

AMENDMENT NO. XX
TO THE TOWN OF BRADFORD WEST GWILLIMBURY 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 Town of Bradford West Gwillimbury 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 Town of Bradford West Gwillimbury.

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 Residential in the Town of Bradford West Gwillimbury Official Plan.

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

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 Town of Bradford West Gwillimbury 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 Town of Bradford West Gwillimbury.

DETAILS OF THE AMENDMENT

The Official Plan of the Town of Bradford West Gwillimbury is amended as follows:

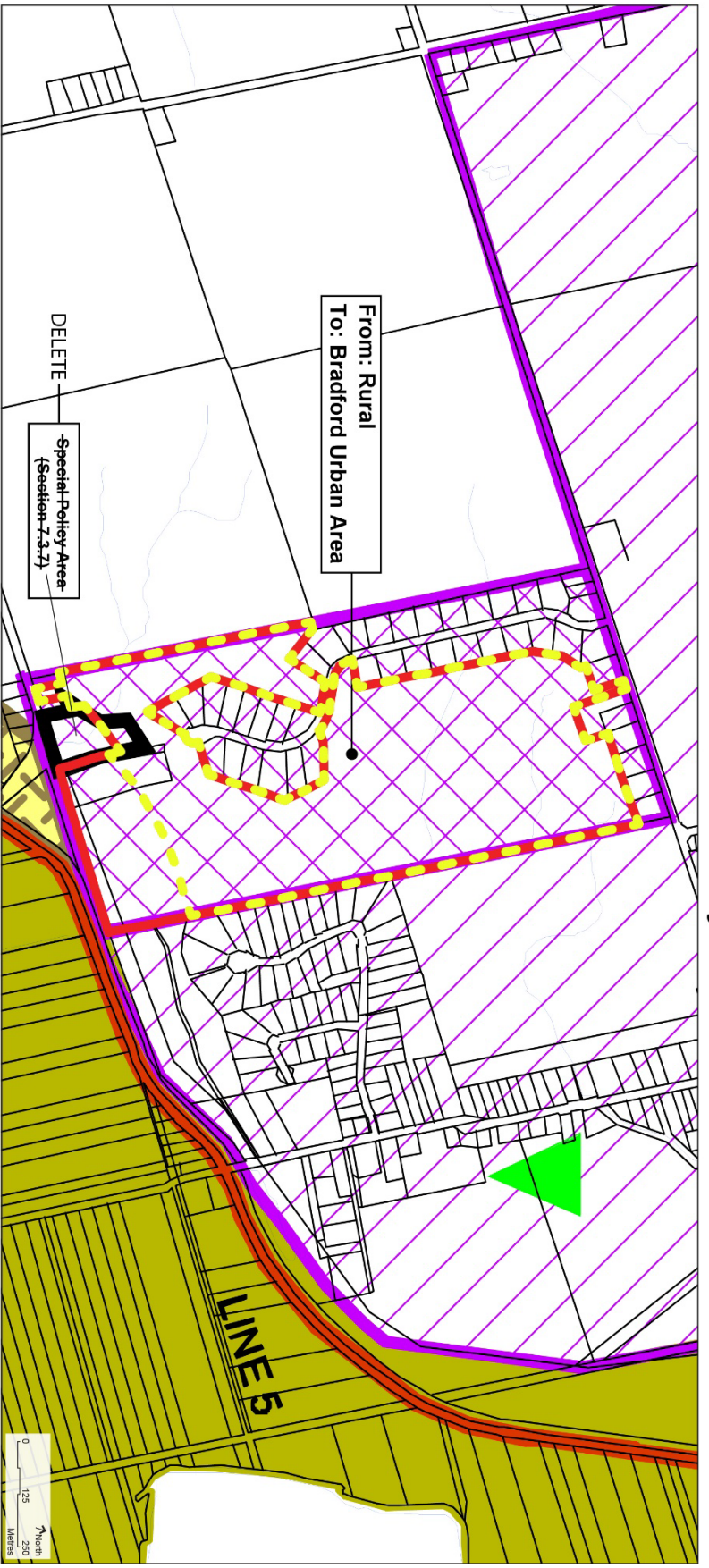
1. Schedule 'A' of the Official Plan is hereby amended by redesignating certain lands from the "Rural" designation and replacing it with the "Bradford Urban Area" designation, as shown in Schedule 1 of this Amendment.
2. Schedule 'A' of the Official Plan is hereby amended by deleting Special Policy Area (Section 7.3.7), as shown in Schedule 1 of this Amendment.
3. Schedule 'B' of the Official Plan is hereby amended by designating certain lands to the "Residential" designation and including these same lands into the urban boundary, as shown in Schedule 2 of this Amendment.
4. Section 7.3.7 is hereby deleted.

