

AMENDMENT NO.\_\_\_\_

TO THE OFFICIAL PLAN OF THE  
TOWN OF BRADFORD WEST  
Gwillimbury

TOWN OF BRADFORD WEST Gwillimbury TOWN-INITIATED OFFICIAL PLAN  
AMENDMENT

TOWN-WIDE

ADOPTED:\_\_\_\_\_, 2025

APPROVED BY THE COUNTY OF SIMCOE:\_\_\_\_\_,2025

IN EFFECT:\_\_\_\_\_, 2025

AMENDMENT NO.

TO THE OFFICIAL PLAN OF THE TOWN OF  
BRADFORD WEST GWILLIMBURY

The attached explanatory text constituting Amendment No. \_\_\_ to the Official Plan for the Town of Bradford West Gwillimbury, 2021 was adopted by the Council of the Corporation of the Town of Bradford West Gwillimbury by By-law 2025-\_\_ in accordance with the provisions of Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13 on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

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James Leduc, Mayor

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Tara Reynolds, Clerk

CORPORATE SEAL OF MUNICIPALITY

Corporation of the Town of Bradford West

Gwillimbury BY-LAW 2025-##

Being a By-law to adopt Amendment No. # to the Official Plan for the Town of Bradford West Gwillimbury.

The Council of the Corporation of the Town of Bradford West Gwillimbury in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, hereby enacts as follows:

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1. The attached explanatory text which constitutes Amendment No. # to the Official Plan for the Town of Bradford West Gwillimbury is hereby adopted.
2. The Clerk is hereby authorized and directed to make application to the County of Simcoe for approval of Amendment No. # to the Official Plan for the Town of Bradford West Gwillimbury.
3. This By-law shall come into force and take effect on the day of final passing thereof.

Enacted this\_day\_\_\_\_\_, 20\_\_.

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James Leduc, Mayor

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Tara Reynolds, Clerk

AMENDMENT NO. \_\_\_\_\_  
TO THE OFFICIAL PLAN OF THE  
TOWN OF BRADFORD WEST  
GWILLIMBURY

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## THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Bradford West Gwillimbury consists of three parts:

PART A – THE PREAMBLE – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment;

PART B – THE AMENDMENT – which sets out the actual Amendment constitutes Amendment No. to the Official Plan for the Town of Bradford West Gwillimbury; and,

PART C – THE APPENDIX – consists of information pertinent to this Amendment in the form of a record of the Council of the Corporation of the Town of Bradford West Gwillimbury actions, and does not constitute a part of the actual Amendment.

## PART A – THE PREAMBLE

### 1.0 PURPOSE

The purpose of this Amendment is to introduce employment lands removal criteria Town-wide.

Two sets of criteria are proposed with one set applying to lands deemed employment areas, in accordance with the PPS 2024 definition, and one set applying to employment supportive lands which include a wider range of employment and employment supportive uses and generate jobs but do not meet the scoped definition of Employment Area in the PPS 2024.

The removal criteria for lands that meet the definition of “Employment Area” in PPS 2024 are consistent with the criteria included in the 2024 Provincial Planning Statement (PPS 2024) and include additional criteria applicable to the Town of Bradford West Gwillimbury. These criteria apply to employment lands Town-wide and are to be used for all requests to non-employment land use designations and to permit non-employment uses.

The removal criteria for lands that do not meet the definition of “Employment Area” in PPS 2024 generally consist of criteria that have been tailored to recognize the employment needs of the Town and are consistent with PPS 2024 as a whole.

### 2.0 LOCATION

This amendment applies to the entirety of the Town.

### 3.0 BASIS

Recent changes to the Planning Act through Bill 97 and the introduction of the PPS 2024 have provided a revised definition of “Employment Area” and have introduced a new set of criteria for evaluating employment land removals which can occur at any time (i.e. not limited to a municipal comprehensive review). These changes have necessitated a revision of land uses that can be permitted within an “Employment Area”.

