

AMENDMENT NO. XX
TO THE COUNTY OF SIMCOE OFFICIAL PLAN

This Amendment applies to:

BRADFORD HIGHLANDS JOINT VENTURE
BLOCK 36, PLAN 51M-221; PART LOT 13, CONCESSION 5, TOWN OF BRADFORD
WEST GWILLIMBURY

XXXXX XX, 2022

CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the County of Simcoe consists of three parts.

Part A - The Preamble, consisting of the purpose, location and basis of the amendment, does not constitute part of this Amendment.

Part B – The amendment consisting of the noted text constitutes Amendment No. XX to the Official Plan for the County of Simcoe.

Part C - The Appendices, consisting of the technical reports associated with this Amendment, do not constitute part of this Amendment

PART A - THE PREAMBLE PURPOSE

The purpose of this Amendment is to incorporate the subject site into the urban boundary and redesignate it from Rural to Settlements in the County of Simcoe.

The Amendment is privately initiated by the Owner together with a related Town Official Plan Amendment. The Amendment is supported by technical studies submitted by the applicant as reviewed by the County which establish that the property can be developed for urban uses.

LOCATION

The Amendment affects Block 36, Plan 51M-221; Part Lot 13, Concession 5 in the Town of Bradford West Gwillimbury. The Key Map below identifies the location of the lands.

Key Map



BASIS

Bradford Highlands Joint Venture, to amend the County of Simcoe Official Plan to permit residential uses. The application proposes a conceptual development plan of approximately 950 residential lots.

The subject lands are approximately 60 hectares (148 acres) in size.

A range of technical studies have been submitted in support of the proposed development, including:

- Planning Opinion (Malone Given Parsons Ltd., 2022);
- Environmental Impact Study (Beacon Environmental, 2020);
- Preliminary External Servicing Investigation and Financial Review (SCS Consulting Group, 2017);
- Archaeological Assessment (AMICK, 2020); and,
- Preliminary Servicing Brief (UEL, 2017).

The proposed Amendment is consistent with the Provincial Policy Statement, conforms to the Greenbelt Plan, the A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Lake Simcoe Protection Plan, the County of Simcoe Official Plan (as amended), and the Bradford West Gwillimbury Official Plan (as amended).

PART B - THE AMENDMENT

This part of the document entitled Part B - The Amendment. It consists of the following text which constitutes Amendment No. XX to the Official Plan of the County of Simcoe.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Simcoe is amended as follows:

1. Schedule '5.1' of the Official Plan is hereby amended by designating certain lands from the "Rural" designation and replacing it with the "Settlements" designation and including these same lands into the urban boundary, as shown in Schedule 1 of this Amendment.

PART C THE APPENDICES

Other support documentation to be included as appropriate following the approval of the Amendment by the County of Simcoe Council

Schedule 5.1
 Land Use Designations
 County of Simcoe Official Plan

Schedule "1"
 to Amendment
 XXX



- LEGEND**
- Subject Site**
 - Settlements
 - Greenlands
 - Agricultural
 - Rural
 - Settlement Area Boundary
 - Revised Settlement Area Boundary
 - Greenbelt Plan - Protected Countryside
 - (Refer to Schedule 5.3.3 For Details)
 - Built Boundaries