                                                                                                                                                                                                                          | There is a recognized need for residential, though the majority of growth is to be directed to the Wellesley Urban Area.<br><br>Achieves Some                                                                                                                                        |
| 2                                                   | The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | There is not an identified gap within the existing settlement area, rather this would round out the existing Crosshill settlement area boundary if the lands to the east are being considered.<br><br>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.                                                                                                                                                                                                                                                                       | The request would require private water and wastewater servicing.<br><br>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 servicing only, no servicing support studies were provided as part of the application.<br><br>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.<br><br>Achieves Most                                                                                                                                                        |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | MDS compliance issues for new development on parts of the site.<br><br>Achieves Some                                                                                                                                                                                                 |
| THEME 4 - Urban Development                         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                      |
| 8                                                   | The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | No new development is proposed.<br><br>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.<br><br>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.<br><br>Achieves Most                                                                                                                    |
| 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.<br><br>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 residential request would be on the lands to the west, closest to the existing settlement area boundary.<br><br>Achieves Most                    |
| THEME 9 - Development of Complete Communities       |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                      |
| 13                                                  | The request supports the development of or contribution to complete communities.                                                                                                                                                                                                                                                                        | The request recognizes an existing use and identifies opportunity for residential development closest to the settlement area boundary.<br><br>Achieves Some                                                                                                                          |

| SABE ID # | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Settlement Area           | Applicant       | Address                                 | Area (ha) | Expansion Request Type | Current OP Designation  | Link to Materials                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------|-----------------------------------------|-----------|------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%207%20-%20Eli%20Sherk%20-%20Wallenstein">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%207%20-%20Eli%20Sherk%20-%20Wallenstein</a>                               |
| SABE #8   | Boundary expansion for expanding employment use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Wallenstein               | E&F Sauder      | 4728 Herrgott Rd.                       | 0.2       | Employment             | Prime Agricultural Area | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%208%20-%20E&amp;F%20Sauder%20-%20Wallenstein">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%208%20-%20E&amp;F%20Sauder%20-%20Wallenstein</a>                     |
| 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 | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%209%20-%20Chervin%20-%20Hawkesville">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%209%20-%20Chervin%20-%20Hawkesville</a>                                       |
| 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 | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2011%20-%20Jamie%20Keupfer%20-%20Schneider%20EA">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2011%20-%20Jamie%20Keupfer%20-%20Schneider%20EA</a>               |
| 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 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 | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2012%20-%20Steed%20and%20Evans%20-%20Employment%20Area">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2012%20-%20Steed%20and%20Evans%20-%20Employment%20Area</a> |
| 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                    | 29.92     | Employment             | Prime Agricultural Area | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2014%20-%20Jones%20Feedmill%20-%20Linwood%20-%20EA">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2014%20-%20Jones%20Feedmill%20-%20Linwood%20-%20EA</a>         |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |                               |                    |       |            |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------|--------------------|-------|------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SABE #16</b> | 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 | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2016%20-%20Keith%20Martin%20-%20MK%20Martin%20EA">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2016%20-%20Keith%20Martin%20-%20MK%20Martin%20EA</a>             |
| <b>SABE #18</b> | Rural employment purposes and permit future expansion of Dry Industrial use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Crosshill                 | Enroch Bauman                 | 1030 Ayrshire Lane | 3     | Employment | Rural Area                                          | <a href="https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2018%20-%20Enoch%20Bauman%20-%201030%20Ayrshire%20Lane">https://netheryplanning.sharepoint.com/Shared%20Documents/Active/172%20Wellesley%20OP/Township%20Shared%20Drive/Settlement%20Area%20Expansion%20Boundaries/SABE%2018%20-%20Enoch%20Bauman%20-%201030%20Ayrshire%20Lane</a> |
| <b>SABE #20</b> | Expansion of southwest Wellesley Village (to incorporate Wellesley Rural Employment Area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Wellesley                 | n/a (project team identified) |                    | 64.71 | Employment | Prime Agriculture                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                |                                                                   |  |
|----------------|-------------------------------------------------------------------|--|
| Land Needs     |                                                                   |  |
| Residential    | 6.1 ha land required - urban densities                            |  |
