

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 conversion criteria Town-wide and to amend the policies and land use designation of lands within the Highway 400 Employment Lands Secondary Plan.

The conversion criteria 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.

With respect to the Highway 400 Employment Lands Secondary Plan, amendments will extend the availability of employment lands in the Town to 2051, align with the 2024 Provincial Planning Statement, and re-designate employment lands at the northern end of the Secondary Plan to permit a range of employment uses.

At the northern end of the Secondary Plan, the proposed redesignation applies to lands designated Employment Lands Reserve (Area D) on Schedule B-2 of the Official Plan and includes a redesignation to Highway 400 Bradford By-pass (Area D) and associated policies to open these lands up to employment uses.

### 2.0 LOCATION

For the conversion criteria portion of this Official Plan Amendment, the amendments apply to the entirety of the Town.

For the Highway 400 Employment Lands Secondary Plan portion of this Official Plan Amendment, the subject lands are the boundaries of the Highway 400 Employment Lands (the “Subject Lands”). In total, the Subject Lands have an area of approximately 730 hectares (1,804 acres) and are generally located to the east and west of Highway 400 between Line 5 to the south and Line 9 to the north.

### 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).

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
- Amend and revise language in Section 4.3 (Employment) and Section 5.2 (Highway 400 Lands Secondary Plan) that reflects the Town's employment outlook to 2051 and is consistent with employment area uses in accordance with the PPS 2024
- Amend and revise language in Section 5.2 (Highway 400 Lands Secondary Plan) to reflect the PPS 2024 which replaced previous versions of the Growth Plan for the Greater Golden Horseshoe that included numerous requirements for the Bradford West Gwillimbury Strategic Settlement Employment Area
- Revise the naming of the land use designations in the Highway 400 Lands Secondary Plan to remove the Areas A, B, C, and D and revises Highway 400 Lands Industrial/Commercial to Highway 400 Industrial/Logistics
- Amend Section 5.2 (Highway 400 Lands Secondary Plan) to remove the Employment Land Reserve (Area D) designation and redesignate to Highway 400 Lands Interchange and Highway 400 Lands Industrial/Logistics
- Amend Section 5.2 (Highway 400 Lands Secondary Plan) to revise the Highway 400 Industrial and Highway 400 Lands Industrial/Logistics designations to only permit uses that are consistent with an Employment Area as established by the PPS 2024
- Amend Section 5.2 (Highway 400 Lands Secondary Plan) to revise the Highway 400 Lands Interchange designation to permit a range of uses that do not meet the definition of Employment Area in the 2024 PPS but do allow for non-traditional employment 'population supportive' uses that contribute to both the employment character of the Highway 400 employment land surrounding uses, while also complementing the Holland Street Corridor uses further to the east towards Downtown Bradford.
- Amend Schedule 'B-2' to the Town OP to redesignate select lands along Highway 400 and Line 8 designated 'Employment Land Reserve (Area D)' to 'Highway 400 Lands Interchange'
- Amend Schedule 'B-2' to the Town OP to redesignate select lands along Highway 400 and Line 8 designated 'Employment Land Reserve (Area D)' to 'Highway 400 Lands Industrial/Logistics'

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, including opening up reserve lands in the Highway 400 Employment Lands Secondary Plan, and establish criteria for the removal of lands from employment areas where appropriate. The Proposed Amendment will support job growth within the Highway 400 Employment Area Secondary Plan with a mix of uses consistent with the PPS’s definition for “employment area” and supporting uses.

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 Subject Lands are designated “Strategic Settlement Employment Areas and Economic Employment Districts” as per Schedule 5.1 – Land Use Designations in the SCOP and identified as the Bradford West Gwillimbury Strategic Settlement Employment Area on Schedule 5.1.2 – Simcoe Sub Area.

Section 3.5 directs that the Settlements designation is intended to be the focus of population and employment growth in the Municipality. With respect to the Highway 400 Employment Area Secondary Plan lands, Section 3.9 provides that development within the Bradford West Gwillimbury Strategic Employment Area will proceed in accordance with the directive issued by the Minister of Infrastructure on September 24, 2012 and that these area are designated Greenfield areas and subject to density targets of the local 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.

In accordance with Amendment 1 to the Growth Plan in 2012 for the Simcoe Sub-area and Minister's order for the Bradford West Gwillimbury Strategic Settlement Employment Area issued on September 24, 2012, the Town OP establishes the Highway 400 Employment Lands Secondary Plan for lands on either side of Highway 400 generally between Line 5 and Line 9. The Secondary Plan includes three land use designations which permit a range of employment and employment supportive uses, an Environmental Protection designation, and an Employment Lands Reserve designation which protects for employment uses beyond the year 2031 and currently only permits legally existing uses. The Secondary Plan also includes sections relating to land area and lot size requirements, streetscape and design strategy, servicing and infrastructure, and phasing, among other matters.

