



Employment Area Strategy

Town of Bradford West Gwillimbury

Final Report

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List of Acronyms and Abbreviations

COVID-19	Coronavirus disease
C.M.A.	Census Metropolitan Area
C.D.	Census Division
G.D.P.	Gross domestic product
G.G.H.	Greater Golden Horseshoe
G.M.S.	Growth Management Strategy
Growth Plan	A Place to Grow: Growth Plan for the Greater Golden Horseshoe
G.T.H.A.	Greater Toronto and Hamilton Area
I.M.F.	International Monetary Fund
L.N.A.	Land Needs Assessment
M.C.R.	Municipal Comprehensive Review
M.O.F.	Ministry of Finance
M.T.S.A.	Major Transit Station Area
M.Z.O.	Minister's Zoning Orders
N.P.R.	non-permanent residents
O.P.	Official Plan
P.P.S., 2020	Provincial Policy Statement, 2020
P.P.S., 2024	Provincial Planning Statement, 2024



List of Acronyms and Abbreviations (Cont'd)

P.P.U.	persons per unit
S.A.B.E.	Settlement Area Boundary Expansion
SCOPA	Simcoe County Official Plan Amendment
U.S.	United States



Executive Summary



Executive Summary

Introduction

Watson & Associates Economists Ltd. (Watson), in association with WSP Canada Inc., was retained in the summer of 2024 to undertake a Growth Management Strategy (G.M.S.) for the Town of Bradford West Gwillimbury to guide growth over the next 30 years. The G.M.S. is informed by the results of Simcoe County's Municipal Comprehensive Review and prepared under the provincial and regional planning frameworks. The purpose of this study is to provide a review of the Town's long-term Employment Area land needs to 2051, building on the Simcoe County Official Plan Amendment No. 7 (SCOPA No. 7).

Macro-Economic and Regional Economic Trends and Employment Conditions

In many respects, the Town's long-term population and employment growth potential is closely tied to the success of the surrounding market area, as well as the Greater Toronto and Hamilton Area. With access to a large labour pool and available, developable Employment Area lands with good connectivity to 400-series highways, the surrounding market area continues to be a key industrial market in Ontario.

While there will continue to be a manufacturing focus in Ontario, the nature of industrial processes is rapidly shifting, becoming more capital/technology intensive and automated, with lower labour requirements. The highly competitive nature of the manufacturing sector will require production to be increasingly cost-effective and value-added oriented, which bodes well for firms that are specialized and capital/technology intensive. As a result of increased technological efficiencies in the manufacturing sector, provincial gross domestic product levels related to the manufacturing sector are anticipated to outpace labour force growth over the next decade, indicating increasing gross domestic product output per employee.

The Town of Bradford West Gwillimbury offers a diverse range of economic and employment opportunities across various sectors. With a strong agricultural heritage, the Town boasts a thriving agricultural sector providing employment opportunities in farming and agri-food processing industries. In addition to agriculture, Bradford supports a robust manufacturing base and is home to some of the County's largest industrial businesses, which are key anchors for the Employment Area base in the Town.



As of 2024, the manufacturing sector represents the largest employment sector in the Town of Bradford West Gwillimbury at just over 2,500 jobs, or approximately 22% of the employment base in the Town.^[1] The manufacturing sector provides significant employment opportunities and contributes to the local economy's resilience and stability. Key manufacturing sub-sectors identified by the Town's Office of Economic Development include transportation equipment manufacturing, fabricated metal products manufacturing, machinery manufacturing, and non-metallic mineral product manufacturing companies.^[2]

A key opportunity for success in attracting employers and labour force growth in the Town is the Bradford Bypass. The Bradford Bypass, part of the Highway 400–404 Connecting Link, will establish an east-west route linking Highway 400 in Bradford West Gwillimbury to Highway 404 in East Gwillimbury. The project includes seven interchanges located at Highway 400, 10th Sideroad (County Road 54), County Road 4 (Yonge Street), Bathurst Street, 2nd Concession Road, Leslie Street, and Highway 404, as well as three grade-separated crossings in Bradford West Gwillimbury.^[3] This significant infrastructure initiative is currently in the planning phase and aims to alleviate congestion on local highways while also fostering economic development opportunities to enhance the growth of Employment Area lands through improved access to 400-series highways.

Employment Area Requirements and Target Sector Analysis

At both the regional and local levels, location requirements of industry can vary considerably depending on the nature of the employment sector/use. Employment sectors typically situated within Employment Areas have varying site-specific requirements. To be successful in attracting a broad range of employment sectors, it is recommended that available vacant lands and any future Employment Areas in the Town provide the corresponding industry requirements.

^[1] Holland Marsh Drainage System, Joint Municipal Service Board, website – <https://www.hollandmarsh.org/Home/About>

^[2] Town of Bradford West Gwillimbury Economic Development website – <https://www.gotobwg.ca/community-profile/>, accessed October 31, 2024.

^[3] https://www.bradfordbypass.ca/wp-content/uploads/2024/07/Bradford-Bypass-Statement-of-Completion_FINAL.pdf



The key target sectors for the Town are summarized below:

- Advanced Manufacturing;
- Clean Energy and Renewable Technologies;
- Logistics and Warehousing;
- Agri-Tech and Food Processing;
- Technology and Innovation;
- Electric Vehicle (EV) Infrastructure; and
- Health and Life Sciences.

To accommodate the steadily growing economic base, the Town's land use planning policies must be designed to address the evolving nature of the local and regional economies and reflect the diverse needs of industry and businesses of all sizes over the long term. To ensure the long-term competitiveness, growth, and diversity of the Town's economy, planning and marketing efforts must be geared toward the broader strengths of the Town and its communities, specific target sector investment attraction efforts, and an adequate supply of quality, shovel-ready employment lands.

Employment Land Supply and Land Needs Analysis

As of late 2024, the Town's designated vacant employment lands is estimated at approximately 740 gross hectares (1,820 gross acres). This excludes environmental features and other non-developable features. After adjusting for internal infrastructure and long-term land vacancy, the net vacant Employment Area land supply is approximately 444 net hectares (1,097 net acres). According to an evaluation of available services prepared by GEI Consultants in February 2025, it has been determined that the Highway 400 Employment Lands have adequate water capacity to support growth, though improvements will be necessary. While there is room for growth, the GEI memo highlights several infrastructure improvements that will be needed.

By 2051, the Town is forecast to accommodate an employment base of 28,300, an increase of 15,800 or approximately 585 jobs annually over the 2024 to 2051 period. As a result, employment growth over that period is anticipated to increase at an annual rate of 3.1%. Over the long-term planning horizon, Bradford West Gwillimbury Employment Areas are anticipated to accommodate nearly 9,000 new employees. Assuming an average target density on employment lands of 20 jobs per hectare (8 jobs



per acre), an overall land demand of 444 net hectares (1,097 net acres) has been calculated for the Town. Based on the long-term demand and supply of Employment Area land in the Town, it is anticipated that the Town has a sufficient supply of vacant employment lands to accommodate growth to 2051. The results are consistent with those of SCOPA No. 7, which also identified a sufficient amount of Employment Area lands. While the Town does have an adequate supply of Employment Area land to accommodate forecast demand to the year 2051, it should be noted that the overall supply of vacant designated Employment Lands is rather limited and does not provide a large excess of lands beyond 2051. Any reductions to the developable supply of designated Employment Area land (i.e., through Employment Area removals), decreases to average densities, or increases to land absorptions rates achieved in Employment Areas could reduce the Town's ability to accommodate growth in this area. This emphasizes the importance of developing a comprehensive monitoring program to assess the Town's Employment Area land needs on a regular (i.e., annual) basis.

Recommended planning policy directions will be provided by the Consultant Team as part of the Town's on-going G.M.S. and Official Plan Review (O.P.R.) process to guide the long-term development of the Town's Employment Areas.



Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

Watson & Associates Economists Ltd. (Watson), in association with WSP Canada Inc., was retained in the summer of 2024 to undertake a Growth Management Strategy (G.M.S.) for the Town of Bradford West Gwillimbury to guide growth over the next 30 years. The G.M.S. is informed by the results of Simcoe County's Municipal Comprehensive Review (M.C.R.) and prepared under the provincial and regional planning frameworks. The Town is planning to implement the G.M.S. through a series of Official Plan Amendments (O.P.A.s) that will establish clear direction for growth and set a planning horizon to the year 2051. As part of the G.M.S., Watson has prepared this Employment Area Strategy Report. The purpose of this study is to provide a review of the Town's long-term Employment Area land needs to 2051, building on the Simcoe County Official Plan Amendment No. 7 (SCOPA No. 7).

Watson previously prepared two documents for the Town's G.M.S., including a Background Report (January 2025) and an Intensification Analysis Report (February 2025). The Background Report reviews the population and employment forecasts for the Town and provides an analysis of growth trends and drivers. The Intensification Analysis Report evaluates the potential for intensification, particularly focusing on the lands within the major transit station area.

1.2 What are Employment Areas?

Employment Areas primarily accommodate export-based employment, including a wide range of industrial uses such as manufacturing, distribution and logistics, and transportation services. They also support specific commercial and institutional uses such as offices, service providers, and ancillary or accessory retail, which generally enhance the industrial and business functions of these areas. Based on the recent changes to the definition of Employment Areas under the P.P.S. 2024 and *Planning Act*, Employment Areas are to be focused on core industrial uses such as manufacturing and logistics. Commercial uses, such as retail and office uses, can be included in an Employment Area as secondary uses, but they must support the primary industrial activities on the site. Further details on policy context regarding Employment Areas are provided in Chapter 2.

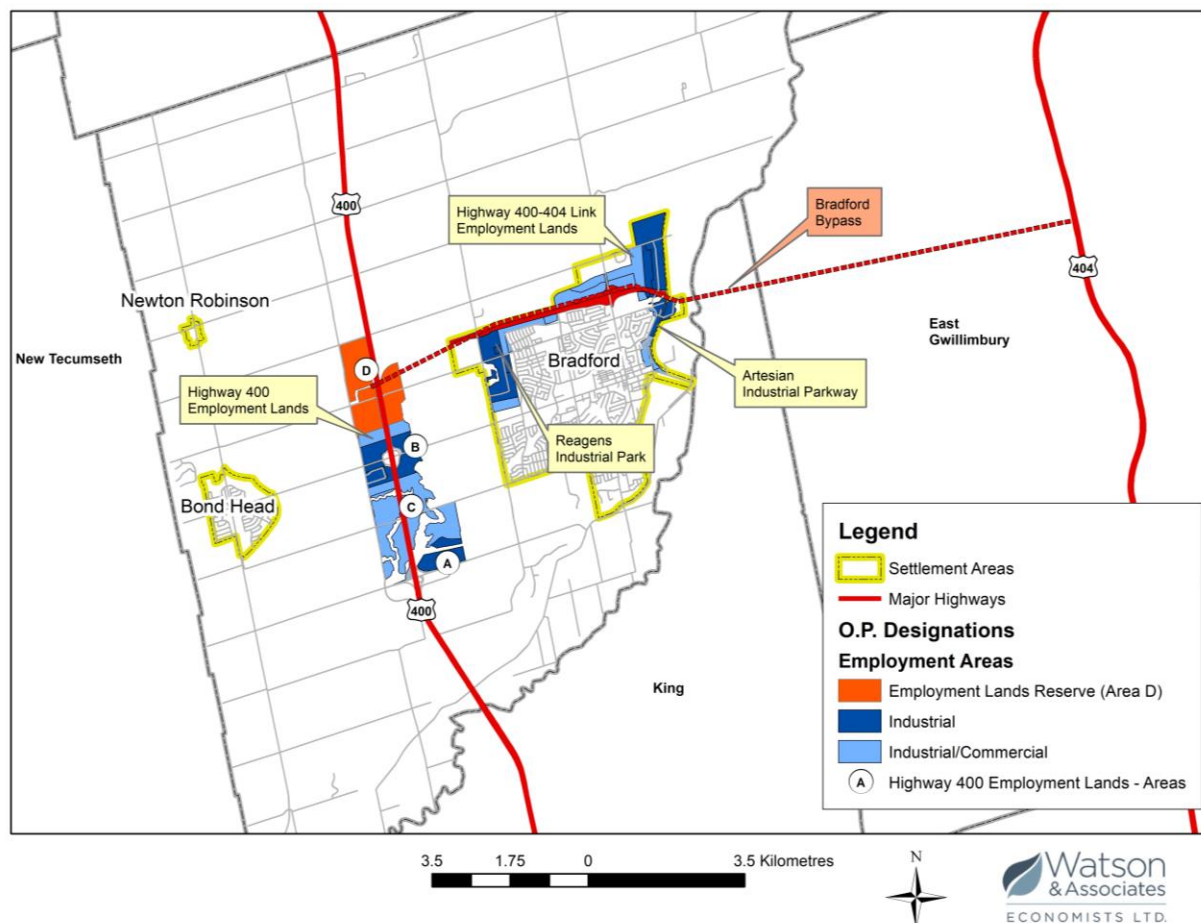


Within the Town of Bradford West Gwillimbury, designated Employment Areas include two primary designations: Industrial (identified in dark blue in Schedule A of the Town's Official Plan (O.P.)); and Industrial/Commercial (identified in light blue in Schedule A of the Town's O.P.). The Town has three established Employment Areas including:

- Artesian Industrial Parkway;
- Reagens Industrial Park; and
- Highway 400 Employment Lands.

In addition, the Town has designated Employment Area lands along the Bradford Bypass, north of the urban area of Bradford. These lands are currently vacant. Figure 1-1 includes a map of existing designated Employment Areas in the Town.

Figure 1-1
Bradford West Gwillimbury
Existing Designated Employment Areas





Employment lands form a vital component of the Town's land use structure and are an integral part of the local economic development potential of the Town, the County, and the surrounding market area. They are also home to many of the Town's largest private-sector employers. Through development of its industrial land base, the Town is better positioned to build more balanced, complete, and competitive communities. Development typically accommodated on employment lands generates relatively strong economic multipliers (i.e., spin-off effects) that benefit the Town of Bradford West Gwillimbury, Simcoe County, and beyond, both directly and indirectly. In addition, employment land development generates employment opportunities that can improve local socio-economic conditions (i.e., live/work opportunities). Furthermore, achieving non-residential growth adds to a community's assessment base, which can help support lower property taxes and stronger municipal service levels. Employment land development also tends to produce more positive net fiscal benefits for the community than other types of development (e.g., residential and retail). Thus, a healthy balance between residential and non-residential development is considered an important policy objective for Simcoe County and its local municipalities.