| Employment     | 18.5 ha required - rural densities                                |  |
|                | 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       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>THEME ONE - Growth Management and Land Need</b>                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |                |                |                |                |
| 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 |
| <b>THEME 2 - Servicing and Infrastructure</b>                                                                                                                                                                                                                                                                                                             |                |                |                |                |                |                |                |                |                |
| 4 The request can be supported by existing or planned servicing and infrastructure.                                                                                                                                                                                                                                                                       | Achieve Least  | Not Applicable | 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  | Not Applicable | Achieve Least  | Achieves Most  | Achieve Least  | Achieve Least  | Achieve Least  | Achieve Least  | Not Applicable |
| <b>THEME 3 - Agricultural Resources</b>                                                                                                                                                                                                                                                                                                                   |                |                |                |                |                |                |                |                |                |
| 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.                                                                                                                                                                                                                                                                                     | Achieves Most  | Achieve Least  | Achieves Most  | Not Applicable | Achieves Most  | Achieves Most  | Achieve Least  | Achieves Some  | Achieves Most  |
| <b>THEME 4 - Urban Development</b>                                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |                |                |                |                |
| 8 The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | Achieves Most  | Achieves Some  | Achieves Most  | Achieves Most  | Achieve Least  | Achieves Some  | Achieves Most  | Achieves Some  | Achieves Most  |
| <b>THEME 5 - Environmental and Source Water Protection</b>                                                                                                                                                                                                                                                                                                |                |                |                |                |                |                |                |                |                |
| 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  |
| <b>THEME 6 - Cultural Heritage and Archaeology</b>                                                                                                                                                                                                                                                                                                        |                |                |                |                |                |                |                |                |                |
| 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  |
| <b>THEME 7 - Transportation</b>                                                                                                                                                                                                                                                                                                                           |                |                |                |                |                |                |                |                |                |
| 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  |
| <b>THEME 8 - Planning and Land Use Compatibility</b>                                                                                                                                                                                                                                                                                                      |                |                |                |                |                |                |                |                |                |
| 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  |
| <b>THEME 9 - Development of Complete Communities</b>                                                                                                                                                                                                                                                                                                      |                |                |                |                |                |                |                |                |                |
| 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  |
| <b>SUMMARY RESULTS</b>                                                                                                                                                                                                                                                                                                                                    |                |                |                |                |                |                |                |                |                |
| Achieves Most                                                                                                                                                                                                                                                                                                                                             | 5              | 4              | 6              | 11             | 6              | 4              | 4              | 4              | 8              |
| Achieves Some                                                                                                                                                                                                                                                                                                                                             | 3              | 3              | 4              | 1              | 2              | 6              | 4              | 6              | 3              |
| Selected                                                                                                                                                                                                                                                                                                                                                  | X              | X              |                | X              | X              | X              |                |                | X              |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