The proposed Amendment seeks to:

- Introduce a set of criteria to evaluate requests for the removal of lands from an employment area as policy 3.5.1.2
- Introduce a set of criteria to evaluate requests for the removal of lands from an employment supportive area as policy 3.5.1.3
- Amend and revise language in Section 4.3 (Employment) that reflects the Town’s

employment outlook to 2051 and is consistent with employment area uses in accordance with the PPS 2024.

The proposed amendment to the Town of Bradford West Gwillimbury Official Plan 2021 is based on the following considerations:

1. The PPS 2024 is a guiding document providing policy direction on matters of Provincial interest related to planning and development. The PPS seeks to set a policy foundation for regulations on land use and development while also supporting the Provincial goal to enhance the quality of life for Ontarians. The PPS came into effect on October 20, 2024 and replaced the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe 2019, as amended. The Planning Act (the “Act”) requires that all decisions made related to planning matters shall be consistent with policy statements issued under the Act, including the PPS.

The Proposed Amendment will allow for the continued use and growth of employment uses in the Town of Bradford West Gwillimbury and establish criteria for the removal of lands from employment areas where appropriate.

2. The Simcoe County Official Plan, 2016 (“SCOP”) was adopted November 25th, 2008 and partially approved by the Ontario Municipal Board (“OMB”) on April 19, 2013. Since that time, the Official Plan has been approved in phases by the OMB with the most recent approval occurring on December 29th, 2016. Several site-specific appeals to the Official Plan remain in effect. The SCOP sets out policies to protect and enhance the County’s natural and cultural heritage, manage the County’s resources, implement efficient growth, coordinate land use planning among the local municipalities, ensure economic sustainability and promote public health and safety.

The County Official Plan includes several land use designations including, but not limited to, “Settlements” for Bradford and Bond Head and “Strategic Settlement Employment Areas and Economic Employment Districts” for the Highway 400 lands as per Schedule 5.1 – Land Use Designations in the SCOP.

Section 3.5 directs that the Settlements designation is intended to be the focus of population and employment growth in the Municipality.

3. The Town of Bradford West Gwillimbury Official Plan came into effect on March 14, 2023. The Town OP is a guiding document that seeks to ensure that growth and development in the Town appropriately balances the social, economic, cultural and environmental interests of the community. The Town OP contains goals and

objectives to guide development within the Town and promote community, economy, and environment.

Policies 3.5.1 j) and 4.3.1 a) provide that employment areas shall be protected and preserved for employment uses and the Town shall discourage the conversion of employment areas for other uses. Further, the OP provides that conversions will only be considered through a municipal comprehensive review by Simcoe County.

An amendment to the Town OP is required revise and add policies in the text of the OP to establish employment removal criteria and align permitted uses and prohibited uses with those found in employment areas as defined by the PPS 2024. This is also required to provide clear planning direction for the area given that policies in the Growth Plan, including those identified as part of the Simcoe Sub-Area are no longer in effect.

The proposed Amendment will enable future job growth in the Town, provide a process for employment removals where appropriate, and is in accordance with provincial, County and local policies. Based on the foregoing, the Proposed Amendment is consistent with the applicable policies of the Town's Official Plan.

## PART B – THE AMENDMENT

### 4.0 INTRODUCTORY STATEMENT

“Part B – The Amendment” consisting of the Text changes provided in Table “1” below constitute Amendment No. \_\_\_ to the Official Plan of the Town of Bradford West Gwillimbury, 2025.

### 5.0 DETAILS OF THE AMENDMENT

The amendment includes the changes to the text of the Town OP as described in the table below.

#### **Text Changes**

In the “Description of Change” column, text that is bolded is new text to be inserted into the Town OP. Text that is crossed out (“strikethrough”) is to be deleted from the Town OP.