Chapter 2

Policy Context



2. Policy Context

2.1 Provincial Policy Context

On August 19, 2024, the Province released the Provincial Planning Statement, 2024 (P.P.S., 2024), which replaced the Provincial Policy Statement, 2020 (P.P.S., 2020) and a Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the Growth Plan) as an integrated document. The P.P.S., 2024 was released in coordination with Bill 185, *Cutting Red Tape to Build More Homes Act*. The P.P.S., 2024 came into effect on October 20, 2024.

A key focus of the P.P.S., 2024 is that it recognizes that the approach to delivering housing needs and Employment Area land need requirements will vary by municipality and, as such, it moves away from a prescriptive guideline-based approach. The following summarizes key highlights of the P.P.S., 2024 that are relevant to planning for Employment Areas.

Planning for Growth

- Compared to the P.P.S., 2020, the P.P.S., 2024 presents a more flexible horizon for planning for growth by providing a planning horizon with a minimum of 20 years and a maximum of 30 years. Additionally, it allows for planning of infrastructure, public service facilities, strategic growth areas, and Employment Areas to extend beyond this time horizon.^[4] As such, this suggests that municipalities are to designate land to accommodate growth for at least 20 years, but not more than 30 years with the opportunity to designate additional land beyond the 30-year time horizon for Employment Areas, strategic growth areas, and planning for infrastructure.^[5]
- The P.P.S., 2024 requires municipalities to consider population growth forecasts prepared using Ontario Ministry of Finance (M.O.F.) projections and allows municipalities to modify these forecasts as appropriate.^[6] It is important to note

^[4] Provincial Planning Statement, 2024, policy 2.1.3, p. 6.

^[5] Ibid.

^[6] Ibid.



that the M.O.F. population forecasts are provided at the Census division^[7] level only, which typically represents upper-tier municipalities, including separated municipalities (e.g., the City of Barrie, the City of Orillia, and the County of Simcoe are included in the Simcoe Census Division) and large urban single-tier municipalities. The use of the M.O.F. forecasts is not meant to replace long-term forecasting by municipalities, but the forecasts are to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations. It is further noted that the M.O.F. does not prepare long-term employment forecasts.

- According to the P.P.S., 2024, Minister's Zoning Orders (M.Z.O.s) are to be treated as "in addition to projected needs" over the planning horizon. In planning for M.Z.O. lands, the P.P.S., 2024 states that these lands must be incorporated into the O.P. and related infrastructure plans.^[8]
- The P.P.S., 2024 provides direction in planning for complete communities. This direction has been refined from the P.P.S., 2020 and requires that municipalities plan for an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs. Furthermore, municipalities need to ensure that efforts are made to improve access for all community members and to reduce barriers.

Settlement Area Boundary Expansions

- According to the P.P.S., 2024, a settlement area boundary expansion (S.A.B.E.) is allowed at any time and without the requirement of a Comprehensive Review, provided that the S.A.B.E. meets the criteria established in policy 2.3.2.1. The criteria includes establishing the need to designate and plan for additional land to meet an appropriate range and mix of land uses, supported by infrastructure and public facilities, while limiting the impact on agricultural areas. Furthermore, the S.A.B.E. is to support a phased progression of urban development. Overall, the

^[7] Census division is a term used by Statistics Canada that refers to a large geographic area encompassing neighbouring municipalities that may share some common services (such as police or ambulance services).

^[8] Provincial Planning Statement, 2024, policy 2.1.3, p. 6.



policies allow for a simplified and flexible approach for municipalities to undertake a S.A.B.E.^[9]

Planning for Employment

- Unchanged from the P.P.S., 2020, major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available, according to the P.P.S., 2024.^[10]
- The P.P.S., 2024 includes an updated definition of Employment Area based on the amendment of the *Planning Act* on June 8, 2023. The *Planning Act* was amended under subsection 1 (1) to include a new definition of “area of employment.” This definition of Employment Area has been scoped to include only industrial-type employment as a primary use. The amendment to the *Planning Act* received Royal Assent as part of Bill 97 on June 8, 2023. The definition change in the *Planning Act* is now in effect in concert with the P.P.S., 2024.
- According to the P.P.S., 2024, municipalities are to assess and update Employment Areas identified in Official Plans (O.P.s) to ensure that this designation is appropriate to the planned function of Employment Areas.^[11]
- The P.P.S., 2024 requires that municipalities designate, protect, and plan for all Employment Areas in settlement areas by:
 - Planning for the long-term needs of Employment Area uses;
 - Prohibiting residential uses, commercial uses, public service facilities, other institutional uses, and retail and office uses not associated with the primary employment use; and
 - Providing an appropriate transition to adjacent non-Employment Areas to ensure land use compatibility and economic viability.^[12]
- Under the P.P.S., 2024, municipalities are provided with greater control over Employment Area conversions (now referred to as Employment Area removals) with the ability to remove lands from Employment Areas at any time. Previously, under the P.P.S., 2020 and the Growth Plan, municipalities were required to

^[9] Provincial Planning Statement, 2024, policy 2.3.2, p. 9.

^[10] Ibid., policy 2.8.1.4, p. 13.

^[11] Ibid., policy 2.8.2.4, p. 14.

^[12] Ibid., policy 2.8.2.3, p. 14.



review changes to designated Employment Areas during an M.C.R. Under the P.P.S., 2024, municipalities are required to demonstrate that there is an identified need for the removal and that the land is not required for Employment Area uses over the long term. Furthermore, municipalities need to demonstrate that the proposed change from Employment Area to a non-Employment Area use does not undermine the overall viability of the Employment Area.^[13] It is noted that a review of Employment Area removals has not been conducted as part of this Employment Area Strategy. As part of the Town's on-going G.M.S. and O.P.R. process, consideration of potential Employment Area removals will be subsequently provided within the context of recommended strategic planning policy direction regarding the Town's Employment Areas.

- The P.P.S., 2024 requires that all development within 300 metres of Employment Areas shall avoid, or mitigate, potential impacts on the “long-term economic viability” of employment uses.^[14] This means that when planning for Employment Areas or other uses in proximity to Employment Areas, municipalities must ensure there is an appropriate transition between Employment Areas and sensitive uses like residential uses, where necessary. This acknowledges that the delineation of the Employment Area does not necessarily protect uses on the edge of the Employment Area which may require separation from sensitive uses.
- While the P.P.S., 2024 requires an appropriate separation between Employment Area uses and sensitive uses, it also provides the opportunity for manufacturing, small-scale warehousing, and other industrial uses to be accommodated outside Employment Areas where there are no adverse effects to being located near a sensitive use. It notes that, if there is an opportunity, these uses are to be encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available.^[15]

Change in Planning Responsibilities

Under Bill 185, the Region of Halton, the Region of Peel, and the Region of York have become “upper-tier municipalities without planning responsibilities” as of July 1, 2024. On November 5, 2024, the Province introduced proposed amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the

^[13] Provincial Planning Statement, 2024, policy 2.8.2.5, p. 15.

^[14] Ibid., policy 2.8.1.3, p. 13.

^[15] Ibid., policy 2.8.1.2, p. 13.



Planning Act. Based on the amendments, Waterloo Region and Durham Region became upper-tier municipalities without planning responsibilities on January 1, 2025, while a date of March 31, 2025 has been set for Niagara Region. It is noted that proposed exemptions for “other municipalities impacted by Bill 23, such as the lower-tier municipalities in Simcoe County, would be subject to further notice and consultation and a separate regulatory amendment, coinciding with future government decisions related to the date of proclamation of the Bill 23 changes that will remove planning responsibilities from the upper-tier municipality.”^[18]

It is anticipated that there will continue to be a strong need for impacted upper-tier municipalities, including Simcoe County, to address regional growth management coordination efforts (e.g., coordination of local municipal growth forecasts, assessment of regional infrastructure needs, and review of cross-jurisdictional issues), working with their area municipalities. Once the change in planning responsibilities occurs, it is important to note that Simcoe County’s O.P. would no longer be maintained by the County, but rather become part of the lower-tier municipal O.P.s.

2.2 Simcoe County Official Plan Amendment No. 7

As part of the Region’s O.P. review process, the County undertook a G.M.S. to accommodate population, housing, and employment growth to 2051 in accordance with provincial planning requirements. The O.P. amendment, SCOPA No. 7, is the first phase of the County’s G.M.S. This process, referred to as the County of Simcoe M.C.R., provides a comprehensive examination of the long-term growth outlook for the County of Simcoe to the year 2051. The long-term growth outlook explores various forward-looking assumptions regarding residential intensification and greenfield density by Area Municipality within the context of an evolving provincial planning policy framework. Furthermore, it also determines the amount of urban land required to accommodate the growth outlook using an approach that divides the County into a Southern Regional Market Area and a Northern Regional Market Area. About 63% of all population growth in the County is forecast to occur in the Southern Regional Market Area, mainly in the Towns of Innisfil and Bradford West Gwillimbury, and in the Townships of Essa and Town of New Tecumseth where significant growth is already

^[18] Ontario’s Regulatory Registry, Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the *Planning Act*, 24-MMAH022, posted November 5, 2024.



taking place. As of November 2024, SCOPA No. 7 is still under review by the Province.^[19]

Based on SCOPA No. 7, the Town of Bradford West Gwillimbury is anticipated to reach a population of approximately 83,500 and 30,900 jobs by 2051. The population and employment growth allocations by area municipality are provided for the Northern Regional Market Area, the Southern Regional Market Area, and the Town of Bradford West Gwillimbury, as shown in Figure 2-1.

Figure 2-1
Simcoe County Official Plan Amendment No. 7 (SCOPA No. 7)
Population and Employment Distribution, 2051

Simcoe County by Area	Population, 2051	Employment, 2051
Northern Regional Market Area	259,800	108,620
Southern Regional Market Area	295,220	89,380
Simcoe County	555,000	198,000
Southern Regional Market Area by Area:	-	-
Town of Bradford West Gwillimbury	83,470	30,900
Rest of Southern Regional Market Area	211,750	77,720
Southern Regional Market Area	295,220	108,620

Source: Derived from SCOPA No. 7 and summarized by Watson & Associates Economists Ltd.

The County has not identified a need to expand Employment Area lands in the Town of Bradford West Gwillimbury. The County has identified the need to expand Employment Areas in the Town of New Tecumseh, the Town of Collingwood, and the Township of Clearview. It should be noted that SCOPA No. 7 was prepared before the provincial policy change that narrowed the definition of Employment Areas, which could potentially affect lands designated for employment. It is important to note that Bradford West Gwillimbury will need to utilize its entire current Employment Area supply to meet the growth forecasts for 2051. Therefore, ongoing monitoring of the Employment Area is crucial due to the tight land supply as identified in the Simcoe County M.C.R. This report provides a further discussion of the Town's Employment Area land needs to the year 2051.

^[19] Based on Ontario Environmental Registry 09-6113.



2.3 Town of Bradford West Gwillimbury Official Plan

2.3.1 Land Use Designations and Settlement Area Structure

Land use designations are the fundamental component of guiding how Bradford West Gwillimbury will develop as a complete community. Within the Urban Settlement Areas, the Town has the following designations that support opportunities to live and work in the community:

Residential Designations

- Low Density Residential Designation
- Medium Density Residential Designation
- High Density Residential Designation
- Residential Built Up (Bradford Delineated Built Boundary)

Commercial and Mixed-Use Designations

- Downtown Bradford Designation
- Community Commercial Designation
- Neighbourhood Commercial Designation

Community Facilities

- Community Uses Designation
- Open Space Designation

The designations outlined above offer opportunities to enhance community area uses, allowing for integration with minimal buffering and separation of various functions. The P.P.S., 2024 places significant emphasis on advancing mixed-use projects and improving housing supply.

Within the Urban Settlement Areas, the Town has the following land use designations that accommodate industries associated with Employment Area development. These uses provide the opportunity to support export-based industries. Employment uses typically accommodated in Employment Areas include a range of industrial uses that require separation from community area uses. The Employment Area designations do not permit residential uses.



Employment Area Designations

- **Industrial Designation**

- The Industrial designation aims to foster employment opportunities in areas that effectively utilize existing infrastructure and minimize potential conflicts with non-industrial uses, as specified in the Town of Bradford West Gwillimbury O.P.A. 26. This designation allows for various activities, including manufacturing, warehousing, fabrication, repair, processing, and assembly. Commercial services, recreational activities, and office functions (as a primary use) are permitted only within a multi-tenant building that accommodates various uses, including at least one of the industrial uses previously mentioned. Furthermore, non-industrial uses are only to constitute a minor portion of the overall floor area of the property.
- The permitted uses and intent of the industrial designation aligns well with the definition of Employment Area in the P.P.S., 2024, which requires industrial uses as the primary use.^[20]

- **Industrial/Commercial Designation**

- Lands designated Industrial/Commercial are to provide for a full range of light industrial and office uses at a high standard of design. Uses permitted within the Industrial/Commercial designation include manufacturing, warehousing, fabricating, repairing, processing, and assembly; office uses; hotel and convention facilities; and public and institutional uses.
- Retail uses are restricted, except for those that pertain to products manufactured or assembled on the premises. These uses should be ancillary and contained within the same building as the related industrial use.^[21]
- While the designation does not meet the definition of Employment Area according to the P.P.S., 2024, the designation serves an important function in providing a transition between community areas uses (e.g., residential) and Employment Area uses. Additionally, the designation

^[20] Town of Bradford West Gwillimbury Official Plan, section 5.

^[21] Ibid.



allows for employment-supportive and prestigious uses that enhance the profile of the Employment Area.

It is important to note that land use permissions include different provisions in the Highway 400 Employment Lands, as briefly discussed herein in subsection 2.3.3.

2.3.2 Designated Employment Areas

As illustrated in Figure 2-2, the Town has three established Employment Areas, as well as a new Employment Area near the Bradford Bypass, the Highway 400-404 Link Employment Lands. Provided below is a brief overview of the Employment Areas.

Artesian Industrial Parkway is situated along the eastern edge of Bradford, which is a mature Employment Area with approximately 130 gross developable hectares (330 acres) of vacant land. The Employment Area is bisected towards the south by the Bradford Bypass which will provide improved access to Highways 400 and 404 via a full interchange planned at County Road 4. The Employment Area is positioned to support a variety of industries, particularly those focused on manufacturing, as well as small-scale logistics and distribution enterprises. The Employment Area has the opportunity to support the needs of small and medium-sized businesses.

