



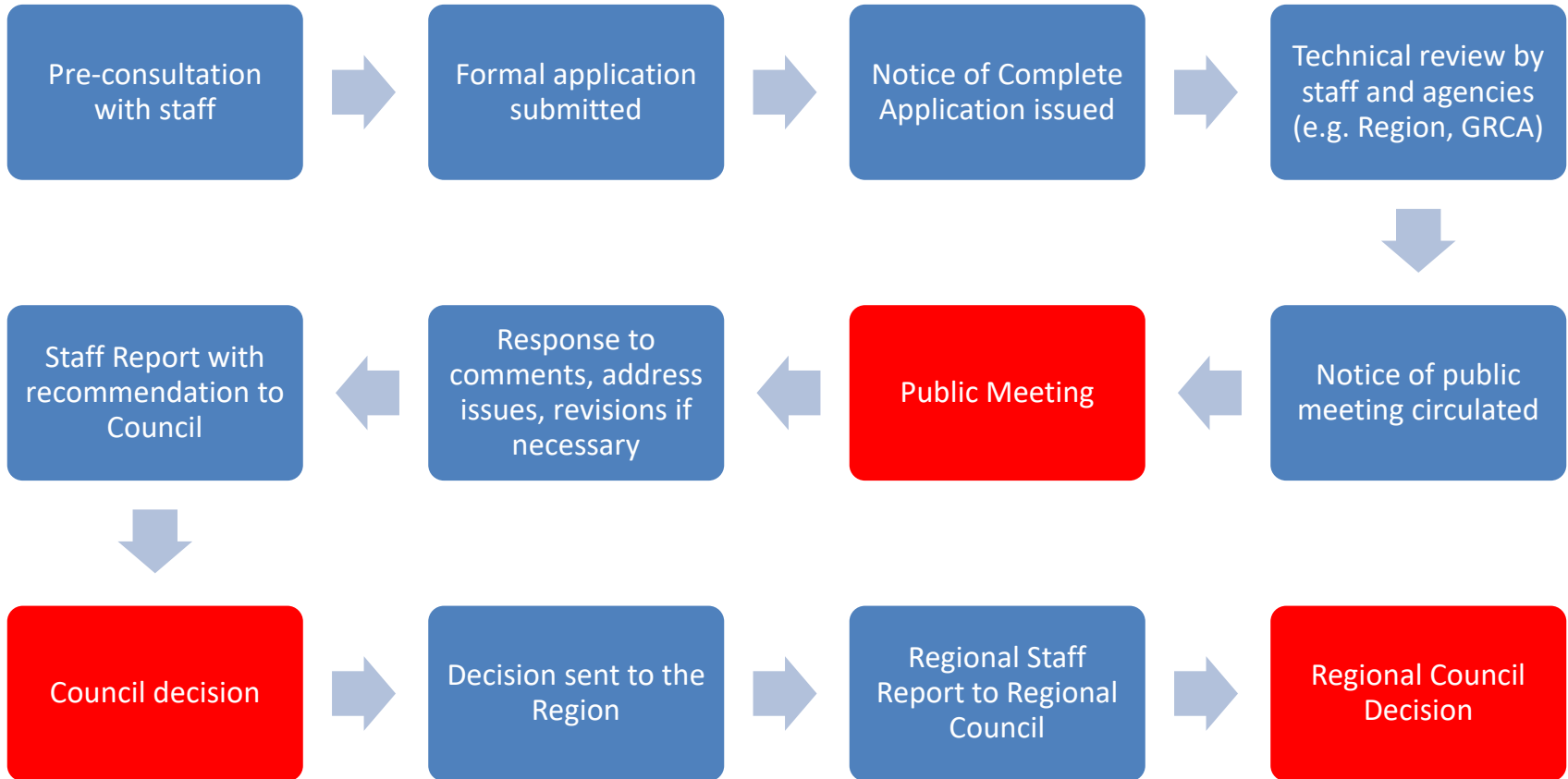
Public Meeting
ZBA 05-22
Subdivision 30T-22501

October 8, 2024

Purpose and Objectives

1. Present the proposed application and key revisions
2. Provide staff comments to date
3. Receive public comments and feedback