The text of the Town OP is amended as follows:

**Table “1”**

Item No.	Section	Description of Change
1	Part B, Policy 3.5.1 d)	A municipality is permitted, under the Provincial <del>Policy</del> <b>Planning Statement</b> , to protect employment lands supply beyond <del>the 25-year</del> <b>a 30-year planning horizon</b> . <del>timeframe of an Official Plan</del> . Accordingly, the Town believes it is a key policy and goal to protect this supply beyond <del>2051</del> . <b>2034</b> .
2	Part B, Policy 3.5.1 g)	Estimates of available land supply and demand have been <del>developed</del> <b>updated</b> as part of the <b>2025 Growth Management Strategy</b> . <del>2016 Official Plan Review</del> . The Town shall monitor supply and land absorption rates, in conjunction with the County of Simcoe, as part of the County’s growth management planning program.
3	Part B, Policy 3.5.1 h)	<del>The 2016 Official Plan Review included an employment lands strategy as a component of the work. This study may need to be updated following the next County municipal comprehensive review.</del>
4	Part B, Policy 3.5.1 i)	<del>A proposal to create a new Employment Area shall only be considered through a municipal comprehensive review undertaken by the County; however, boundaries may be slightly refined and rounded out as the Town deems appropriate. A proposal to adjust an Employment Area</del>

Item No.	Section	Description of Change
		<del>boundary that does not result in a net increase of Employment Lands may be permitted without an amendment to this Plan.</del>
5	Part B, Policy 3.5.1 j)	<del>Employment Areas shall be protected and preserved for employment uses and the Town shall discourage the conversion of Employment Areas for other uses. The conversion of lands from Employment Areas to non-employment uses shall only be considered through a <i>municipal comprehensive review</i> undertaken by the County.</del>
6	Part B, new Policy 3.5.1.2	<p><b>To ensure conformity with the Provincial Planning Statement, 2024, the Town shall protect an adequate supply of employment lands, with priority given to sites near Provincial and County highway interchanges, goods movement corridors, and other locations offering direct access and visibility. These lands are critical to accommodating long-term growth and supporting employment uses that rely on highway access, goods movement capacity, and strategic locations.</b></p> <p><b>The Town’s entire designated Employment Area supply will be required to accommodate employment forecasts to 2051. Nearly 9,000 new employees are expected to generate a demand of approximately 444 net hectares or an average of 16 hectares (40 acres) annually. While the Town has sufficient supply to 2051, the margin is limited and provides little surplus beyond the planning horizon.</b></p> <p><b>Given this constrained supply, any reductions in designated employment land, decreases in average employment densities, or increases in absorption rates could compromise the Town’s ability to accommodate long-term employment growth. Accordingly, the Town shall maintain a comprehensive monitoring program, updated regularly, to assess employment land needs and ensure a sufficient designated supply is maintained through 2051.</b></p> <p><b>To further safeguard employment lands, any request to remove lands from the “Industrial” land use designation shall require an Official Plan Amendment (OPA), supported by a Planning Justification Report (PJR) and all other required studies, addressing the criteria in this section. An Official Plan Amendment seeking the removal of such lands must demonstrate that:</b></p>

Item No.	Section	Description of Change
		<p>a) there is an identified need for the removal by demonstrating that the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;</p> <p>b) the proposed non-employment uses would not negatively impact the overall viability of the employment area by:</p> <ol style="list-style-type: none"> <li>1. demonstrating that, for any lands proposed for removal from employment areas, or redesignation within 300 metres of employment areas, potential impacts to existing or planned employment area uses shall be avoided, or where avoidance is not possible, minimized and mitigated in accordance with the land use compatibility policies of the Provincial Planning Statement [Policy 3.5] and this Plan [Section 3.4];</li> <li>2. maintaining access to major goods movement facilities and corridors;</li> </ol> <p>c) the proposed location of the non-employment uses would not compromise the Town's ability to achieve its minimum density and intensification targets (e.g., in the Major Transit Station Area) or other policies of this Plan;</p> <p>d) In accordance with the Provincial Planning Statement, existing or planned infrastructure is available to accommodate the use [Policy 2.8.2.5], and the proposed development shall promote the efficient use of existing or planned sewage and water services [Policy 3.6.1];</p> <p>e) In accordance with the Provincial Planning Statement [Policy 2.1.6 and 2.8.2.5], and in order to support the achievement of complete communities, the proposed development demonstrates that there are existing or planned public service facilities available to accommodate the proposed uses;</p> <p>f) the lands do not offer a strategic function for employment purposes, by demonstrating that:</p>