Reagens Industrial Park is a key industrial hub in west end of the Bradford urban area. The Employment Area has approximately 60 gross developable hectares (150 acres) of vacant employment lands. The park currently supports a mix of light and heavy industrial businesses. The Employment Area offers good access to Highway 400. A proposed full interchange along the Bradford Bypass at County Rd. 10 would greatly improve access to the Employment Area for the movement of goods. The Reagens Industrial Park is largely built out, with only two large blocks of vacant land in the northern section of the Employment Area (north of Line 8) which is strategically positioned near the new highway interchange.

The **Highway 400 Employment Lands** constitute the Town's largest Employment Area and offer approximately 460 gross developable hectares (1,140 acres) of vacant lands. The Employment Area's strategic location along Highway 400 enhances its connectivity to the broader Greater Toronto and Hamilton Area (G.T.H.A.) market. Among the Town's Employment Areas, the Highway 400 Employment Lands provide a significant opportunity for the Town to compete for a variety of large export-based industries, attributed to the area's high profile, direct access to a 400-series highway, and large

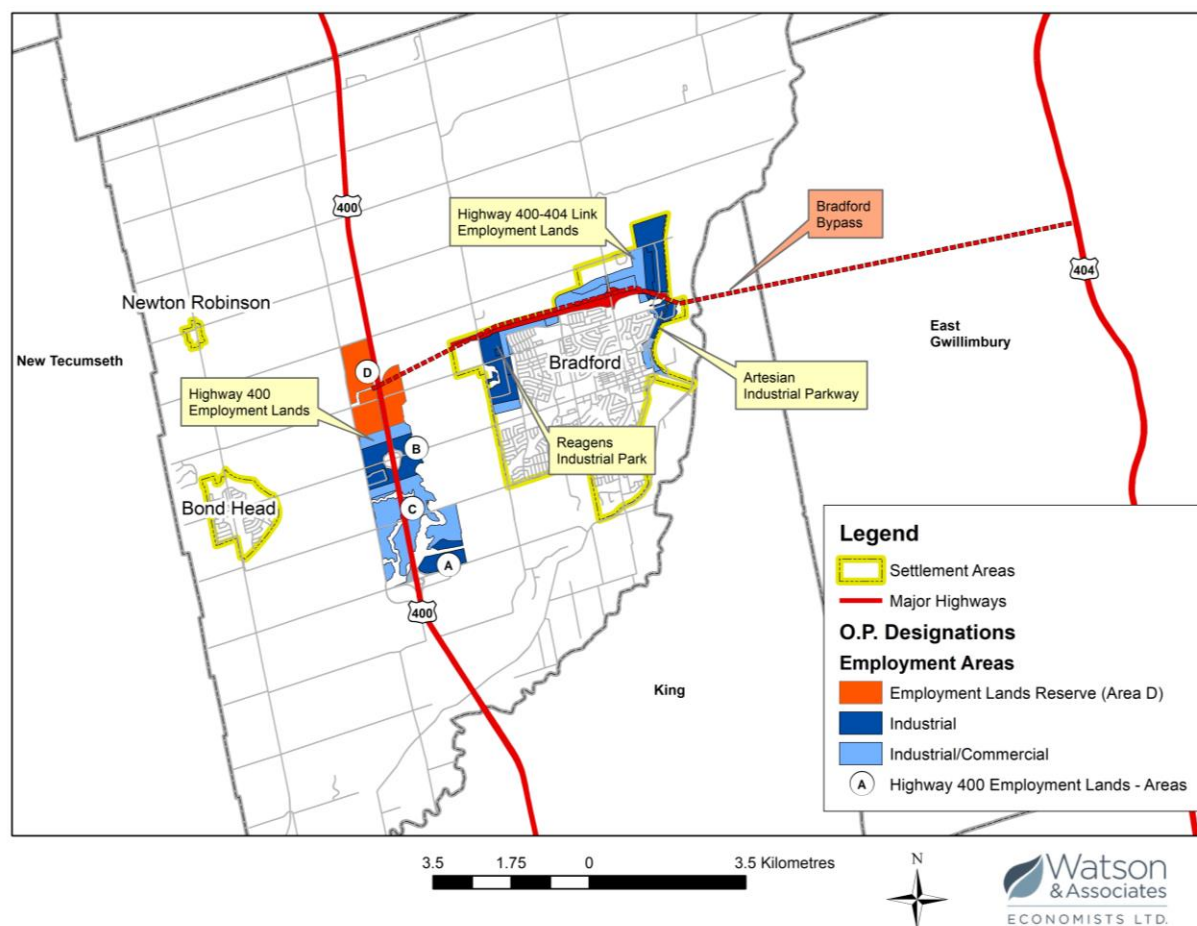


land parcels that can accommodate a broad range of industrial sectors. It is important to note that the Employment Area is outside the Bradford Urban Area and as a result does not currently offer proximity to urban amenities such as retail and parkland/recreational lands. The Employment Area is envisioned to include a range of employment supportive uses, such as commercial uses that support workers and businesses in the Employment Area. As identified on Figure 2-2, the Highway 400 Employment Lands have additional land use provisions when compared to the City's other Employment Areas. The additional land use provisions are discussed in subsection 2.3.3.

The **Highway 400-400 Link Employment Lands** are located along the northern edge of the Bradford Urban Area. This Employment Area is largely undeveloped and is situated along the future Bradford Bypass. It is estimated that there are approximately 90 gross developable hectares (222 acres) of vacant employment lands in this Employment Area. The lands on the southside of the future Bradford Bypass are adjacent to residential uses. Most of the lands to the north of the future Bradford Bypass are largely isolated from sensitive uses, apart from the northern edge of the Employment Area, which is adjacent to estate residential and rural residential areas. It is important to note that most of the lands are zoned as Future Development and are not currently serviced.



Figure 2-2
Bradford West Gwillimbury
Existing Designated Employment Areas



2.3.3 Highway 400 Employment Lands

Figure 2-3 provides a more detailed map of the Highway 400 Employment Lands, while Figure 2-4 provides a summary of the four areas in the Employment Areas. The Highway 400 Employment Lands are envisioned to accommodate a range of prestige and general industrial uses. A maximum threshold has been established for the number of employment-supportive uses, such as commercial services, retail, and hotel uses, as well as non-industrial uses such as office, to be included in the Employment Area. The purpose of the maximum threshold is to ensure that the Employment Area accommodates a range of employment uses. The Town of Bradford West Gwillimbury O.P. permissions are based on a supplemental guidance document prepared through Amendment 1 to the Growth Plan in planning for the Bradford West Gwillimbury



Strategic Settlement Employment Area. All land area estimates are provided in gross developable hectares.

Figure 2-3
Bradford West Gwillimbury
Highway 400 Employment Lands

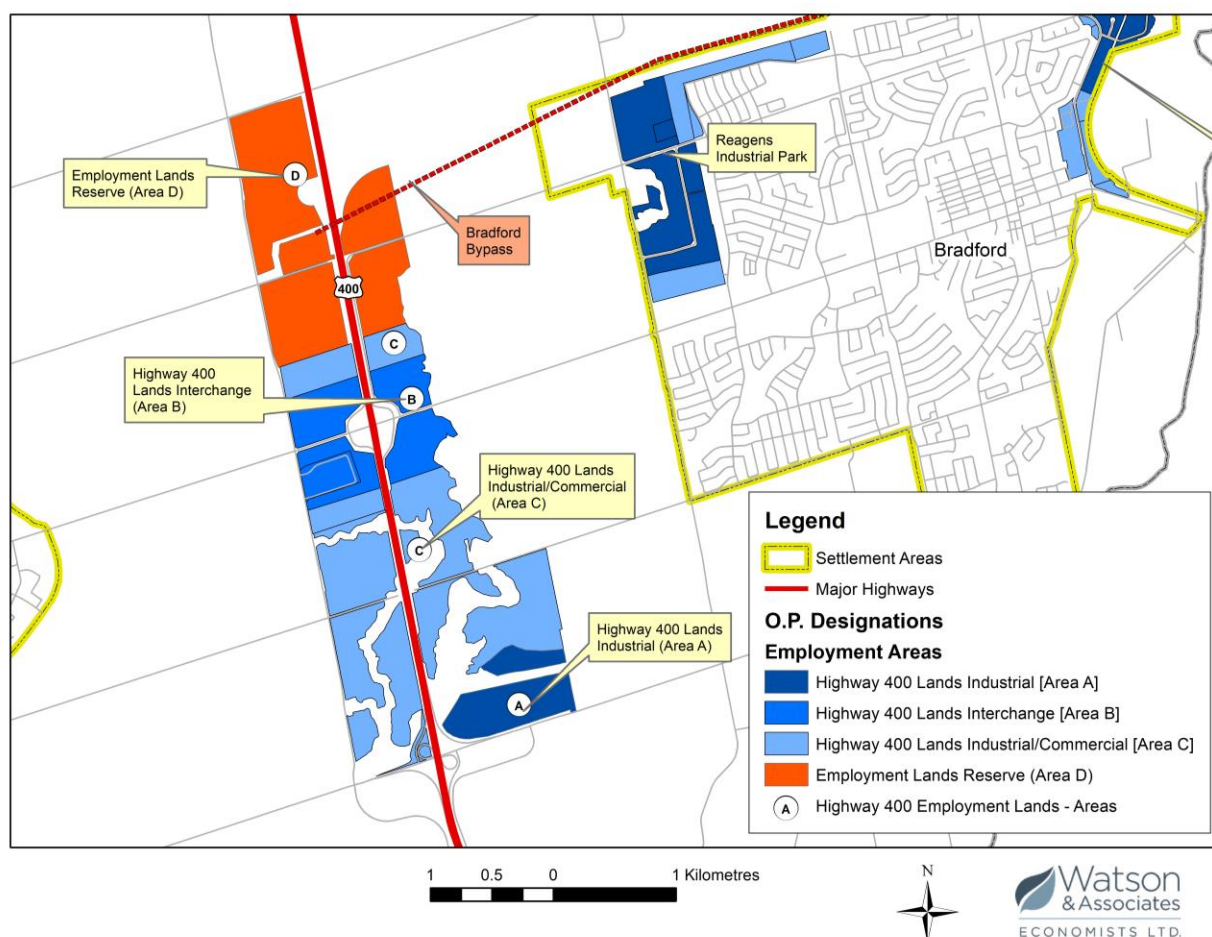




Figure 2-4
Bradford West Gwillimbury
Highway 400 Employment Lands Summary by Area

Employment Area	Vacant Land Area (hectares)	Function and Permitted Uses
Employment Area A: Highway 400 Industrial	18	<p>To provide a location for heavy industrial uses that may conflict with non-industrial uses in the Highway 400 Employment Lands.</p> <p>Industrial: manufacturing, warehousing, fabricating and processing of mechanical equipment, repairing, processing, and assembly. Outside storage is permitted.</p> <p>Office: accessory use only.</p> <p>Ancillary Retail: up to 10% of gross floor area, and in same building.</p>
Employment Area B: Highway 400 Interchange	74	<p>To provide for a range of light industrial, office, and employment supportive uses in the area of the Highway 400/88 interchange.</p> <p>Industrial: distribution centre, food processing, manufacturing, and warehousing.</p> <p>Prestige Uses: research facilities, including laboratories, training facility, and public and institutional uses (without a residential component). Data Centre Uses (hosting computer systems): maximum up to 10,000 sq.m in this area.</p> <p>Office: accessory and stand-alone up to 7,500 sq.m in this area and up to 5.7% of the land area.</p> <p>Employment Supportive Uses: hotels, including ancillary convention facilities: with a maximum gross floor area of 8,000 sq.m. Motor vehicle service stations, retail stores (to a maximum gross floor area of 3,500 sq.m per premise), food stores (to a maximum gross floor area of 600 sq.m per premise). Maximum area of land permitted to be used by employment-supportive uses of approximately 26 hectares.</p> <p>Ancillary Retail: up to 10% of gross floor area, and in same building.</p>



Employment Area	Vacant Land Area (hectares)	Function and Permitted Uses
Employment Area C: Highway 400 Industrial/ Commercial	212	<p>To provide for a full range of light industrial and office uses in Highway 400 Employment Lands.</p> <p>Industrial: distribution centre, food processing, manufacturing, and warehousing; outside storage may be permitted.</p> <p>Prestige Uses: research facilities including laboratories, training facility, public and institutional uses. Data Centre Uses (hosting computer systems): maximum up to 7,500 sq.m in this area.</p> <p>Office: accessory and stand-alone up to 7,500 sq.m in this area and up to 5.7% of the land area.</p> <p>Employment Supportive Uses: motor vehicle service stations, convenience retail stores, childcare 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. Maximum area of land permitted to be used by employment-supportive uses of approximately 9 hectares.</p> <p>Ancillary Retail: up to 10% of gross floor area, and in same building.</p>
Employment Area D: Employment Lands Reserve	160	Lands designated Employment Lands Reserve is intended to protect employment uses beyond the year 2031.
Total	464	-

Source: Vacant land area estimates by Watson & Associates Economists Ltd. based on mapping data provided by the Town of Bradford West Gwillimbury. Vacant land area excludes environmental features and non-developable lands. Designations based on the Town of Bradford West Gwillimbury Official Plan, section 5.



Chapter 3

Macro-Economic Trends, Regional Trends, and Context



3. Macro-Economic Trends, Regional Trends, and Context

Building on the January 2025 Bradford West Gwillimbury G.M.S. Growth Review and Allocations Report, this chapter summarizes the key economic trends anticipated to continue to influence the employment growth outlook for the Town of Bradford West Gwillimbury.^[22]

3.1 Planning for an Evolving Economy and the Changing Nature of Work

Continued structural changes in the global economy and technological advancements will require municipalities to be increasingly responsive and adaptive to changing industry needs and disruptive economic forces, which have been accelerated by the coronavirus disease (COVID-19) pandemic. There are a number of key industry and labour force trends that are expected to influence growth and development patterns in the Town of Bradford West Gwillimbury and the surrounding Greater Golden Horseshoe (G.G.H.) over the coming decades. This includes:

- Continued disruption of “bricks and mortar” retail, driven by changes in consumer behavior through e-commerce;
- Economic growth related to the logistics sector, generated from growing demand in e-commerce and requirements for regional fulfillment centres to serve the growing regional population base in the G.G.H.;
- Increased use of technology in commercial services, leading to alternative platforms to purchase and share products;
- Continued economic recovery in the manufacturing sector, in particular advanced manufacturing;
- Longer-term opportunities and challenges in the manufacturing sector associated with continued offshoring, automation, and the rise of artificial intelligence (A.I.);
- Growing opportunities within the Green Technology sector as the Town and the surrounding market area transition to a clean energy economy;

^[22] Town of Bradford West Gwillimbury, Growth Management Strategy – Growth Review and Allocations (Final Report) prepared by Watson & Associates Economists Ltd., January 2025.