An amendment to the Town OP is required to redesignate the Employment Lands Reserve lands as well as other lands within the Secondary Plan area and revise and add policies in the text of the OP to establish employment conversion 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 conversions 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 and Schedule “1” constitute Amendment No. \_\_\_\_ to the Official Plan of the Town of Bradford West Gwillimbury, 2025.

### 5.0 DETAILS OF THE AMENDMENT

The amendment includes both the changes to the text of the Town OP as described in the table below and changes to the Schule B-2 as described 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 3.1 e)	The Highway 400 Employment Lands are a Strategic Settlement Employment Area, to be planned and protected for employment uses that require large <i>lots</i> of land and depend upon efficient movement of goods and access to Highway 400. <del>It is not a settlement area per the definition of the Growth Plan. (OPA 26)</del>
2	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</del> <b>municipal comprehensive review</b> <del>undertaken by the County.</del>

3	Part B, new Policy 3.5.1.2	<p><b>The removal of lands from employment areas will require the submission of an Official Plan Amendment (OPA) which must be supported by a Planning Justification Report (PJR), among other reports, which addresses the criteria provided in this section.</b></p> <p><b>In accordance with the 2024 Provincial Planning Statement, the request must demonstrate that:</b></p> <ul style="list-style-type: none"> <li><b>a) there is an identified need for the removal and the land is not required for employment area uses over the long term;</b></li> <li><b>b) the proposed non-employment uses would not negatively impact the overall viability of the employment area by:</b> <ul style="list-style-type: none"> <li><b>1. avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with the land use compatibility policies of the Provincial Planning Statement [Policy 3.5] and this Plan [Section 3.4];</b></li> <li><b>2. maintaining access to major goods movement facilities and corridors;</b></li> </ul> </li> <li><b>c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and</b></li> <li><b>d) the Town has sufficient employment lands to accommodate projected employment growth to 2051.</b></li> </ul> <p><b>In addition, the lands must:</b></p> <ul style="list-style-type: none"> <li><b>e) In the case of a conversion that will include dwelling units, provide a minimum residential net density of 35 dwelling units per hectare;</b></li> <li><b>f) Not be located within 800 metres of infrastructure for major transportation or movement of goods including provincial highways and interchanges (i.e. Highway 400, future Highway 400 – 404 Link, and associated interchanges) and rail corridors;</b></li> <li><b>g) Not have an existing job density that exceeds 20 jobs / hectare;</b></li> <li><b>h) Not have a high economic impact or play an economic or strategic role to the region;</b></li> </ul>
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		<ul style="list-style-type: none"> <li>i) Be located at the edge or fringe of an existing or planned employment area so as not to prevent or disturb the clustering of existing and proposed employment uses in proximity;</li> <li>j) Be comparable in size to other parcels in the employment area;</li> <li>k) Not feature a land use that limits or prevents adequate transportation and civil servicing to the remaining parcels within the employment area;</li> <li>l) Not feature a land use that adversely impacts the transportation network and movement of goods in the employment area;</li> <li>m) Provide the same number of jobs that are removed by the conversion; and</li> <li>n) Be suitable for non-employment uses.</li> </ul>
4	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>
5	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>; (<del>OPA-26</del>)</p>
6	Part C, Section 4.3.1	<ul style="list-style-type: none"> <li>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> <ul style="list-style-type: none"> <li>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></li> </ul> </li> <li>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</b></li> </ul>

		<p>employment lands. The following target sectors will be prioritized:</p> <ul style="list-style-type: none"> <li>i) Advanced Manufacturing;</li> <li>ii) Clean Energy and Renewable Technologies;</li> <li>iii) Logistics and Warehousing;</li> <li>iv) Agri-Tech and Food Processing;</li> <li>v) Technology and Innovation;</li> <li>vi) Electric Vehicle (EV) Infrastructure; and</li> <li>vii) Health and Life Sciences.</li> </ul> <p>c) 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.</p> <p>d) 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.</p> <p>e) 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.</p> <p>f) In order to provide a positive business environment, maximize the use of existing and new <i>infrastructure</i> 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 municipal comprehensive review 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> </ul>
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		<ul style="list-style-type: none"> <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</b> <del>to</del> 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>
8	Part D, Section 5.2, introductory paragraphs	<p>The Highway 400 Employment Lands are defined as the lands bound by 5th Side Road to the west, 5th Line to the South, North Schomberg River and the 5th Line to 6th Line diversion to the east and the 9th Line and the half concession <i>lot</i> line between the 8th and 9th Line to the north. <del>The total land area is 730 hectares and the estimated developable land area is approximately 347 hectares.</del> The boundary and lands are shown as Schedule B-2 of this Plan. <del>(OPA-26)</del></p> <p>These lands form part of the Town's employment lands supply and are employment lands, per Section 4.3 of the Official Plan. A central concept of the Highway 400 Employment Lands is to create a strategic industrial <i>employment area</i> to accommodate permitted employment uses that require large contiguous blocks of land and that depend upon efficient goods movement and access provided by the Highway 400 transportation corridor. <del>(OPA-26)</del></p>
9	Part D, New Policy 5.2.1 b)	<b>The Highway 400 Employment Lands are recognized as a unique asset with high potential to attract future employment growth in Bradford West Gwillimbury. They will continue to be protected for employment uses for the long term in order to ensure a sufficient employment base for the Town.</b>
10	Part D, New Policy 5.2.1 d)	<b>Small- and medium-sized lots should be reserved for industrial employment activities that do not require extensive amounts of land for truck movements in order</b>