Item No.	Section	Description of Change
		<ul style="list-style-type: none"> <li>1. they are not in proximity to Provincial or County goods movement facilities and corridors (e.g., Highway 400, future Highway 400–404 Link, interchanges, or rail corridors);</li> <li>2. they do not have unique economic or strategic characteristics that play an important role in the Town or County which cannot be commonly replicated; and</li> <li>3. they are not suitable for expansion of adjacent employment uses;</li> </ul> <p>g) the physical and locational characteristics of the site make it appropriate for removal, including that:</p> <ul style="list-style-type: none"> <li>1. the lands are located at the edge or fringe of an Employment Area so as not to disrupt clustering of employment uses;</li> <li>2. the parcel size is comparable to other parcels in the area; and</li> </ul> <p>h) the removal will not adversely affect servicing or mobility, by demonstrating that:</p> <ul style="list-style-type: none"> <li>1. it will not limit or prevent adequate transportation or servicing to remaining employment parcels;</li> <li>2. it will not adversely impact the transportation network or goods movement; and</li> <li>3. land use compatibility is maintained where sensitive uses are present;</li> </ul> <p>i) where residential uses are proposed as the purpose for the removal, the development will achieve a minimum residential net density of 35 units per hectare and introduce a housing typology that has been identified as needed through a housing strategy completed by the municipality; and</p> <p>j) the proposed removal will not compromise the Town’s ability to accommodate long-term employment growth, as evaluated against the Town’s comprehensive monitoring program, which is updated regularly to assess land needs and ensure a sufficient designated supply to 2051</p>

Item No.	Section	Description of Change
7	Part B, new Policy 3.5.1.3	<p>In addition to the Town’s responsibility to ensure an adequate supply of Employment Areas, the Town shall protect employment supportive areas that provide for a range of employment, institutional, and commercial uses. Employment supportive areas are designated “Industrial/Commercial” in this Plan. These areas do not meet the PPS 2024 definition of Employment Area, however, they serve a critical role as places which generate a range of jobs, serve as a buffer between Employment Areas and areas with sensitive land uses, and provide uses that support Employment Areas.</p> <p>The Town shall strive to protect and maintain these lands especially in areas near Provincial and County highway interchanges, goods movement corridors, other locations offering direct access and visibility, and adjacent to or in proximity to Employment Areas. Industrial/Commercial lands are critical to accommodating employment forecasts to 2051. Industrial/Commercial lands are included in the 444 net hectares that are required to assist the Town in accommodating nearly 9,000 new employees to 2051. While the Town has sufficient supply to 2051, the margin is limited and provides little surplus beyond the planning horizon.</p> <p>Given this constrained supply, any reductions in lands that support employment uses and generate jobs, decreases in average employment densities, or increases in absorption rates could compromise the Town’s ability to accommodate long-term employment growth. Accordingly, the Town shall maintain a comprehensive monitoring program, updated regularly, to assess employment land needs and ensure a sufficient designated supply is maintained through 2051. This supply is inclusive of lands designated Industrial/Commercial.</p>