- Increased opportunities related to work from home, hybrid work at home/at office work models, distributed work/learning largely driven by technological innovation and improvements to regional telecommunications;
- Continued rise of the gig economy^[23] as individuals utilize technology to supplement their income in more flexible ways in contrast to traditional work patterns; and
- Shifting demands between residential, office, and institutional floor space driven by continued growth in knowledge-based employment sectors and continued technological advancement.

3.2 The Changing Nature of Employment Areas

Recognizing these recent structural changes in the macro economy, there is a need for the Town of Bradford West Gwillimbury to ensure that the amount, type, and location of the Town's established and planned Employment Areas are well aligned with these broader trends and the anticipated local market demand. The changing nature of industrial uses in Employment Areas will require a careful balance for protecting core Employment Area uses (e.g., manufacturing and warehousing) and enabling flexibility to realize emerging economic opportunities.

It is important to recognize that new business operational models may not neatly fit into an industrial use category, such as manufacturing and warehousing. Furthermore, it may be difficult to distinguish between the primary and secondary uses of an Employment Area site. Across Southern Ontario, business operations are increasingly focused on consolidating operations, as well as integrating operations. Integrated operations may involve a range of employment functions, including manufacturing, warehousing, office, research and development, a sales branch, and showroom retail.

The growing acceptance towards hybrid and work at home/at office arrangements are prompting businesses to reassess the need for stand-alone offices and instead explore more integrated facilities that combine office uses. For example, in the Town of Caledon, The Beer Store built a new integrated head office and warehousing facility (approximately 37,810 sq.m (407,000 sq.ft.)) in an Employment Area. The large facility

^[23] The gig economy is a labor market that relies heavily on temporary and part-time positions filled by independent contractors and freelancers rather than full-time permanent employees.



in Caledon involved consolidating The Beer Store employees from a head office location in Mississauga and staff from a warehousing facility in Brampton, as illustrated in Figure 3-1. The new facility of The Beer Store includes high-quality design features in an area designated by the Town of Caledon as Prestige Employment Area. Development within this Employment Area is required to follow urban design guidelines that support a prestige employment image.

Figure 3-2 provides additional examples of integrated industrial and office uses in the Greater Toronto Area. As illustrated in Figure 3-2, Kubota Canada Ltd., a tractor and compact equipment distributor, built an industrial and office complex in the City of Pickering (Seaton Employment Area) during 2022 that comprises 46,500 sq.m (500,000 sq.ft.) of industrial warehouse space and an attached state-of-the-art three-storey office building (6,400 sq.m (65,000 sq.ft.)). Integrated operations also can be accommodated on small infill sites, as shown in Figure 3-2 with the development of the Blum Canada warehouse and head office facility in Mississauga, Ontario. This new facility was built on a small infill lot of less than 2 hectares (5 acres) and comprises 5,800 sq.m (62,000 sq.ft.) of gross floor area (G.F.A.). It includes high-ceiling warehousing space, showroom space for the sales team to demonstrate products to contractors, and dedicated office space for head office staff.



Figure 3-1
Peel Region
Example of Consolidation of Office and Distribution Space into an Integrated Operation



**Former The Beer Store Head Office,
Mississauga (Office Site)**



**Former The Beer Store Distribution
Centre, Brampton (Industrial Site)**



**Consolidated The Beer Store –
Head Office and Distribution
Centre Integrated, Caledon**



Figure 3-2
Selected Locations in Greater Toronto Area
Examples of Integrated Industrial/Office Uses



Kubota Canada Ltd. (tractor and compact equipment distributors) – Pickering Innovation Corridor, Highway 407, Pickering, ON. This new facility (built in 2022) comprises 46,500 sq.m (500,000 sq.ft.) of industrial warehouse space and 6,400 sq.m (65,000 sq.ft.) in an attached state-of-the-art three storey office building.



Blum Canada (kitchen furniture and fixtures supplier) – Gateway Employment Area, Mississauga, ON. This new facility was built on a small infill lot (less than 2 ha). Comprises 5,800 sq.m (62,000 sq.ft.) of G.F.A. and includes high ceiling warehousing space, as well as showroom space for the sales team to demonstrate products to contractors and dedicated office space for head office staff.

Image sources: Google Earth.

While the Town of Bradford West Gwillimbury has been successful in accommodating logistics and warehousing, a key opportunity for the Town lies in encouraging secondary uses in logistics and warehousing operations, akin to those observed in integrated operations. This would contribute towards accommodating a range and diversity of employment opportunities in the Town, and to supporting a higher density level in the Employment Areas. The Town's Highway 400 Employment Area, with modern existing industrial uses and highway exposure, would be an ideal location for the Town to support this type of development. To support integrated uses, the Town should explore



prestige urban design guidelines and ensure that the zoning in the area can support secondary uses.

3.3 The Growing Logistics and Warehousing Sector

As previously discussed, the logistics and warehousing sector is rapidly growing in Canada and is placing increasing pressure on the need to plan for large extensive Employment Area uses. This employment sector, while it may not directly accommodate a high yield of job opportunities on Employment Area sites, is a critical component of the regional economy. The success of Ontario's employment sectors, including manufacturing, is dependent on the logistics and warehousing sector's ability to move goods. As manufacturing operations increasingly move towards just-in-time manufacturing,^[24] the proximity and support of logistics and warehousing facilities will be key in supporting the growth of the manufacturing sector. It is important to recognize that the logistics and warehousing sector includes a spectrum of operations, including trucking terminals, e-commerce fulfillment centres, retail distribution centres, manufacturing parts suppliers, and local and global shipping integrators (e.g., Purolator, UPS, FedEx, etc.). Furthermore, the scale and size of the logistics and warehousing sector may range from a local logistics and warehousing operation to a large-scale logistics and warehousing operation.

As discussed, logistics and warehousing uses are an integral part of Employment Areas. Best practices across municipalities in Ontario include directing large-scale logistics and warehousing uses to Employment Areas with good access to goods movement corridors, such as Highway 400. The size and scale of the uses can be guided by zoning regulations. Within a Prestige Employment Area, municipalities often prohibit trucking terminals with the sole function of supporting trucks and often restrict the amount of land utilized for truck parking (i.e., preventing vacant lands from being utilized as trucking parking lots). In Employment Areas removed from goods movement corridors, municipalities may place restrictions on the size of the logistics and warehousing operation based on a maximum G.F.A. threshold.

The Town of Oakville recently completed a Warehousing and Distribution Industries Review Study. As part of that study, a key recommendation was that the Town control

^[24] Delivery of raw materials for production when they are needed to meet demand, rather than producing in advance.



and regulate this use at the zoning level. It noted that given the location and site factors, it is difficult to control this use at the O.P. level. It further recommended that the Town explore different maximum G.F.A. requirements based on the Employment Area and site location. The study identified the various planning mechanisms available to regulate logistics and warehousing uses. These mechanisms include the development process, the Town's urban design guidelines, the trucking strategy (the urban mobility and transportation strategy), and various by-laws related to parking, vehicle idling, and health and safety.^[25]

3.4 Economic Impacts of Artificial Intelligence on Labour Force Growth Trends

Long-term labour force growth trends at all levels of geography (i.e., local to global) continue to be influenced by structural changes and disruptions driven by technology and A.I. According to Goldman Sachs, if generative A.I. delivers on its promises, globally, it can partially automate two-thirds of all current occupational tasks and can completely substitute one-fourth of all current work. Assuming jobs where A.I. can perform more than 50% of the duties as substitutable, Goldman Sachs estimates that 7% of current jobs in the United States (U.S.) will be replaced by A.I. and 63% of jobs will be complemented by A.I. to varying extents.^[26]

Another report by OpenAI – the developers of ChatGPT – estimates that 80% of the U.S. workforce will have 10% of their tasks impacted by large language models (L.L.M.s) and 19% percent will have at least 50% of their tasks impacted; meaning, with access to an L.L.M. or L.L.M.-powered system, workers can complete those tasks at least 50% faster.^[27] Overall, they predict that with incorporating software and tooling built on top of L.L.M.s, between 47% and 56% of all worker tasks in the U.S. could be completed significantly faster at the same level of quality. The Organization for Economic Co-operation and Development notes that workers with the highest exposure to A.I. are highly skilled, white-collar workers. They also note that workers with digital

^[25] Town of Oakville, Warehousing and Distribution Industries Review Study prepared by Meridian Planning Consultants Inc., presentation to Town of Oakville Council, June 12, 2023.

^[26] The Potentially Large Effects of Artificial Intelligence on Economic Growth. Global Economics Analyst. Goldman Sachs. 2023.

^[27] GPTs are GPTs: An Early Look at the Labor Market Impact Potential of Large Language Models. OpenAI, OpenResearch, University of Pennsylvania. March 2023.



skills have a high ability to adapt and utilize A.I. at work.^[28] Jobs that are anticipated to be complemented by A.I. are those with higher computer use, with A.I. exposure associated with increased hours worked in these jobs. The Goldman Sachs report also notes that occupations partially exposed to A.I. automation will experience increased output resulting from freed capacity. This suggests that digital-based labour will be a significant driver of Canada's future economic growth.

Considerable research has recently been undertaken by institutions and consulting agencies to assess the potential impacts of A.I. on businesses and its broader impacts to the global economy. The 2023 Goldman Sachs report further identifies that the net impacts to global gross domestic product (G.D.P.) resulting from A.I. are anticipated to contribute up to \$7 trillion to the global economy in 2033. The report also identifies that, over the next decade, A.I. will generate massive disruption as both established businesses and new entrants drive innovation and develop new business models. In the face of A.I.'s rapid evolution and the recent disruptions to the global economy due to COVID-19, the Government of Canada introduced a new approach to measuring job security in 2021.^[29] They estimated the proportion of Canadians who hold triple-protected jobs – jobs that have no predetermined end date – are resilient to pandemics and have a low risk of being replaced by A.I. or automation. Their findings indicate that two out of five employees in Canada hold triple-protected jobs; however, such jobs were unequally distributed across workers, families, and regions, with highly educated and higher-earning couples having higher job security. Furthermore, couples living in economic regions with large cities were more likely to enjoy higher levels of job security than those living in small towns and rural areas. While this study does not attach weight to the different variables of job security it measures, it does highlight the risk of increasing social inequalities due to employers' implementation of A.I.

While A.I. as a technology has the potential to negatively impact segments of the labour force, it can also bring great advancements if implemented correctly.^[30] Canada is one of the leading countries in A.I. research and development, with multiple technological hubs that attract researchers, companies, and funding from around the globe.

^[28] Artificial Intelligence and Employment New Evidence from Occupations Most Exposed to AI. OECD. December 2021.

^[29] Job Security In The Age of Artificial Intelligence and Potential Pandemics. Statistics Canada Economic and Social Report. 2021.

^[30] [A Culture of Ethical AI: Report. Canadian Institute for Advanced Research. 2022](#)



3.5 Labour Force Growth Opportunities

Addressing the interconnection between Simcoe County's competitive economic position and its longer-term housing needs by market segment is critical in realizing the County's future forecast population and employment growth potential, as well as the County's ultimate goals related to prosperity, opportunity, and livability. This approach recognizes that the accommodation of skilled labour and the attraction of new businesses are inextricably linked and positively reinforce one another. Skilled labour refers to workers who possess specialized knowledge, training, and experience in a particular field. These workers typically require formal education, apprenticeships, or significant on-the-job training to develop their expertise. Skilled labour is often categorized into different levels based on complexity of the work, the level of education, and the degree of problem-solving involved. The following summarizes the link between skilled labour and business attraction:

- **Economic Competitiveness:** Businesses seek locations where a strong skilled labour pool is available to support operations and growth.
- **Innovation and Productivity:** Skilled workers enhance productivity and drive innovation in industries ranging from manufacturing to technology.
- **Investment and Expansion:** Municipalities with a robust skilled workforce are more likely to attract new businesses and investment.
- **Multiplier Effect:** As businesses grow, they generate additional demand for skilled workers, reinforcing a cycle of economic development.

To ensure that economic growth is not constrained by future labour shortages, the Town of Bradford West Gwillimbury will need to continue exploring ways to attract and accommodate new skilled workers. This includes providing a diverse range of employment opportunities and a broader choice of housing options. Attraction efforts must also be linked to housing accommodation (both ownership and rental), infrastructure, municipal services, and amenities, as well as quality of life attributes that appeal to the younger mobile population, while not detracting from the Town's attractiveness to older population segments.

In November 2023, the Canadian federal government released its Immigration Levels Plan for the next three years. Canada continued to raise its immigration targets to welcome 485,000 new permanent residents in 2024, and aims to welcome 500,000 new permanent residents in 2025 and 500,000 in 2026. The federal government will also be



stabilizing targets for permanent residents at 500,000 per year after 2026 to allow for successful integration and sustainable growth. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. With 960,000 currently unfilled positions across all sectors and an estimated worker-to-retiree ratio of only 3:1 by 2030, Canada has a strong economic need for increased immigration.^[31] ^[32]

During the recovery period from COVID-19, immigration targets were raised in Canada primarily in response to labour force demands faced by the country. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. As a result of the increased targets, Canada welcomed 471,800 and 485,000 new permanent residents in 2023 and 2024, respectively.

The recent targets issued by the federal government in October 2024 show previous targets have been decreased by about 21%. The federal government has also announced it will reduce the percentage of non-permanent residents from 7.3% of the national population to 5.0% by the end of 2026.^[33],^[34] These amendments address the changing needs of the country to ease pressures on housing, infrastructure, and social services. Figure 3-3 shows annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 406,000 permanent residents admitted to Canada in 2021, of which roughly half were accommodated in the Province of Ontario that year. Based on 2024 data and looking forward through 2025 and beyond, despite the target reductions noted above, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding the pre-pandemic averages between 2015 and 2019.