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

## SABE ID # SABE #7

### 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.                        | 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. |
|   |                                                                                                                                       | Achieves Most                                                                                                                                                                                                                         |
| 2 | The request addresses any prevalent gaps within existing settlement area boundaries.                                                  | The Wallenstein area does not have any prevalent gaps within the 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.                                                                                                                               | 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. |
|   |                                                                                                                                                                                                                 | 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 (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. | 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. |
|   |                                                                                                                                                                                                                                                                                                           | Achieve Least                                                                                                                                                                                                                        |
| 7 | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                       | The request complies to MDS setbacks                                                                                                                                                                                                 |
|   |                                                                                                                                                                                                                                                                                                           | Achieves Most                                                                                                                                                                                                                        |

#### THEME 4 - Urban Development

|   |                                                                     |                                                                                                                                         |
|---|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 8 | The request provides for a phased progression of urban development. | The request represents a logical progression of development, by providing the manufacturing use appropriate, safe truck parking access. |
|   |                                                                     | 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--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. |
|   |                                                                                                                                                                                                                                                                                                                                                         | 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. | 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. |
|    |                                                                              | 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 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. |
|    |                                                                                               | Achieves Some                                                                                                                                                                                                                                                                                                                                                    |

#### THEME 9 - Development of Complete Communities

|    |                                                                                  |                                                                                                                                                                                                                                                          |
|----|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13 | The request supports the development of or contribution to complete communities. | 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 . |
|    |                                                                                  | Achieves Some                                                                                                                                                                                                                                            |

| Criteria                                            |                                                                                                                                                                                                                                                                                                                                                         | SABE ID #<br>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.                                                                                                                                                                                                                                          | <p>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.</p> <p>Achieves Most</p> |
| 2                                                   | The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | <p>There is no gap in 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 intent of the expansion is for outdoor storage usage, no development has been proposed associated with the application that would require servicing.</p> <p>Not Applicable</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 intent of the expansion is for outdoor storage usage, no development has been proposed associated with the application.</p> <p>Not Applicable</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>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> <p>Achieve Least</p>                                                                                                                                        |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | <p>The request and existing business do not comply with MDS setbacks.</p> <p>Achieve Least</p>                                                                                                                                                                                                                                |
| THEME 4 - Urban Development                         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                               |
| 8                                                   | The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | <p>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.</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 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.</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 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                                                  | The request is supported by appropriate access and connectivity to the site.                                                                                                                                                                                                                                                                            | <p>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.</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 surrounding land uses are settlement commercial, prime agriculture, residential and dry industrial / commercial.</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 allows to the continued growth of employment within the Township, contributing to the non-residential aspects of a complete community.</p> <p>Achieves Most</p>                                                                                                                                                |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID #  
SABE #9

**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

## SABE ID # SABE #9

### 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.                                                                                                                                                                                                                                          | 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.<br><br>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.<br><br>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<br><br>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.<br><br>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.<br><br>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.<br><br>Achieves Some                     |
| 7                                                   | The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | The request complies with MDS setbacks,<br><br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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.<br><br>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.)<br><br>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.<br><br>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.<br><br>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. Updated concept indicating how compatibility would be achieved has not been received to date.<br><br>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.<br><br>Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID #  
SABE #11

**Proposed Use**  
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.

**Settlement Area**  
Schneider Employment Area

**Applicant**  
Jamie Keupler

**Address**  
1051 Siegner Lane

## SABE ID # SABE #11

### 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.                                                                                                                                                                                                                                          | 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.<br>Achieves Most                                                                                                                                       |
| 2 The request addresses any prevalent gaps within existing settlement area boundaries.                                                                                                                                                                                                                                                                    | 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.<br>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).                                                                                                                                                                                                                   | Would expand the Wellesley settlement area for employment purposes.<br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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. An engineer has been retained to address infrastructure and stormwater management. The lands could be connected to full municipal services..<br>Achieves Most                                                                                                                          |
| 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).                                                                                                                                         | None have been provided (private services assumed) but the lands could be connected to full municipal services.<br>Achieves Most                                                                                                                                                                                                                                                                                                                                                           |
| 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 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.<br>Achieves Most                       |
| 7 The request complies with the minimum distance separation formulae.                                                                                                                                                                                                                                                                                     | This information was not provided and will be required prior to an application.<br>Not Applicable                                                                                                                                                                                                                                                                                                                                                                                          |
| THEME 4 - Urban Development                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8 The request provides for a phased progression of urban development.                                                                                                                                                                                                                                                                                     | The lands are adjacent to two designated employment areas. It represents logical, phased progression industrial development in the area.<br>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. 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.<br>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 applicant has completed an archaeological assessment, confirming no further studies are required. A release letter from the Ministry is pending.<br>Achieves Most                                                                                                                                                                                                                                             |
| THEME 7 - Transportation                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11 The request is supported by appropriate access and connectivity to the site.                                                                                                                                                                                                                                                                           | The request proposes access off of Hutchinson Road.<br>Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 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<br>Achieves Most                                                                                                                                                                              |
| THEME 9 - Development of Complete Communities                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 13 The request supports the development of or contribution to complete communities.                                                                                                                                                                                                                                                                       | The request supports the development of a complete community by directly providing additional employment and commercial use within the Township.<br>Achieves Most                                                                                                                                                                                                                                                                                                                          |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |                                  |                                |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------|--------------------------------|
| SABE Information<br><br>SABE ID #<br><br>SABE #12 | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Settlement Area<br><br>New Employment Area | Applicant<br><br>Steed and Evans | Address<br><br>3030 Ament Line |
|                                                   | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                            |                                  |                                |
|                                                   | Achieve Least                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                            |                                  |                                |
|                                                   | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |                                  |                                |
|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                            |                                  |                                |
|                                                   | <b>Proposed Use</b><br>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. |                                            |                                  |                                |

