

THE CORPORATION OF THE TOWNSHIP OF WELLESLEY

OFFICIAL PLAN



APRIL 2022 CONSOLIDATION

This page left intentionally blank

TABLE OF CONTENTS

CHAPTER 1: PLAN FRAMEWORK.....	5
FOREWORD	5
1.1 INTRODUCTION.....	5
1.2 PURPOSE	5
1.3 REGIONAL AND PROVINCIAL PLANNING FRAMEWORK.....	6
1.4 OTHER STATUTORY APPROVALS.....	7
1.5 GENERAL INTERPRETATION	8
1.6 GOALS	8
1.7 POPULATION AND EMPLOYMENT.....	10
1.8 RESIDENTIAL GROWTH STRATEGY	11
1.9 EMPLOYMENT LAND STRATEGY.....	11
CHAPTER 2: PLANNED TOWNSHIP STRUCTURE.....	12
2.1 WELLESLEY URBAN AREA	12
2.2 RURAL SETTLEMENT AREAS.....	12
2.3 RURAL EMPLOYMENT AREAS	12
2.4 RURAL MIXED-USE/AGRICULTURAL CLUSTERS	12
2.5 THE COUNTRYSIDE	13
2.6 COUNTRYSIDE LINE	13
2.7 WELLESLEY URBAN AREA	13
2.7.1 <i>Development Policies</i>	13
2.7.2 <i>Reurbanization Target</i>	14
2.7.3 <i>Designated Greenfield Areas</i>	15
2.7.4 <i>Urban Area Expansions/Rationalizations</i>	16
2.7.5 <i>Urban Growth Centre Designation</i>	17
2.7.6 <i>Urban Residential Designation</i>	18
2.7.7 <i>General Industrial Designation</i>	19
2.7.8 <i>Light Industrial Designation</i>	20
2.7.9 <i>Special Policy Areas Wellesley Urban Area</i>	20
2.8 RURAL SETTLEMENT AREAS.....	20
2.8.1 <i>General Policies</i>	20
2.8.2 <i>Settlement Residential Designation</i>	23
2.8.3 <i>Settlement Core Area Designation</i>	23
2.8.4 <i>Dry Industrial/Commercial Designation</i>	25
2.8.5 <i>Special Policy Areas for Rural Settlement Areas</i>	25
2.9 RURAL EMPLOYMENT AREAS	25
2.9.1 <i>General Policies</i>	25
2.10 INSTITUTIONAL AREAS DESIGNATION.....	27
2.11 ECONOMIC DEVELOPMENT.....	27
CHAPTER 3: THE COUNTRYSIDE.....	30
3.1 GENERAL POLICIES	30
3.2 FARM PARCEL CREATION/ALTERATION	32
3.3 SECONDARY USES	33
3.4 FARM-RELATED RESIDENTIAL DEVELOPMENT	34
3.5 AGRICULTURE-RELATED USES	35
3.6 NON-AGRICULTURAL USES	35
3.7 RURAL MIXED-USE/AGRICULTURAL CLUSTERS	38
3.8 THE PROTECTED COUNTRYSIDE	40
CHAPTER 4: HOUSING POLICIES	42
4.1 GENERAL POLICIES	42
4.2 RANGE AND MIX OF HOUSING TYPES	42
4.3 ASSISTED AND SPECIAL NEEDS HOUSING	45

4.4 SENIORS' HOUSING	46
4.5 CONDOMINIUM CONVERSION	46
4.6 BED AND BREAKFAST ESTABLISHMENTS	47
CHAPTER 5: COMMUNITY IMPROVEMENT POLICIES	48
5.1 GENERAL POLICIES	48
CHAPTER 6: GENERAL LAND USE POLICIES	49
6.1 LAND USE COMPATIBILITY	49
6.2 CONTAMINATED SITES	50
6.3 REUSE OF BROWNFIELD AND GREYFIELD SITES	50
6.4 WELL ABANDONMENT	50
6.5 MINIMUM DISTANCE SEPARATION I AND II	50
6.6 NOISE	50
6.7 PARKING, ACCESS AND LOADING FACILITIES	51
6.8 TRANSPORTATION PLANNING	51
6.8.1 <i>Road Hierarchy</i>	52
6.8.2 <i>General Policies</i>	52
6.8.3 <i>Township Roads</i>	53
6.8.4 <i>Transportation Impact Studies</i>	54
6.8.5 <i>Road Design and Construction</i>	54
6.8.6 <i>Emergency Access</i>	55
6.8.7 <i>Public Transit</i>	55
6.8.8 <i>Cycling Routes and Pedestrian Paths</i>	55
6.8.9 <i>Truck Routes</i>	56
6.8.10 <i>Scenic Roads</i>	56
6.9 INFRASTRUCTURE AND SERVICING PLANNING	57
6.9.1 <i>Wastewater Servicing</i>	57
6.9.2 <i>Water Supply</i>	58
6.9.3 <i>Waste Management</i>	59
6.10 STORMWATER MANAGEMENT	59
6.11 MAJOR UTILITY CORRIDORS OR RIGHTS-OF-WAY	61
6.12 PARKS, OPEN SPACE AND RECREATION FACILITIES	61
6.12.1 <i>General Policies</i>	61
6.12.2 <i>Parkland and Open Space Acquisition</i>	62
6.13 FIRE PREVENTION AND SUPPRESSION SERVICES	64
6.14 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS	64
6.15 ACCESSIBILITY STANDARDS	64
CHAPTER 7: MINERAL AGGREGATE RESOURCE AREAS	65
7.1 PURPOSE	65
7.1.1 <i>Designation and Protection</i>	65
7.1.2 <i>Existing Mineral Aggregate Operations</i>	66
7.1.3 <i>New Mineral Aggregate Applications</i>	67
7.1.4 <i>Required Technical Information</i>	68
7.1.5 <i>Review Criteria</i>	69
7.1.6 <i>Extraction Below the Water Table</i>	73
7.1.7 <i>Wayside Pits and Quarries, Portable Asphalt and Concrete Plants</i>	74
7.1.8 <i>Rehabilitation of Aggregate Operations</i>	74
CHAPTER 8: ENVIRONMENTAL MANAGEMENT POLICIES	77
8.1 THE GREENLANDS NETWORK	77
8.1.1 <i>General Policies</i>	77
8.1.2 <i>Landscape Level Systems</i>	78
8.1.3 <i>Core Environmental Features</i>	80
8.1.4 <i>Fish Habitat</i>	82