^[31] <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>

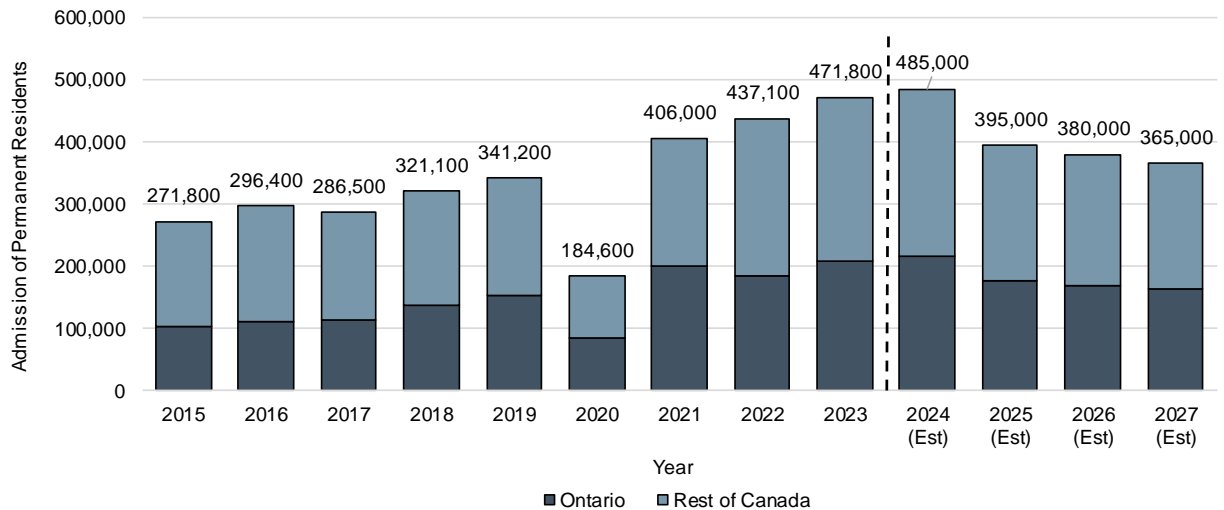
^[32] <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>

^[33] The non-permanent resident share as of Q3 2024 derived from Statistics Canada Tables 17-10-0009-01 and 17-10-0121-01. There are 3,002,090 non-permanent residents out of 41,288,599 residents in Canada.

^[34] The non-permanent resident national population target of 5% from the Government of Canada 2025-2027 Immigration Levels Plan.



Figure 3-3
Admission of Permanent Residents in Ontario and Canada
Historical (2015 to 2023) and Forecast (2024 to 2027)



Source: 2015 to 2023 derived from Immigration, Refugees, and Citizenship Canada (I.R.C.C.) April 30, 2023 data. 2024 to 2027 federal immigration targets from Government of Canada's Immigration Levels Plan for 2024 and 2025 to 2027, and Ontario target estimated based on historical share of about 45% of the Canadian Permanent Residents Admission from 2018 to 2023, by Watson & Associates Economists Ltd.

3.6 Ontario Population Outlook within the Canadian Context

Canada's population is experiencing significant growth. In 2023, the population increased by 3.2%, adding 1,271,000 individuals. With population growth outpacing output G.D.P. growth, the G.D.P. per capita has trended lower and is now well below pre-pandemic levels.^[35] The challenges facing growth in G.D.P. per capita in Canada include labour productivity and a rising unemployment rate for recent immigrants which has increased from 9.5% to 12.6% over the past five years.^[36]

The most recent 2024 M.O.F. projections show a decrease in the growth outlook for Ontario to 22.1 million by 2051 when compared to the previous 2023 M.O.F.

^[35] Statistics Canada, Economic and Social Reports, *Canada's Gross Domestic Product Per Capita Perspectives on the Return to the Trend* report by Carter McCormack and Weimin Wang, April 24, 2024.

^[36] TD Economic Reports, Canadian Employment (July 2024), *Canada's job market softens further in July*, published August 9, 2024.



projections. This downward revision is largely driven by the recent federal government announcement to reduce the percentage of non-permanent residents as discussed in Section 3.5. Since the release of the 2024 M.O.F. projections, the federal government announced an additional reduction in the number of new permanent residents it will accept, lowering the 2025 and 2026 targets of 500,000 to 395,000 in 2025, 380,000 in 2026, and 365,000 in 2027. These changes are anticipated to have a further downward impact on future population growth in Canada, including Ontario (refer to subsection 3.3.2).^[39]

When examining forecast immigration levels required over the long term to achieve the 2024 M.O.F. projections for Ontario, these revised projections appear slightly ambitious. The 2024 M.O.F. population forecast continues to project a higher long-term population growth rate for the Province compared to historical trends experienced over the past 20 years, with an annual growth rate of 1.3% between 2021 and 2051. This translates into an annual population increase of 242,600 people. Comparatively, the level of annual population growth forecast for Ontario under the 2023 M.O.F. forecast is 65% higher than the level of population growth achieved between 2001 and 2021.

3.7 Ontario Economic Outlook within the Canadian Context

Similar to the broader Canadian economy, the economic base of Ontario, as measured by G.D.P. output, has shifted from the goods-producing sector (i.e., manufacturing and primary resources) to the services-producing sector over the past several decades. This shift has largely been driven by G.D.P. declines in the manufacturing sector, which were accelerated prior to and following the 2008/2009 global economic downturn. It is noted, however, that these G.D.P. declines in the manufacturing sector have started to show signs of stabilization, both prior to the COVID-19 pandemic and through the more recent economic recovery.

As illustrated in Figure 3-4, the Ontario economy contracted by 5.1% in 2020 before rebounding by 4.6% in 2021. BMO Capital Markets has forecast that the Ontario economy will continue to soften throughout 2024, growing by 1.3%. The overall Canadian economy is expected to strengthen to an average annual G.D.P. rate of 1.8%

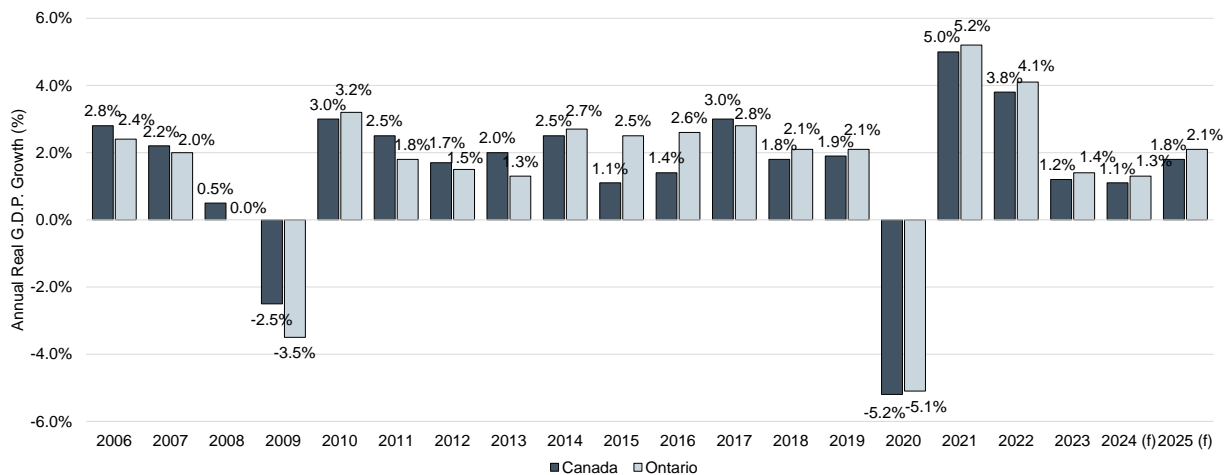
^[39] Government of Canada News Release, October 24, 2024.

<https://www.canada.ca/en/immigration-refugees-citizenship/news/2024/10/government-of-canada-reduces-immigration.html>



in 2025. Near-term economic growth in Ontario is forecast to increase at a slightly higher rate than the overall Canadian economy.^[40]

Figure 3-4
Province of Ontario and Canada
Annual Real Gross Domestic Product (G.D.P.) Growth, Historical (2006 to 2023),
and Forecast (2024 to 2025)



Note: 2021 (Ontario), 2024, and 2025 are forecast by BMO Capital Markets Economics.
Source: Derived from BMO Capital Markets Economics, Provincial Economic Outlook, November 15, 2024, by Watson & Associates Economists Ltd.

3.8 Regional Employment Trends

3.8.1 Regional Employment Context

As illustrated in Figure 3-5, the Town of Bradford West Gwillimbury is situated north of the G.T.H.A. For both international and locally based industries, the Town has a strong appeal in attracting employment growth, given its proximity to a large labour market. The Town's Employment Areas are accessible to both domestic and U.S. markets via Highway 400.

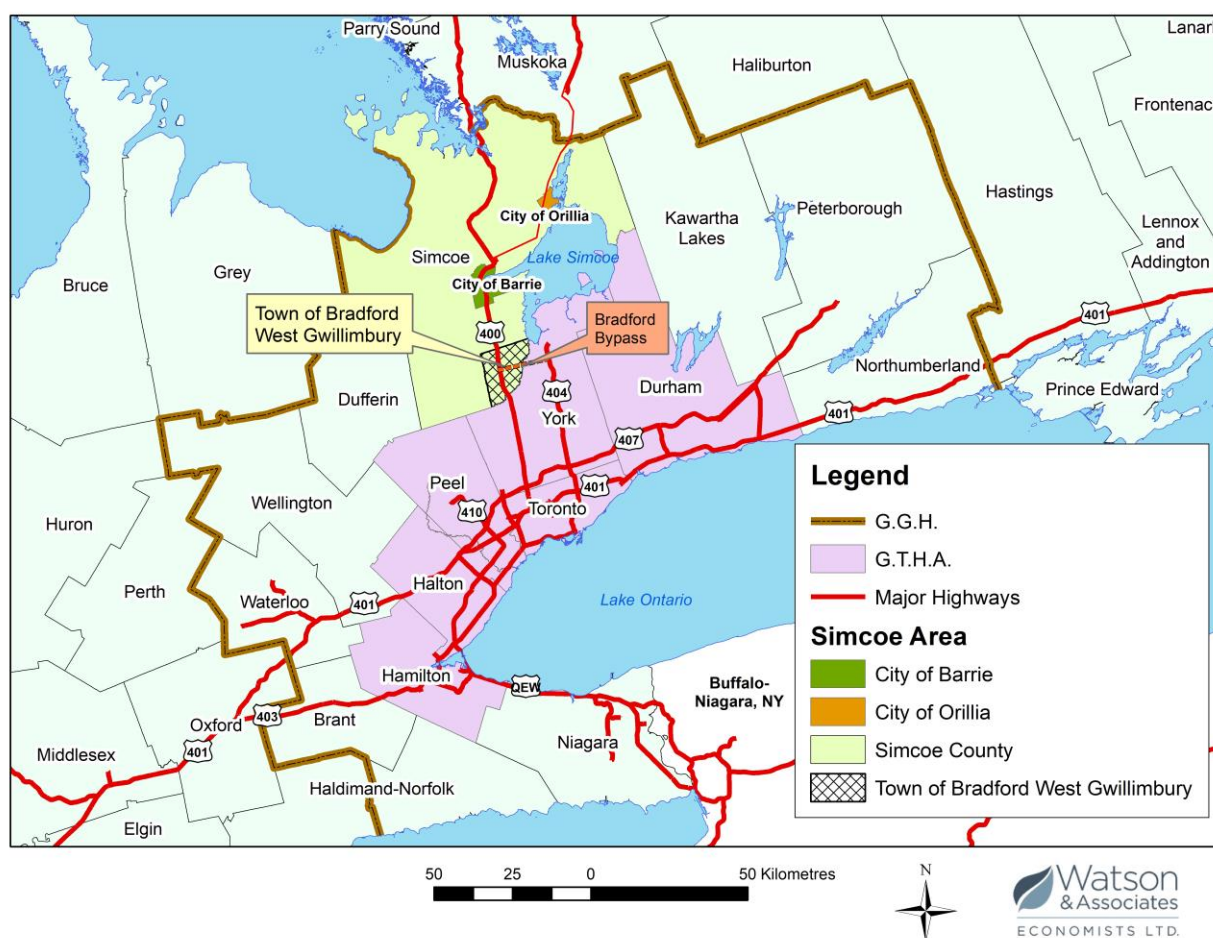
A key opportunity for success in attracting employers and labour force growth in the Town is the Bradford Bypass. As previously discussed, the Bradford Bypass, part of the

^[40] BMO Capital Markets Economics, Provincial Economic Outlook, November 15, 2024.



Highway 400-404 Connecting Link, will establish an east-west route linking Highway 400 in Bradford West Gwillimbury to Highway 404 in East Gwillimbury. The Bradford Bypass has proposed interchanges at the following locations: Highway 400 Freeway to Freeway Interchange, 10th Sideroad (County Road 54), County Road 4 (Yonge Street), Bathurst Street, 2nd Concession Road, Leslie Street and Highway 404 Freeway to Freeway Interchange. This significant infrastructure initiative is currently in the planning phase and aims to alleviate congestion on local highways while also fostering economic development opportunities to enhance the growth of Employment Area lands through improved access to 400-series highways.