PART C THE APPENDICES

Other support documentation to be included as appropriate following the approval of the Amendment by the Town of Bradford West Gwillimbury Council

Schedule 'A'
 Rural Land Use Plan
Town of Bradford West Gwillimbury Official Plan

Schedule "1"
 to Amendment
 XXX

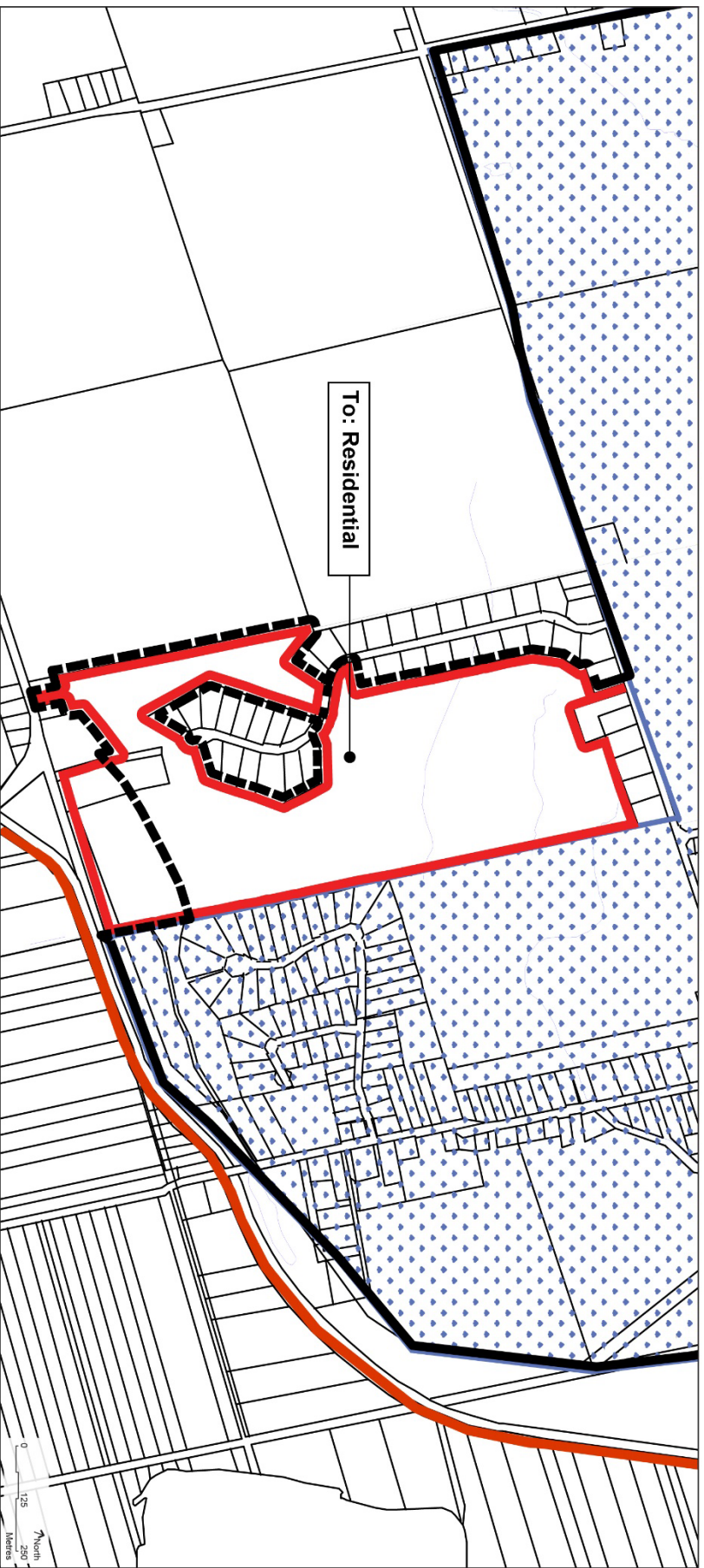


LEGEND






	Subject Site		Settlement Area		Road		Highway 400/404 Link
	Agricultural		Bradford Urban Area		County Road		Watershed Boundary
	Rural		Marsh Protection Buffer		Highway		Trans Canada Pipeline
	Marsh Agricultural		Inactive Private Waste Disposal Site		Railway		Lands to be Redesignated to Settlement Area
					Water		

Schedule 'B'
Bradford Urban Area Land Use Designations
Town of Bradford West Gwillimbury Official Plan

Schedule "2"
to Amendment
XXX



LEGEND

-  Subject Site
-  Residential
-  Urban Boundary
-  Revised Urban Boundary
-  Road
-  Highway
-  Water