		<b>to diversify employment uses away from logistics and warehousing.</b>
11	Part D, Policy 5.2.1 f)	Pursuant to Section 4.3.1(eh) of this Plan, residential uses are prohibited.
12	Part D, Section 5.2.2, introductory paragraph	5.2.2 Highway 400 Industrial <del>(Area A)</del> Lands designated Highway 400 Industrial are to provide a location for heavy industrial uses that may conflict with non-industrial uses in the Highway 400 Employment Lands. <del>The designation applies to lands identified as Area A in the implementation documents of the 2017 Growth Plan. (OPA 26)</del>
13	Part D, Section 5.2.3, introductory paragraph	5.2.3 Highway 400 Interchange <del>(Area B)</del> Lands designated Highway 400 Interchange are to provide for a range of light industrial, office, and employment supportive uses in the area of the Highway 400/88 interchange <b>and the planned Highway 400/Bradford Bypass interchange</b> . <del>The designation applies to lands identified as Area B in the implementation documents of the 2017 Growth Plan. (OPA 26)</del>
14	Part D, Section 5.2.4	5.2.4 Highway 400 Industrial/ <b>Logistics Commercial</b> <del>(Area C)</del> Lands designated Highway 400 Industrial / <b>Logistics Commercial</b> are to provide for a full range of light industrial and office <b>logistics</b> uses in the Highway 400 Employment Lands. <del>The designation applies to lands identified as Area C in the implementation documents of the Growth Plan. (OPA 26)</del> <ul style="list-style-type: none"> <li>a) Uses permitted within the Highway 400 Industrial/Commercial designation shall include distribution centre, food processing, manufacturing, warehousing, research facilities including laboratories, <b>industrial</b> training facility, <del>public and institutional uses,</del> and <i>parks</i>, open spaces and public uses. (OPA 26)</li> <li>b) Data centres that house computer systems and associated components, such as telecommunications and storage systems <del>shall be permitted to a maximum gross floor area of 7,500 square metres. (OPA 26).</del></li> <li>c) Office uses are only permitted ancillary to another use permitted in subsection (a) or (b) above. (OPA 26)</li> <li>d) <del>Notwithstanding subsection (c) above, stand-alone office uses are permitted to a maximum gross floor area</del></li> </ul>

		<p><del>of 7,500 square metres. (OPA 26)</del> <b>Stand-alone office uses are not permitted.</b></p> <p>e) Outside storage may be permitted, provided the uses are clearly accessory to the primary main use permitted by subsections (a) and (b). Areas occupied by these uses shall be appropriately screened from lands in non-employment land use designations, Highway 400, and public streets. (OPA 26)</p> <p>f) Ancillary retail <b>and service commercial uses</b> are permitted for businesses involving products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use to a maximum of 10% of the gross floor area of the premises. (OPA 26)</p> <p><del>g) Motor vehicle service stations, convenience retail stores, child care centres, recreational uses, machinery and equipment sales and rental, training facility, and service commercial uses (limited to financial institutions, fitness centres, personal service shops, restaurants, and service shops) are permitted, subject to the policies of Section 5.2.5 of this Plan. (OPA 26)</del></p>
15	Part D, Section 5.2.5	Section 5.2.5 is to be deleted in its entirety
16	Part D, Section 5.2.6	Section 5.2.6 is to be deleted in its entirety
N/A	Various	The numbering of sections, subsections, and policies will be numbered accordingly

## Schedules Changes

Schedule B-2 within the town OP is amended as follows:

- Schedule 'B-2' is hereby amended by redesignating the Subject Lands, with an area of approximately 25 hectares generally located north of Line 8, east of Highway 400, and south of the Highway 400 – 404 Link (Future) from Employment Land Reserve (Area D) to 'Highway 400 Lands Interchange' as identified on Schedule "1" to this Amendment.
- Schedule 'B-2' is hereby amended by redesignating the Subject Lands, with an area of approximately 80 hectares generally located on the east and west sides of Highway 400 to the north and south of Line 8 from 'Employment Land Reserve (Area D)' to 'Highway 400 Lands Industrial/Logistics' as identified on Schedule "1" to this Amendment.