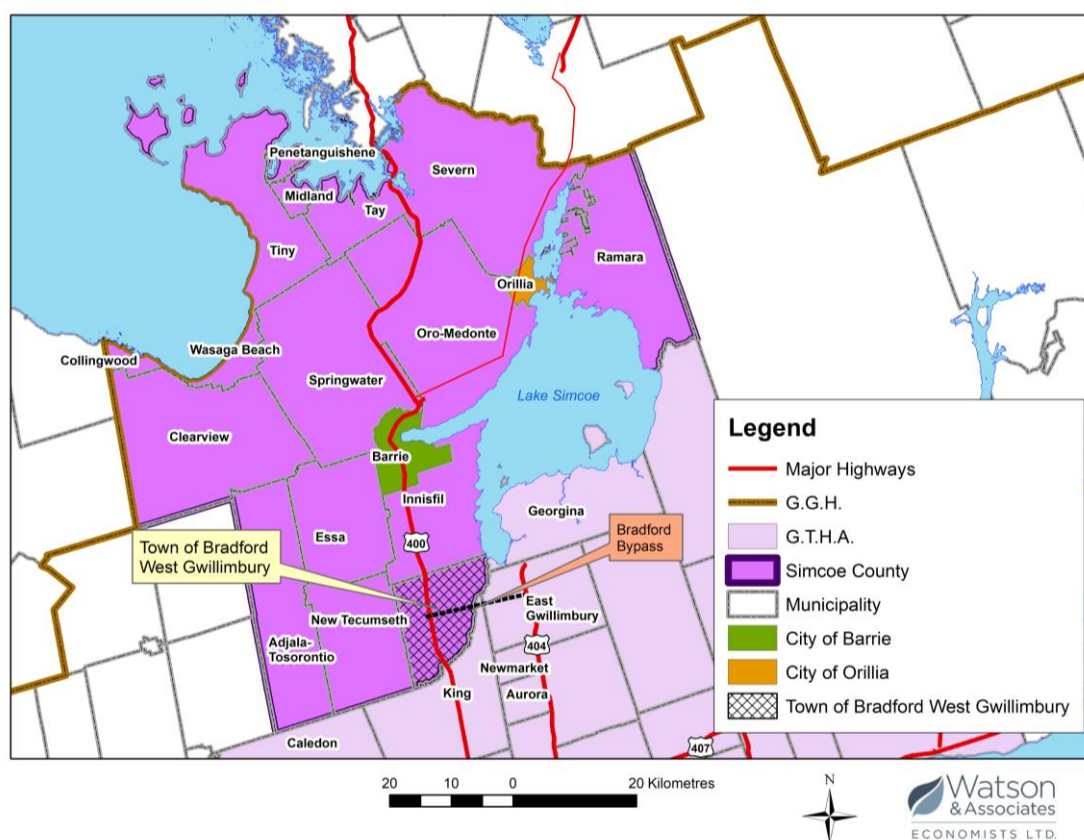
Figure 3-5
Town of Bradford West Gwillimbury and Surrounding Area
Regional Context





As previously discussed, the County of Simcoe is anticipated to reach a population of 555,000 and an employment base of 198,000 jobs by 2051. Figure 3-6 provides a map of Simcoe County and the surrounding context. It is important to note that the City of Orillia and the City of Barrie are not a part of the Simcoe County jurisdiction. Within the broader Simcoe Area, the City of Barrie is anticipated to reach a population of 298,000 and an employment base of 150,000 jobs by 2051, while the City of Orillia is forecast to reach a population of 49,000 and an employment base of 26,000 jobs by 2051. In total, the Simcoe Area is anticipated to reach a population base of 902,000 and an employment base of 374,000 jobs by 2051.^[41]

Figure 3-6
Simcoe County
Regional Context

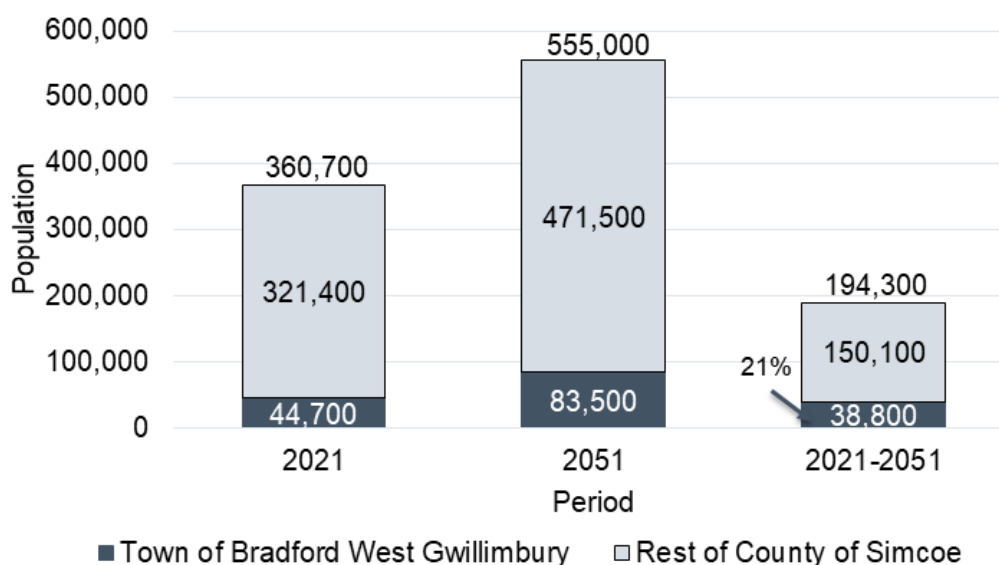


^[41] Based on forecasts prepared by the County of Simcoe, the City of Barrie and the City of Orillia for respective Official Plans.



As summarized in Figures 3-7 and 3-8, Simcoe County has an estimated population of 360,700 and approximately 116,600 jobs as of 2021.^[42] By 2051, the County is anticipated to reach a population of 550,000 persons and an employment base of 198,000 jobs. As a result, the annual population growth rate is anticipated at 1.4% annually, while the annual employment growth rate is anticipated to grow at 1.8%. The Town of Bradford West Gwillimbury currently represents 12% of the Brantford C.M.A. population base and is anticipated to represent a slightly higher share of 15% by 2051. Over the 2021 to 20251 period, the Town is anticipated to accommodate 21% of the County's population growth. In terms of the employment base, the Town of Bradford represents 10% of the County's jobs and is anticipated to represent a higher share at 16% by 2051, as summarized in Figure 3-8. Over the 2021 to 2051 period, the Town is anticipated to accommodate 23% of the County's employment growth.

Figure 3-7
County of Simcoe
(Excludes City of Barrie and City of Orillia)
Population Forecast, 2021 to 2051



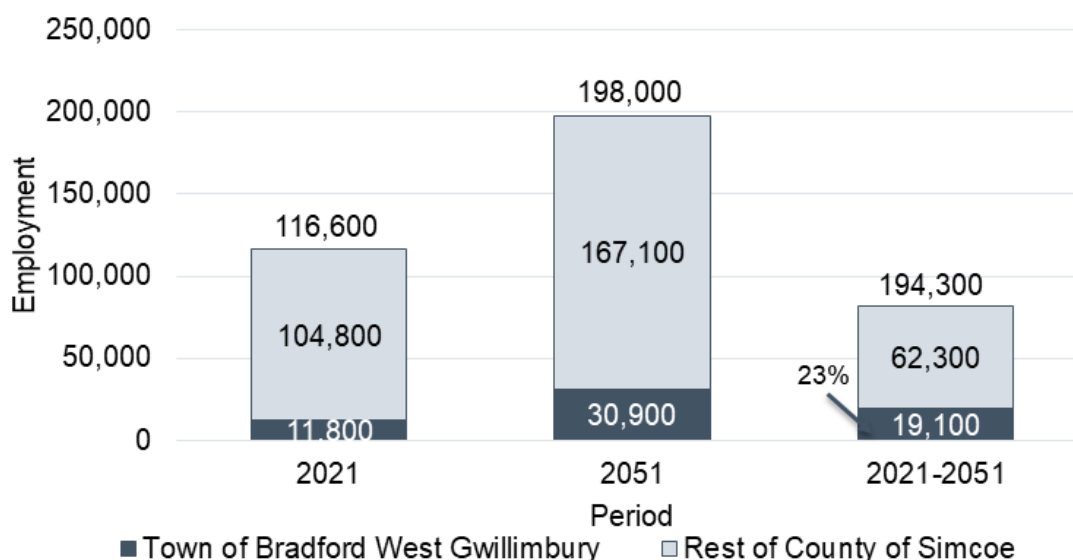
Note: Includes Census undercount of approximately 4%.

Source: Based on County of Simcoe SCOPA No. 7. 2021 has been updated by Watson & Associates Economists Ltd. based on the Statistics Canada 2021 census.

^[42] 2021 estimated is based on recent Statistics Canada census, including a population undercount of 4%.



Figure 3-8
County of Simcoe
(Excludes City of Barrie and City of Orillia)
Employment Forecast, 2021 to 2051



Source: Based on County of Simcoe SCOPA No. 7, 2021.

It is important to note that the growth forecasts for the County of Simcoe assume an increase of the ratio of jobs to population (i.e., employment activity rate) over the long term.^[43] This supports the provincial and local policy objectives to achieve complete communities and sustain strong and competitive communities. In accordance with the P.P.S., 2024, complete communities include an appropriate mix of jobs and a full range of housing.^[44]

3.8.2 Key Employment Sectors in Simcoe County

In many respects, the Town's long-term population and employment growth potential is largely tied to the success of the surrounding market area, as well as the surrounding G.T.H.A. With access to a large labour pool and available, developable Employment Area lands with good connectivity to 400-series highways, the surrounding market area continues to be a key industrial market in Ontario.

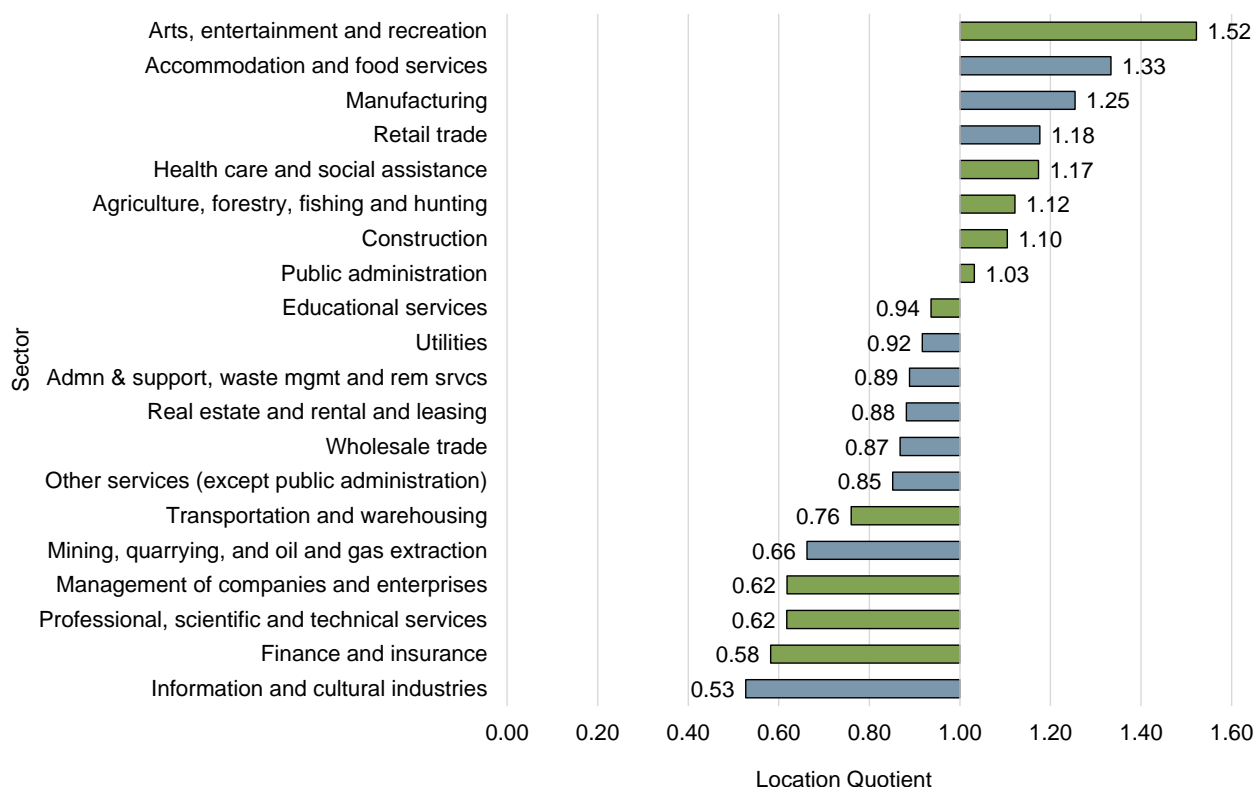
^[43] The County of Simcoe employment activity rate is anticipated to increase from 32% in 2021 to 36% by 2051 based on SCOPA No. 7.

^[44] Provincial Planning Statement, 2024, policy 2.8.1, p. 11.



Figure 3-9 illustrates the strength of employment sectors in Simcoe County relative to the Province using Location Quotients (L.Q.), size (based on employment), and recent growth trends.^[45] As shown, Simcoe County has a relatively high employment concentration in arts, entertainment, recreation sectors, accommodation and food services, manufacturing, retail trade, health care and social assistance, agriculture, forestry, fishing and hunting, construction, public administration, educational services, utilities, and information and cultural industries.

Figure 3-9
County of Simcoe (Excludes City of Barrie and City of Orillia)
Key Employment Sectors



Note: Sectors highlighted in green indicate industries that have experienced growth in number of jobs between 2014 and 2024.

Source: Derived from Lightcast OMAFRA employment data by Watson & Associates Economists Ltd.

^[45] An L.Q. of 1.0 identifies that the concentration of employment by sector is consistent with the broader employment base average. An L.Q. of greater than 1.0 identifies that the concentration of employment in a given employment sector is higher than the broader base average, which suggests a relatively high concentration of a particular employment sector or “cluster.”



The County's location relative to G.T.H.A. and 400 series Highways will continue to make the County an attractive location for investment in industrial sectors. In contrast, certain emerging "knowledge-based" clusters, including management of companies and enterprises, professional, scientific, and technical services, finance and insurance, and education are less concentrated and are typically geared more toward larger urban population centres. Despite the lower concentration, however, these sectors have experienced moderate to strong employment growth in the last 10 years. For the County's and Town's local economic base to grow and diversify, effort will be required to continue to retain and attract skilled and unskilled working-age residents to the City.



Chapter 4

Local Employment Trends and Outlook



4. Local Employment Area Trends and Outlook

Building on the results of SCOPA No. 7, this chapter provides an overview of local industrial trends in Bradford West Gwillimbury and the Town's long-term employment growth outlook.

4.1 Town of Bradford West Gwillimbury Target Sectors

4.1.1 Employment Base in the Town of Bradford West Gwillimbury

The Town of Bradford West Gwillimbury offers a diverse range of economic and employment opportunities across various sectors. The Town is home to some of the County's largest industrial businesses which are key anchors for the Employment Area base in the Town. Moreover, the commercial and institutional employment base in the Bradford Urban Area not only generates job opportunities but also offers a diverse array of goods and services that fulfill the daily needs of residents, thereby enhancing their quality of life. The Town's Holland Street Corridor, Major Transit Station Area (M.T.S.A.) and its commercial areas offer a broad spectrum of jobs that cater to the retail, office, and institutional needs of both local residents and the surrounding area. Looking ahead, key intensification areas like the Holland Street Corridor and the M.T.S.A. may present opportunities for high-density employment uses, such as office spaces. Like the rest of Simcoe County, the tourism industry is also a vibrant and growing sector, providing unique employment opportunities both within rural and urban settings.