Item No.	Section	Description of Change
		<p><b>To further safeguard employment supportive lands, any request to redesignate Industrial/Commercial lands to introduce residential uses, or effectively remove their primary employment function, shall require an Official Plan Amendment (OPA), supported by a Planning Justification Report (PJR) and all other required studies, addressing the criteria in this section. An OPA seeking the redesignation of Industrial/Commercial lands to introduce residential uses or greatly reduce its employment function, must demonstrate that:</b></p> <ul style="list-style-type: none"> <li><b>a) the proposed location of the non-employment uses would not compromise the Town’s ability to achieve its minimum density and intensification targets (e.g., in the Major Transit Station Area) or other policies of this Plan;</b></li> <li><b>b) In accordance with the Provincial Planning Statement [Policy 3.6], the proposed development shall promote the efficient use of existing or planned sewage and water services;</b></li> <li><b>c) In accordance with the Provincial Planning Statement [Policy 2.1.6], and in order to support the achievement of complete communities, the proposed development demonstrates that there are existing or planned public service facilities available to accommodate the proposed uses;</b></li> <li><b>d) the lands do not offer a strategic function for employment purposes, by demonstrating that:</b> <ul style="list-style-type: none"> <li><b>1. they are not in proximity to Provincial or County goods movement facilities and corridors (e.g., Highway 400, future Highway 400–404 Link, interchanges, or rail corridors);</b></li> <li><b>2. they do not have unique economic or strategic characteristics that play an important role in the Town as a site that is well suited to integrate employment uses with other community uses; and</b></li> </ul> </li> </ul>

Item No.	Section	Description of Change
		<p style="text-align: center;"><b>3. they are not suitable for expansion of adjacent employment uses;</b></p> <p><b>e) the physical and locational characteristics of the site make it appropriate for redesignation (e.g., the parcel size is comparable to other parcels in the area);</b></p> <p><b>f) the redesignation will not adversely affect servicing or mobility, by demonstrating that:</b></p> <ol style="list-style-type: none"> <li><b>1. it will not limit or prevent adequate transportation or servicing to remaining employment parcels;</b></li> <li><b>2. it will not adversely impact the transportation network or goods movement; and</b></li> <li><b>3. land use compatibility is maintained where sensitive uses are present;</b></li> </ol> <p><b>g) where residential uses are introduced, the development will achieve a minimum residential net density of 35 units per hectare and introduce a housing typology that has been identified as needed through a housing strategy completed by the municipality;</b></p>

Item No.	Section	Description of Change
8	Part B, Policy 3.5.3	<p>Existing and planned infrastructure is and shall be sufficient to accommodate the minimum growth targets to the year <del>2031.</del> <b>2051.</b></p> <p>Updates to the Town’s various servicing strategies, including the Master Servicing Plan and Transportation Master Plan, shall be required as part of implementing planning policies and capital planning to accommodate growth to the year <del>2041.</del> <b>2051.</b> <del>The County will also be updating upper and lower tier servicing policies as part of their municipal comprehensive review, which will be undertaken in the near-term. (OPA 25)</del></p> <p>Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments and other relevant studies where appropriate., <del>as part of the County municipal comprehensive review. (OPA 25)</del></p>
9	Part B, Policy 3.5.3 b)	<p><del>On lands outside of a settlement area and, notwithstanding subsection (a) above, on lands designated Employment Lands Reserve in the Highway 400 Employment Lands, individual private services compliant with the Ontario Building Code and designated policies of the Lake Simcoe Protection Plan will be permitted.</del></p>
10	Part C, Section 4.3, Introductory paragraph	<p>All of the lands designated Employment—those in the Industrial, Industrial/Commercial, Highway 400 Industrial, Highway 400 Industrial/Commercial <b>Logistics, and</b> Highway 400 Interchange, and <del>Employment Lands Reserve</del> designations—are intended to be protected and provide lands for employment and business uses including industrial and office uses. Constituting the Town’s employment lands supply, it is intended to protect these lands for long-term use as the main source of employment opportunities in the Town.</p>
11	Part C, Policy 4.3 a)	<p>Maintain an appropriate supply of employment lands, both in <i>employment areas</i> and on other lands for employment uses to accommodate growth to 2034 <b>2051</b>; (OPA-26)</p>