## 6.0 IMPLEMENTATION

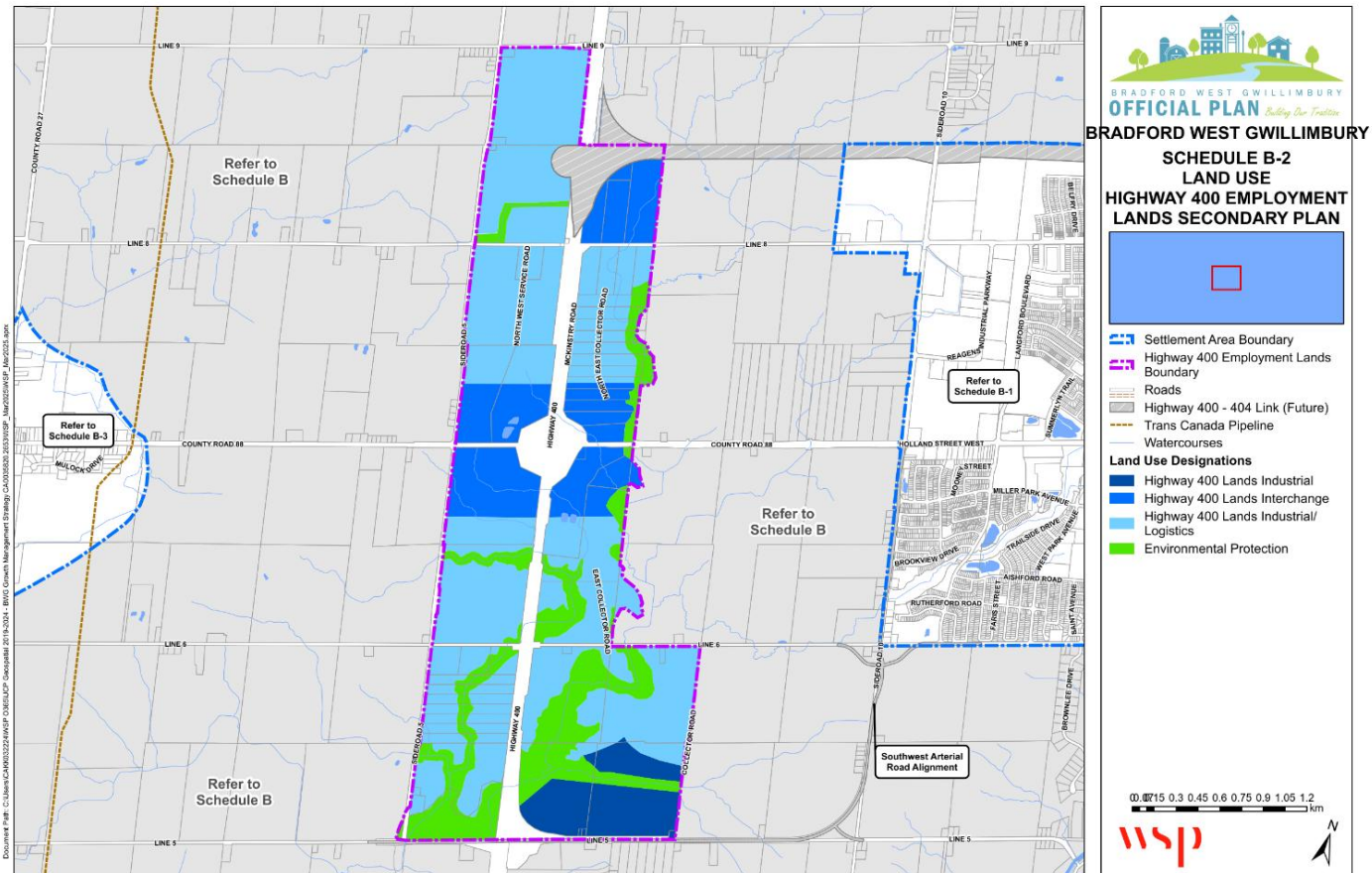
The policies of this Amendment are to be implemented through the relevant policies in Section 7 – Implementing the Plan in the Town OP.

## 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  
Schedule "1" to Official Plan Amendment No. \_\_

This is Schedule "1" to Official Plan Amendment No. \_\_ as adopted by By-law 2025-\_\_.



James Leduc, Mayor

Tara Reynolds, Clerk

## PART C – THE APPENDIX

Record of Bradford West Gwillimbury Council Action

To be completed.