With a strong agricultural heritage, the Town boasts a thriving agricultural sector providing employment opportunities in farming and agri-food processing industries. The Holland Marsh, situated along the eastern boundary of the Town, covers 2,900 hectares and provides some of the highest quality and fertile agricultural land in Ontario. The agricultural output of the Holland Marsh totals more than \$50 million annually, encompassing a diverse array of vegetable products.^[46]

As illustrated in Figure 4-1, manufacturing is the largest employment sector in the Town of Bradford West Gwillimbury, representing just over 2,500 jobs, or approximately 22% of the employment base in the Town.^[47] The manufacturing sector provides significant

^[46] Based on Lightcast OMAFRA employment data.

^[47] Holland Marsh Drainage System, Joint Municipal Service Board, website – <https://www.hollandmarsh.org/Home/About>



employment opportunities and contributes to the local economy's resilience and stability. Key manufacturing sub-sectors identified by the Town's Office of Economic Development include transportation equipment manufacturing, fabricated metal products manufacturing, machinery manufacturing, and non-metallic mineral product manufacturing companies.^[48]

Figure 4-1
Town of Bradford West Gwillimbury
Employment Base, 2024



Source: Derived from Lightcast OMAFRA employment data by Watson & Associates Economists Ltd., 2025.

4.1.2 Employment Growth by Sector

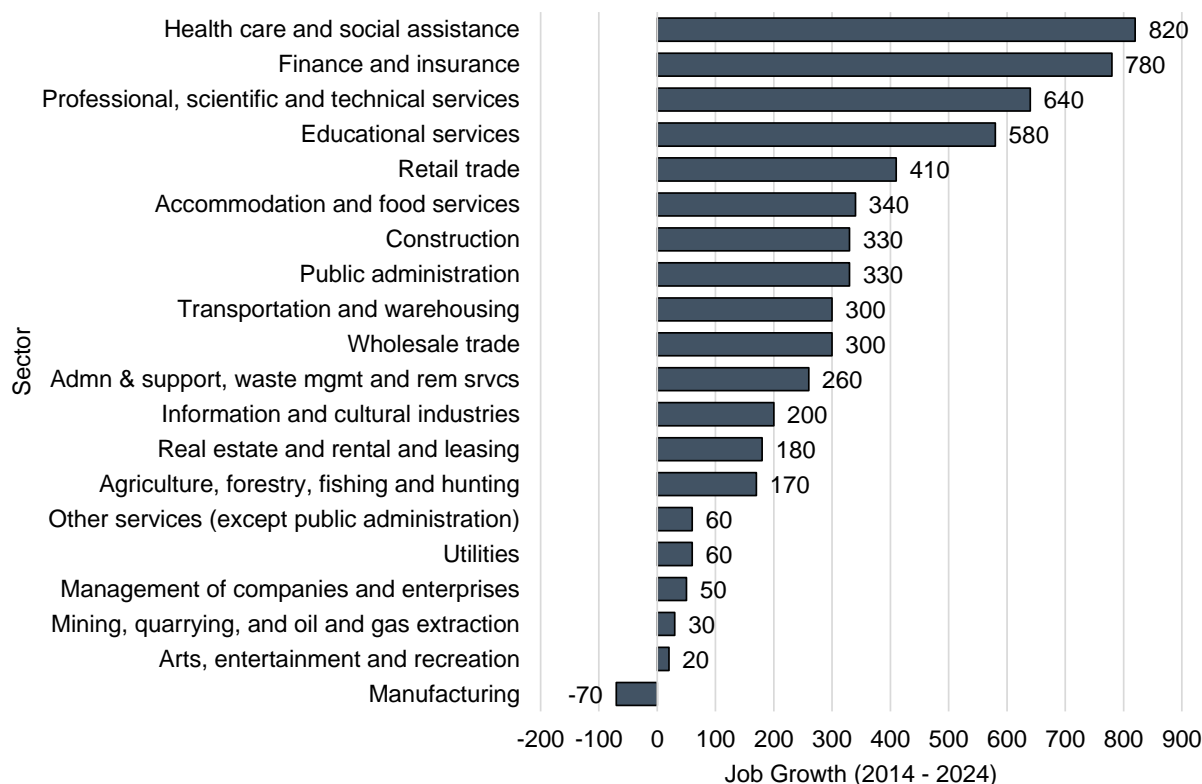
Figure 4-2 shows the employment growth by sector in the Town of Bradford West Gwillimbury between 2014 and 2024. As shown in the figure, the Town has experienced positive employment growth in almost all major employment sectors between 2014 and

^[48] Town of Bradford West Gwillimbury Economic Development Website – <https://www.gotobwg.ca/community-profile/>, accessed October 31, 2024.



2024, most notably in sectors related to health care, finance and insurance, professional, scientific and technical services, education services and retail trade. The Town has also experienced moderate growth in certain industrial sectors such as construction, wholesale trade, transportation and logistics. While the town has experienced a small decline in manufacturing jobs compared to 2014, it is noted that this decline is fairly small and manufacturing remains the largest employment sector in the town.

Figure 4-2
Town of Bradford West Gwillimbury
Employment Growth, 2014 - 2024



Source: Derived from Lightcast OMAFRA employment data (for employees only) by Watson & Associates Economists Ltd., 2025.



4.1.3 Commuting Trends

As previously discussed, due to its geographic location within the G.G.H., the Town of Bradford West Gwillimbury is forecast to experience significant outward growth pressure over the next several decades, most notably from other mid-sized to large G.T.H.A. and G.G.H. municipalities surrounding the town, which have been amongst the fastest growing municipalities in Ontario in recent decades. The strength of the broader regional economy also presents an opportunity for the town's economy and its residents within commuting distance to this growing and diversifying regional employment market.

As summarized in Figure 4-3, in 2021, 29% of Town's residents worked within Bradford West Gwillimbury, while the rest commuted outside the town for work. The City of Toronto along with York Region represented the largest employment hub, as it employed over 50% of the town's residents in 2021.

Of the total employees in Bradford West Gwillimbury, about 50% of employed Town's residents live and work within the town. As highlighted in Figure 4-4, almost 77% of the employees in the town commute from municipalities within the Simcoe Census Division, including about 10% from the City of Barrie.



Figure 4-3
Town of Bradford West Gwillimbury
Place of Work of Residents, Census 2021

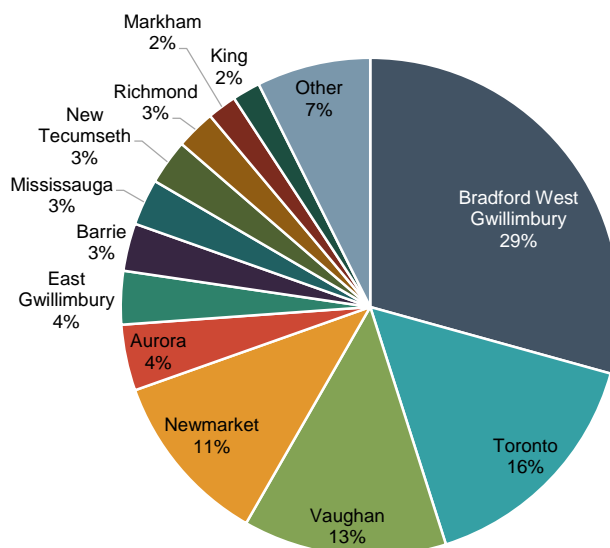
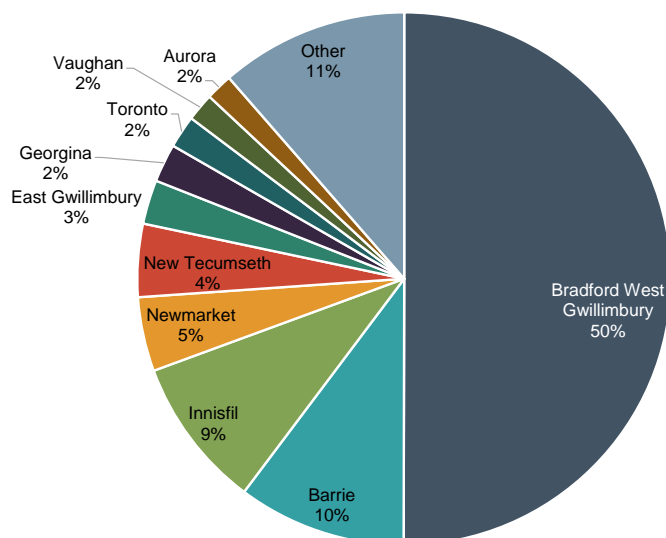


Figure 4-4
Town of Bradford West Gwillimbury
Place of Residence of Employees, Census 2021



Source: Derived from Statistics Canada, 2021 census, commuting data by Watson & Associates Economists Ltd.



4.1.4 Target Sectors

The Town of Bradford West Gwillimbury Economic Development has identified seven key target sectors for the Town. The target sectors include:

- Advanced Manufacturing;
- Clean Energy and Renewable Technologies;
- Logistics and Warehousing;
- Agri-Tech and Food Processing
- Technology and Innovation;
- Electric Vehicle (EV) Infrastructure; and
- Health and Life Sciences.

Figure 4-5 provides a summary of each of the target sectors including a review of key drivers and potential segments. For most of these sectors, buffering is required from sensitive uses and uses require unencumbered access to the highway. A diverse selection of parcel sizes, especially large parcels of a minimum of 10 hectares or 25 acres, is essential for drawing high-profile manufacturing businesses that are searching for sites in the broader regional and international markets. In addition, large-scale Manufacturing companies may target locations that are situated within established clusters of similar operations or possess the potential to encourage further growth, ultimately enhancing the business ecosystem. The logistics and warehousing sector also require a selection of large parcels with direct connectivity to 400-series highways, with a preference for sites that feature a flat topography and a rectangular shape.

These industrial uses may integrate with various other uses, such as office facilities and logistics operations on-site. Furthermore, they may require a prestige setting, complete with amenities that contribute to a high-quality work environment for employees, particularly in a competitive labor market. Increased focus on the automation of manufacturing and industrial processes coupled with government focus on the green economy is anticipated to drive continued demand for the target sectors identified above. As mentioned earlier, the Town is located in a region characterized by significant agricultural output. This presents potential avenues for agri-tech and food processing ventures.



Figure 4-5
Town of Bradford West Gwillimbury
Target Sectors

Sector	Key Drivers	Potential Segments
1. Advanced Manufacturing	Town's proximity to major transportation routes (Highways 400 and Bradford Bypass) and available industrial land make it ideal for manufacturing. The rise of automation and green manufacturing aligns with federal and provincial cleaner industry initiatives.	<ul style="list-style-type: none">• Green technologies (e.g., renewable energy components).• Robotics and automation systems.• Automotive components (supporting Ontario's auto sector transition to EVs).• Custom steel fabrication, plastics, aluminum.
2. Clean Energy and Renewable Technologies	With Ontario's net-zero electricity grid goal by 2035, Town could attract renewable energy firms. Local and regional incentives for clean energy projects make this an emerging market.	<ul style="list-style-type: none">• Solar and wind energy manufacturing.• Battery storage technologies.• Energy efficiency services (e.g., retrofitting buildings for sustainability).• Cogeneration (cogen) developments that can satisfy electricity demands of industry in advance of IESO and provincial infrastructure improvement plans.
3. Logistics and Warehousing	Town's access the Bradford Bypass, and major highways positions it as a logistics hub. E-commerce growth drives demand for warehousing and distribution centers.	<ul style="list-style-type: none">• E-commerce fulfillment centers.• Cold storage for perishable goods.• Transportation and supply chain management companies.



Sector	Key Drivers	Potential Segments
4. Agri-Tech and Food Processing	Town's agricultural history and access to fresh produce support agri-tech innovations and food processing. Global food security and sustainable agriculture trends add appeal.	<ul style="list-style-type: none"> • Vertical farming and precision agriculture. • Technologies including R&D. • Food and beverage processing facilities. • Expansion of existing operators towards on-farm diversification. • Plant-based and alternative protein production.
5. Technology and Innovation	The growing Ontario tech sector and Town's potential as a satellite tech hub (supported by the Bradford Catalyst Centre SME incubator) attract startups seeking lower costs and high quality of life.	<ul style="list-style-type: none"> • Software development and IT services. • Artificial intelligence and data analytics firms. • Remote work support infrastructure (e.g., co-working spaces).
6. Electric Vehicle (EV) Infrastructure	Canada's leadership in EV production (investments from Volkswagen, Stellantis, etc.) offers opportunities for Bradford West Gwillimbury to support EV infrastructure and component manufacturing.	<ul style="list-style-type: none"> • EV battery production and recycling. • EV charging station deployment. • EV component supply chain.
7. Health and Life Sciences	The expanding health sector driven by demographic changes and increased healthcare demands supports biotech and medical device manufacturing in the Town.	<ul style="list-style-type: none"> • Medical device production. • Pharmaceutical distribution. • Senior care and health-related facilities.



4.2 Town of Bradford West Gwillimbury Industrial Trends

The following are key highlights of development activity and insights from discussions with staff from the Town of Bradford West Gwillimbury Economic Development Department.

According to the Town's Economic Development staff, the following are developments that have occurred or have been recently developed in Highway 400 Employment Lands:

- **2021:** MiTek Canada, which previously operated in Artesian Parkway Employment Area, required additional space, becoming the first company to establish itself in the Highway 400 Employment Lands, with a new multi-million-dollar 22,300 sq.m (240,000 sq.ft.) facility, which added an additional 60 jobs.
- **2023:** Toromont Cat completed construction of a new 12,700 sq.m (137,000 sq.ft.) re-manufacturing facility, adding 200 new jobs.
- **2023:** Highlight Motor Group announced plans for a new headquarters, complete with a 32,500 sq.m (350,000 sq.ft.) warehouse, yard and state-of the art repair shop. It is anticipated that the development will accommodate 2,000 jobs when fully built out and functional.
- **2023:** Kierland Group completed three separate industrial/commercial facilities of approximately 9,300 sq.m (100,000 sq.ft.).
- **2023:** Modular Precast Systems (York Marble) has constructed a 10,200 sq.m (110,000 sq.ft.) factory and warehouse facility.
- **2024:** Reiker Shoes completed construction of a new 8,800 sq.m (95,000 sq.ft.) manufacturing facility and retail outlet.