8.1.5 <i>Supporting Environmental Features</i>	82
8.1.6 <i>Environmental Linkages</i>	85
8.2 ENVIRONMENTAL CONSTRAINT AREAS.....	86
8.3 WATERSHED PLANNING	89
8.3.1 <i>General Policies</i>	89
8.3.2 <i>Watershed Studies</i>	89
8.4 ENVIRONMENTAL IMPACT STATEMENTS.....	92
8.4.1 <i>General Policies</i>	92
8.4.2 <i>Environmental Impact Statements for Supporting Environmental Features</i>	93
8.4.3 <i>Environmental Impact Statements for Fish Habitat</i>	94
8.5 ENVIRONMENTAL STEWARDSHIP	94
8.5.1 <i>Biodiversity</i>	94
8.5.2 <i>Managing Woodland Resources</i>	94
8.5.3 <i>Land Stewardship</i>	95
8.6 SOURCE WATER PROTECTION	95
8.6.1 <i>Source Water Protection Areas</i>	96
CHAPTER 9: CULTURAL HERITAGE RESOURCE MANAGEMENT	98
9.1 GENERAL POLICIES	98
9.2 HERITAGE REGISTRY	98
9.3 DESIGNATION OF HERITAGE PROPERTIES	99
9.4 CULTURAL HERITAGE LANDSCAPES	100
9.5 CULTURAL HERITAGE IMPACT ASSESSMENTS.....	101
9.6 ARCHAEOLOGICAL RESOURCES	102
9.7 CEMETERIES AND BURIAL PLACES.....	103
9.8 GRAND RIVER CORRIDOR	103
CHAPTER 10: IMPLEMENTATION AND INTERPRETATION	104
10.1 LOCAL/REGIONAL JURISDICTION	104
10.2 INTERPRETATION	105
10.3 AMENDMENTS TO THIS PLAN.....	106
10.4 ZONING BY-LAW	107
10.5 MONITORING AND REVIEW.....	107
10.6 FINANCIAL MANAGEMENT	108
10.7 PUBLIC PARTICIPATION	108
10.8 IMPLEMENTATION PLANS.....	108
10.9 DEVELOPMENT APPLICATION REVIEW	109
10.10 SITE PLAN CONTROL	111
10.11 HOLDING PROVISIONS	112
10.12 CONDITIONAL ZONING	113
10.13 PROPERTY STANDARDS BY-LAW	114
10.14 INTERIM CONTROL BY-LAW.....	115
10.15 BONUSING	115
10.16 ENACTMENT OF MISCELLANEOUS BY-LAWS.....	115
10.17 CONSTRUCTION OF PUBLIC WORKS	116
10.18 USES PERMITTED IN ALL DESIGNATIONS	116
10.19 LAND USES PROHIBITED IN ALL DESIGNATIONS.....	117
10.20 EXISTING USES	117
10.21 TEMPORARY USES	118
10.22 SPECIAL POLICY AREAS	119
APPENDIX	120
SCHEDULE 'A'	120
GLOSSARY OF TERMS	122

LIST OF TABLES

Table 1 - Population and Employment Forecasts	11
---	----

LIST OF MAPS

Map 1	Context Map.....	134
Map 2	Planned Township Structure.....	135
Map 2A	Designated Greenfield Areas.....	136
Map 3	Environmental Constraint Areas.....	137
Map 4	Wellesley Urban Area.....	138
Map 5.1	Bamberg Settlement Area.....	139
Map 5.2	Crosshill Settlement Area.....	140
Map 5.3	Dorking Settlement Area.....	141
Map 5.4	Hawkesville Settlement Area.....	142
Map 5.5	Heidelberg Settlement Area.....	143
Map 5.6	Kingwood Settlement Area.....	144
Map 5.7	Linwood Settlement Area.....	145
Map 5.8	Paradise Lake Settlement Area.....	146
Map 5.9	St. Clements Settlement Area.....	147
Map 5.10	Wallenstein Settlement Area.....	148
Map 6A	Transportation.....	149
Map 6B	Cycling Routes.....	150
Map 7	The Greenlands Network.....	151
Map 8	Source Water Protection Areas.....	152
Map 9	Mineral Aggregate Resource Areas.....	153
Map 10	The Countryside.....	154
Map 11	Rural/Mixed-Use/Agricultural Cluster.....	155
Map 12	Schneider Rural Employment Area.....	156
Map 13	M.K. Martin Rural Employment Area.....	157
Map 14	Wellesley Rural Employment Area.....	158