Item No.	Section	Description of Change
12	Part C, Section 4.3.1	<p>a) <b>Lands within the area of influence of the planned Bradford Bypass will form a key node for attracting employers and labour force growth to the Town of Bradford West Gwillimbury.</b></p> <p style="padding-left: 40px;">i) <b>Considering their strategic access to 400-series highways, these lands will be protected in order to enhance the growth of the employment land base in the Town.</b></p> <p>b) <b>The Town’s economic development and marketing efforts will be integrated with land use planning in order to promote investment from specific target sectors and ensure an adequate supply of employment lands. The following target sectors will be prioritized:</b></p> <p style="padding-left: 40px;">i) <b>Advanced Manufacturing;</b>  ii) <b>Clean Energy and Renewable Technologies;</b>  iii) <b>Logistics and Warehousing;</b>  iv) <b>Agri-Tech and Food Processing;</b>  v) <b>Technology and Innovation;</b>  vi) <b>Electric Vehicle (EV) Infrastructure; and</b>  vii) <b>Health and Life Sciences.</b></p> <p>c) <b>Planning for the future development of employment lands will be integrated with the Town’s infrastructure planning, including necessary infrastructure improvements and considerations of service capacity.</b></p> <p>d) <b>Major office and major institutional development shall be directed away from employment areas and to major transit station areas or other strategic growth areas, including Downtown Bradford and the Holland Street West Strategic Growth Area, where frequent transit service is available or planned.</b></p> <p>e) <b>Small-scale warehousing and other industrial uses are to be integrated into community areas where there are no sensitive uses or adverse effects to the other community area uses.</b></p> <p>f) <b>In order to provide a positive business environment, maximize the use of existing and new <i>infrastructure</i></b></p>

Item No.	Section	Description of Change
		<p>and ensure compatibility of land uses, the following policies shall be applied:</p> <ul style="list-style-type: none"> <li>i) Encourage the <i>infilling</i> of existing industrial parks;</li> <li>ii) Protect and <i>preserve</i> all lands in an employment designation for employment purposes, <del>and only contemplate the conversions of lands designated for employment purposes through a <i>municipal comprehensive review</i> undertaken by the County;</del></li> <li>iii) Encourage relocation of isolated or poorly located industry and non-conforming industrial uses onto lands designated for employment uses;</li> <li>iv) Continue to use <i>site plan control</i> for new and/or expanding industrial uses;</li> <li>v) Direct retail and office uses <b>away from employment areas and towards to employment supportive areas</b> and locations that support active transportation and planned transit by improving connectivity networks, providing appropriate mix of amenities and open spaces <del>and planning for intensification of employment uses;</del></li> <li>vi) Better connect areas with high employment densities to transit;</li> <li>vii) Development of active transportation and transit-supportive built form will be facilitated; and</li> <li>viii) Direct appropriate employment to the Highway 400 Employment Lands. <del>(OPA-26)</del></li> </ul>
13	Part E, Policy 6.8 d)	<p><del>Any conversion of employment lands</del> <b>removal of lands from an Employment Area</b> must be in accordance with Provincial and County planning policies, <b>and the criteria outlined in Policy 3.5.1.2 of this Plan.</b> <del>(OPA-27)</del></p>
14	Part E, New Policy 6.8 g)	<p><b>Any redesignation of lands from the “Industrial/Commercial” designation must be in accordance with Provincial and County planning policies, and the criteria outlined in Policy 3.5.1.3 of this Plan.</b></p>

Item No.	Section	Description of Change
N/A	Various	The numbering of sections, subsections, and policies will be numbered accordingly

6.0 IMPLEMENTATION

The policies of this Amendment are to be implemented through the relevant policies in Section 7 – Implementing the Plan in the Town OP.

7.0 INTERPRETATION

The policies set forth in the Town OP, as amended from time to time, regarding the interpretation of that Plan, shall apply to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered, or exempted by any policies contained herein, all the relevant policies of the Town OP shall apply to this Amendment.

Town of Bradford West Gwillimbury

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James Leduc, Mayor

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Tara Reynolds, Clerk

PART C – THE APPENDIX

Record of Bradford West Gwillimbury Council Action

To be completed.