| Criteria                                            |                                                                                                                                                                                                                                                                                                                                                         | SABE ID #<br>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                                                                                                                                                                                                                                                                                                                                |

|                                                     |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                |                      |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|----------------------|
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                |                      |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                |                      |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieve Least                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                |                      |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Not Applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                |                      |
| SABE Information                                    |                                                                                                                                                                                                                                                                                                                                                         | Proposed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Settlement Area | Applicant      | Address              |
| SABE ID #                                           |                                                                                                                                                                                                                                                                                                                                                         | 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 |
| SABE #14                                            |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                |                      |
| SABE ID #                                           |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                |                      |
| SABE #14                                            |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                |                      |
| 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.                                                                                                                                                                                                                                          | 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.                                                                                                                                                                                                                                                                                     | Concept as updated complies with MDS setbacks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                |                      |
|                                                     |                                                                                                                                                                                                                                                                                                                                                         | Achieves Most                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                |                      |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |                |                      |

SABE ID #  
**SABE #16**

|                |
|----------------|
| Achieves Most  |
| Achieves Some  |
| Achieve Least  |
| Not Applicable |

SABE Information  
SABE ID #  
SABE #18

Proposed Use  
Rural employment purposes and permit future expansion of Dry Industrial use

Settlement Area  
Crosshill

Applicant  
Enroch Bauman

Address  
1030 Ayrshire Lane

## SABE ID # SABE #18

### 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.                        | 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                            |

Achieves Most  
 Achieves Some  
 Achieve Least  
 Not Applicable

SABE Information  
 SABE ID #  
 SABE #20

Proposed Use  
 Expansion of southwest Wellesley Village (to incorporate Wellesley Rural Employment Area)

Settlement Area  
 Wellesley

Applicant  
 n/a (project team identified)

Address

0

## SABE ID # SABE #20

### 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.
 

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

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 of 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

# **CORPORATION OF THE TOWNSHIP OF WELLESLEY**

## **BY-LAW NUMBER 25/2026**

### **BEING A BY-LAW TO CONFIRM ALL ACTIONS AND PROCEEDINGS OF COUNCIL**

WHEREAS Section 8 of the Municipal Act, S.O. 2001, c.25 and amendments thereto provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the Municipal Act or any other Act; and

WHEREAS Subsection 2 of Section 11 of the Municipal Act, S.O. 2001, c.25 and amendments thereto provides that a lower-tier municipality and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2 subject to certain provisions; and

WHEREAS Section 5 of the Municipal Act, S.O. 2001, c.25 and amendments thereto provides that a municipal power, including a municipality's capacity, rights, powers and privileges under Section 8 shall be exercised by its council and by by-law unless the municipality is specifically authorized to do otherwise; and

WHEREAS the Council of the Corporation of the Township of Wellesley deems it expedient to confirm its actions and proceedings;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WELLESLEY hereby enacts as follows:

1. That all actions and proceedings of the Council of the Corporation of the Township of Wellesley taken at its meeting held on the 18<sup>th</sup> day of June, 2026 be confirmed as actions for which the municipality has the capacity, rights, powers and privileges of a natural person.
2. That all actions and proceedings of the Council of the Corporation of the Township of Wellesley taken at its meeting held on the 18<sup>th</sup> day of June, 2026 be confirmed as being matters within the spheres of jurisdiction described in Subsection 2 of Section 11 of the Municipal Act, S.O. 2001, c.25 and amendments thereto.
3. That all actions and proceedings of the Council of the Corporation of the Township of Wellesley taken at its meeting held on the 18<sup>th</sup> day of June, 2026 except those taken by by-law and those required by by-law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.
4. That this by-law shall come into force and take effect as of the final passing thereof.

Read a first and second time this 18<sup>th</sup> day of June 2026.

Read a third and final time and passed this 18<sup>th</sup> day of June 2026.

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Mayor Joe Nowak

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Municipal Clerk, Amy Harron