Draft Plan of Subdivision Process



Background Timeline

October 2020 – Township OPA #10

May 18, 2021 – Neighbourhood Meeting

March 2022 – Applications submitted

June 21, 2022 – Informal Public Meeting

June 2024 – Revisions/Resubmission

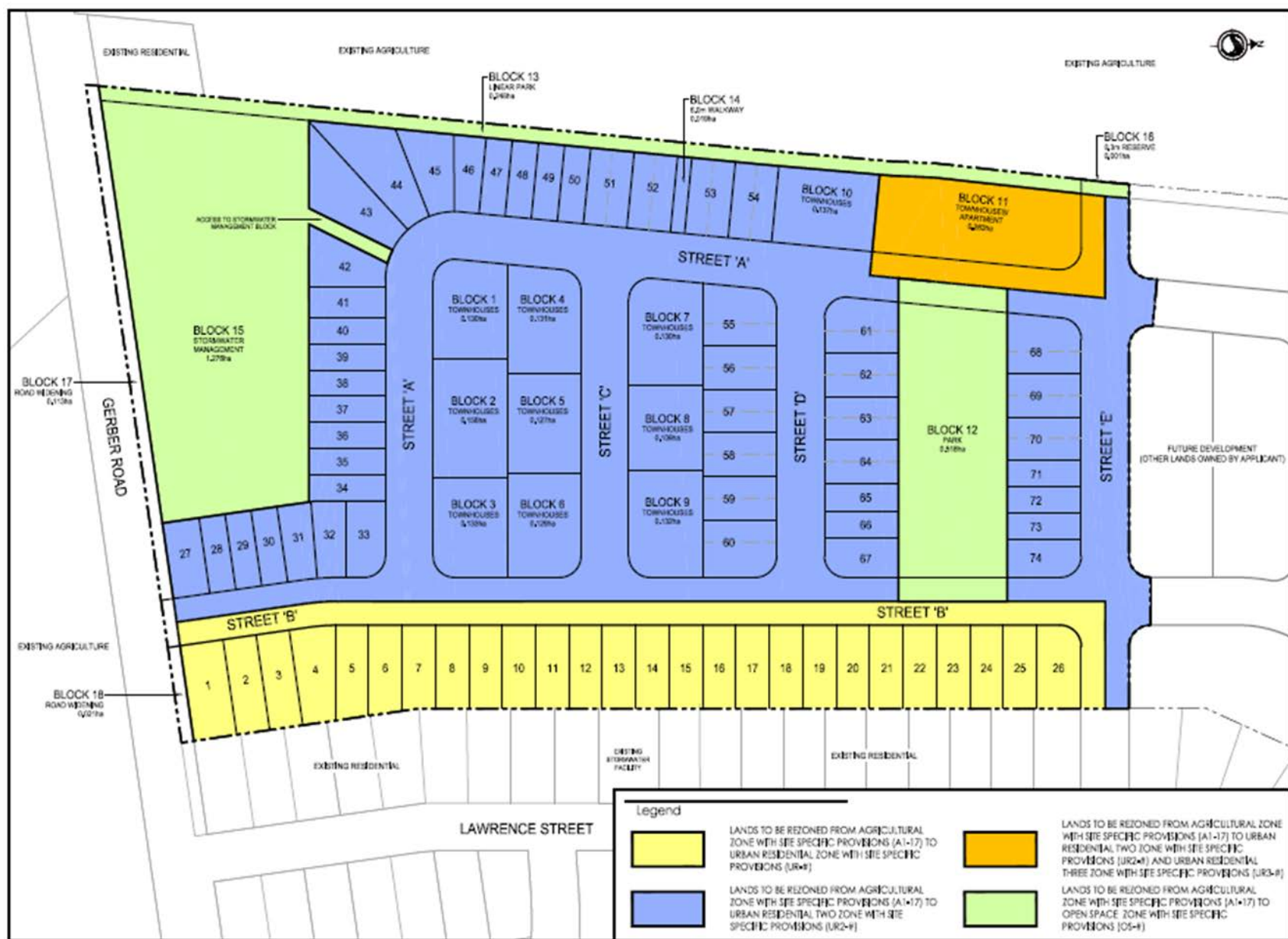
October 8, 2024 – Statutory Public Meeting

Description of Applications and Revisions

Concurrent Zoning amendment and Subdivision applications:

- Singles, semis, towns, apts. with 157-169 units
- Central neighbourhood park and linear park/trail
- Zone change from Agricultural (A1) to mix of Urban Residential (UR, UR2, UR3) and Open Space





Policy Context

- Provincial Policy Statement and Growth Plan
 - Include policies that support development within settlement areas
 - PPS 2024 to come into effect October 20, 2024
- Official Plan:
 - Within Wellesley Urban Area Designated Greenfield Area
 - Designated Urban Residential
 - Applies to areas in the Wellesley Urban Area where use of land is for housing and related land uses

Staff Review and Comments

Township comments submitted in July 2022 and September 2024 – outstanding comments that remain:

- Mix and Range of Housing Types
- Fencing
- Trails
- Engineering Comments

Public Engagement to Date

- Preliminary neighbourhood meeting (May 18, 2021) prior to finalizing applications
- Informal public meeting (June 21, 2022) following application submission
- Public notice circulated to over 250 properties and posted on website
- Supporting studies, reports and plans posted on website

Next Steps

- Staff working towards Draft Approval recommendation to Council
- Applicant to address agency comments before receiving conditional (Draft Plan) approval
- Public input and feedback from today's meeting to be review and considered before formulating a recommendation

Recommendation

That the Council of the Township of Wellesley receive the information from the public meeting and refer the information to staff for consideration



Figure 5 - Proposed Zoning By-law Amendment