Development interest in the Highway 400 Employment Lands has included a range of manufacturing operations, including the relocation of existing businesses in the Town. It is further noted by the Town's staff that a number of businesses were displaced as a result of the Hwy 400-404 Connector Highway including Sarjeants Co. (3111 10 Sideroad), Freds Paving (60 Artesian Industrial Pkwy) and Doc's Autobody (70 Artesian Industrial Pkwy). All these businesses are going through Ministry of Transportation Ontario expropriation proceedings. Efforts are underway by the Town to assist with relocation efforts of these businesses.



Furthermore, the Town's Economic Development Department has had discussions with agri-food processing companies that are looking to expand. The Town has a number of large agri-food processing companies already operating in the Town.

The industrial vacancy rate is low within the Town. It is noted by the Town's staff that vacated properties quickly become occupied by new businesses. Remaining greenfield properties in Reagens and Artesian are drawing a great deal of interest from multiple companies as noted by the Town's Economic Development Department.



Chapter 5

Employment Area Land Supply



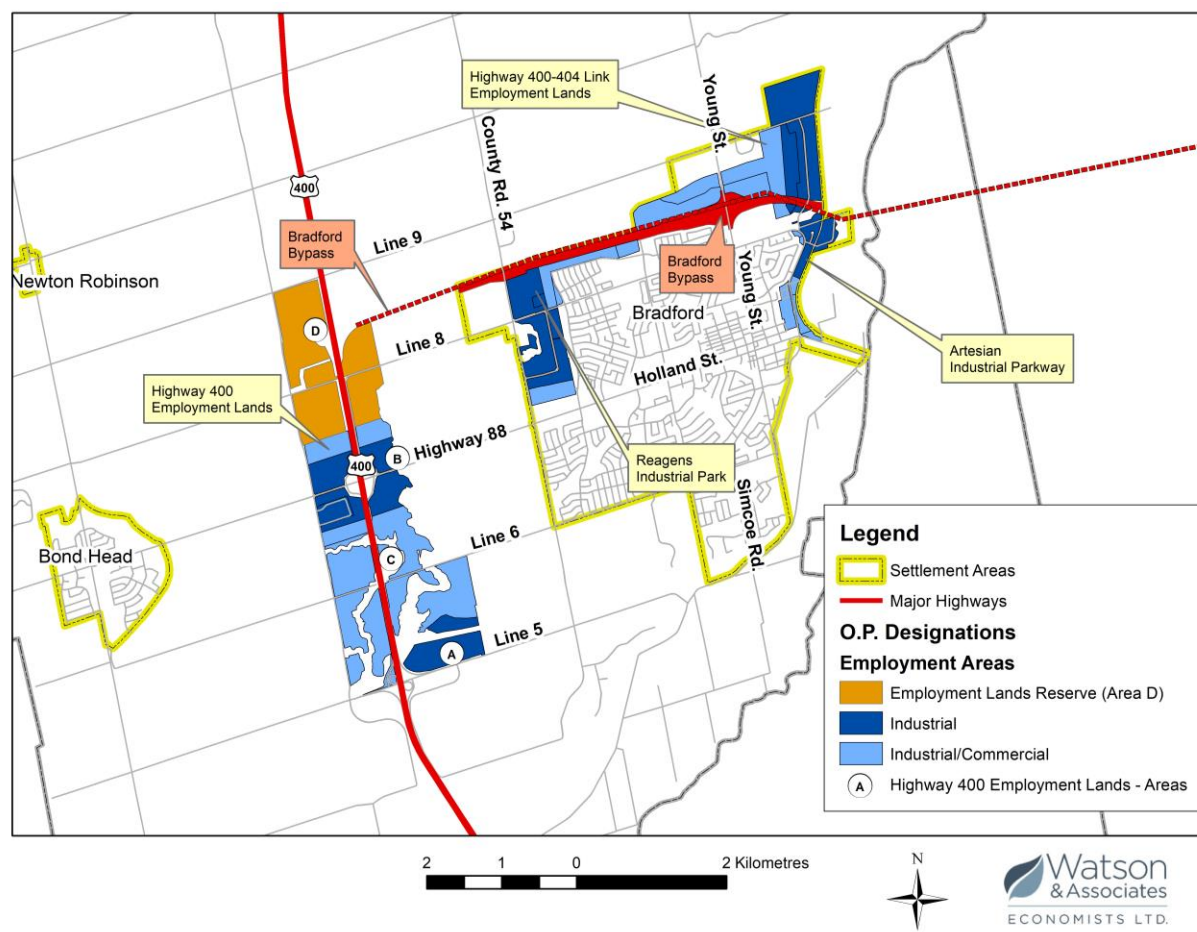
5. Employment Area Land Supply

This chapter provides a summary of the vacant Employment Area land supply by Employment Area.

5.1 Approach

The Employment Area land supply includes lands designated as industrial, industrial/commercial and all designations within the Highway 400 Employment Area (refer to subsection 2.3 for a summary of the designations). Figure 5-1 provides a map of the Employment Areas included in the analysis.

Figure 5-1
Bradford West Gwillimbury
Vacant Employment Area Lands





The Employment Area land supply and land needs includes the Reserve Lands (Area D) within the Highway 400 Employment Lands. Town of Bradford West Gwillimbury planning staff have provided an inventory of all vacant Employment Area lands in the Town. Detailed mapping and tables can be found in Appendix A. Watson has reviewed the vacant land supply data and has excluded environmental features and non-developable land which total 137 hectares (339 acres). In total, 877 hectares (2,167 acres) gross vacant Employment Area lands, including environmental features, are estimated.

5.2 Employment Area Vacant Land Supply

As summarized in Figure 5-2, adjusting for internal infrastructure, the Town's designated vacant employment lands is estimated at approximately 740 gross hectares (1,820 gross acres) (column A). This excludes environmental feature and non-developable which is estimated at 137 hectares (339 acres). A gross-to-net adjustment of 80% was utilized to determine the net vacant Employment Area lands. This gross-to-net adjustment reflects internal infrastructure such as roads, stormwater ponds, easements, etc. This leaves Bradford West Gwillimbury with 592 net hectares (1,462 gross acres) of vacant, developable employment land (as identified in column B). A long-term land vacancy adjustment of 25% (column C) was applied to the net vacant land supply to account for lands that may not develop over the planning horizon for various factors such as marketability, site constraints, parcel configuration, landowner willingness, etc. Accordingly, the vacant Employment Area land supply adjusted for land vacancy is 444 net hectares (1,097 net acres) (as identified in column D).



Figure 5-2
Bradford West Gwillimbury
Vacant Employment Area Lands

Employment Area	Vacant Land Area – Gross Developable (Hectares) ^[1]	Vacant Land Area – Net Developable (Hectares) ^[2]	Long-Term Land Vacancy (25%) ^[3]	Net Land Area (Hectares)
Calculation	A	B = A x 80%	C	D = B - C
Artesian Industrial Parkway	130	111	26	78
Reagens Industrial Park	60	51	12	36
Highway 400 Employment Lands – Excluding Reserve Lands	300	255	60	180
Highway 400 Employment Lands – Reserve Lands	160	136	32	96
Highway 400-400 Link Employment Lands	90	77	18	54
Town of Bradford West Gwillimbury	740	592	148	444

^[1] Excludes environmental features and non-developable lands, estimated at 137 hectares (339 acres).

^[2] A downward adjustment of 20% of the gross area has been applied to account for internal infrastructure.

^[3] Long-term industrial land vacancy adjustment of 25% of net developed and net vacant industrial lands. Accounts for industrial land sites which may not develop over the long term (i.e., 2051) due to odd/small lot size and poor configuration, underutilized employment sites, and sites inactive/land banking.

Note: Numbers may not add up precisely due to rounding.

Source: Derived by Watson & Associates Economists Ltd., based on land supply data provided by the Town of Bradford West Gwillimbury Staff.



5.3 Employment Area Servicing – Highway 400 Employment Lands

The following provides a brief summary of municipal servicing (water/wastewater) requirements/improvements regarding the Highway 400 Employment Lands. This summary is based on a review prepared by GEI Consultants as of February 2025. While there is capacity to accommodate growth, the GEI memo identified some infrastructure improvements that would be required, as discussed below.

5.3.1 Water Servicing Systems Infrastructure Improvements Needed

As identified by GEI there is insufficient pumping capacity to support the additional projected demands for any of the four growth density options within the study area.^[49] Pumping upgrades at 3rd Line Booster Pumping Station (B.P.S.) and/or other pumping/supply sources will be needed to support the additional projected demand. Under the previously assessed 2031 scenario, there will be a pumping capacity deficit within Zone 1/1A and Zone 2, even with supplementation of flows to Zone 1/1A from Zone 2. The water system optimization study identified that the 3rd Line B.P.S. should be upgraded to support growth to 2031, with a recommended capacity of 190 L/s to support 2031 demands within Zone 2 and the required supplementation for Zone 1/1A. Given that the updated growth density options for the study area will require additional pumping capacity beyond the previously assessed 2031 scenario, the ultimate capacity of 3rd Line B.P.S. would need to be increased beyond the recommended 190 L/s.^[50]

It is expected that in the future, beyond 2031, the Town will require additional storage capacity to support future growth.^[51]

5.3.2 Wastewater Servicing Systems Improvements Needed

There are existing sanitary sewers that serve the Highway 400 employment lands beginning at County Road 88 and draining south towards the Highway 400 SPS. Employment growth between County Road 88 and Line 6 has the greatest sanitary

^[49] The density option range from 15 jobs per net ha to 25 jobs per net ha. One additional option has been explored which is based on the Town's Design Criteria Manual.

^[50] Employment Lands Servicing Analysis Water and Wastewater Review Bradford West Gwillimbury, Ontario, prepared by GEI Consultants, February 2025.

^[51] Ibid.



servicing connection potential based on the existing sanitary sewer alignment, while growth north of County Road 88 will require new sanitary sewers connecting to the existing system. Employment growth south of Line 6 and west of Highway 400 will also require new sanitary sewers crossing along Highway 400 to connect to the pumping station, with the potential of needing a small pumping station if gravity sewers are not feasible. The sizing of new sanitary sewer infrastructure will depend on the employment density of each developed property.^[52]

Due to the southern-sloping topography in the area, employment growth south of Line 6 and west of Highway 400 will require a new sewer crossing from west to east across Highway 400 to connect into the pumping station. If a new sewer crossing under Highway 400 near Line 5 is deemed infeasible, then there may be a need to construct a new smaller sewage pumping station in order to convey wastewater flows from the southwestern portion of the Highway 400 employment lands north to the existing Line 6 sanitary sewer, which would then convey those flows back south across Highway 400 to the Highway 400 pumping station.^[53]

^[52] Employment Lands Servicing Analysis Water and Wastewater Review Bradford West Gwillimbury, Ontario, prepared by GEI Consultants, February 2025.

^[53] Ibid.



Chapter 6

Employment Forecast and Employment Area Land Needs



6. Employment Forecast and Employment Area Land Needs

This chapter expands upon the findings of SCOPA No. 7 by reviewing the employment forecast for the Town of Bradford West Gwillimbury through 2051, along with the expected growth in Employment Areas. Additionally, it includes a summary of the assessment regarding land requirements for these Employment Areas.

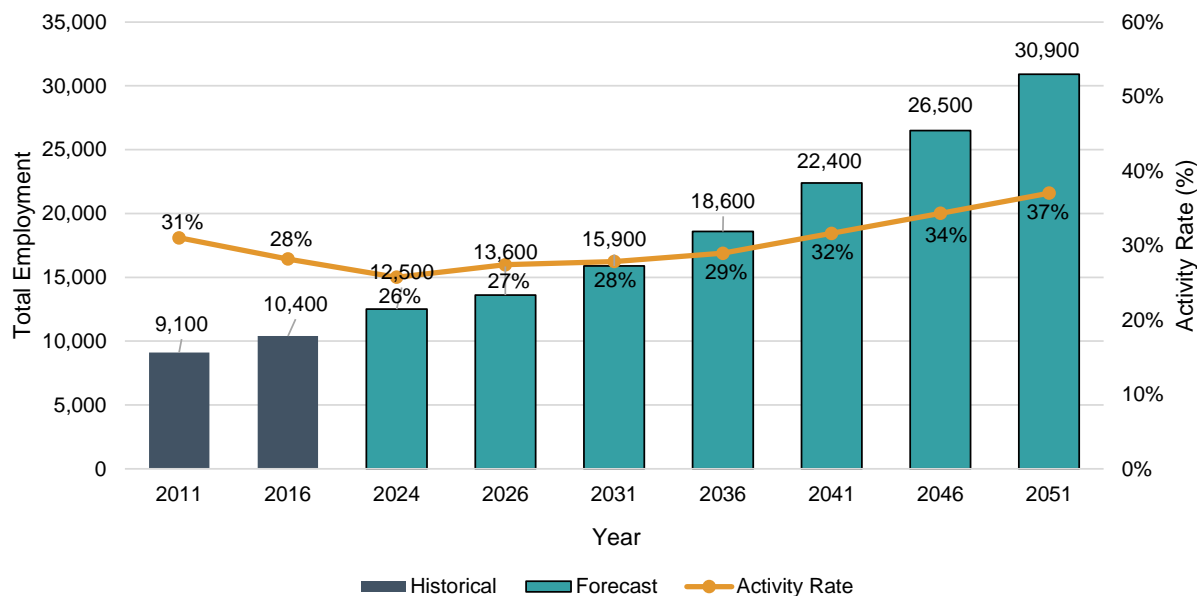
6.1 Employment Forecasts, 2024 to 2051

Figure 6-1 summarizes the Town's employment forecast to 2051 in five-year increments. By 2051, the Town is forecast to accommodate an employment base of 30,900, an increase of 18,400 or approximately 680 jobs annually over the 2024 to 2051 period. As a result, employment growth over that period is anticipated to increase at an annual rate of 3.4%.

A key consideration in planning for complete communities is the ability to accommodate jobs as the community's population grows. An employment activity rate, the ratio of jobs to population, is used to understand the relationship between population growth and employment growth. Over the forecast horizon, the employment activity rate is anticipated to increase from 26% in 2024 to 37% by 2051. The attainment of a higher employment activity rate will depend on the success of the Town to attract and accommodate economic development across a broad spectrum of industries, notably in Employment Areas.



Figure 6-1
Town of Bradford West Gwillimbury
Employment Forecast, 2024 to 2051

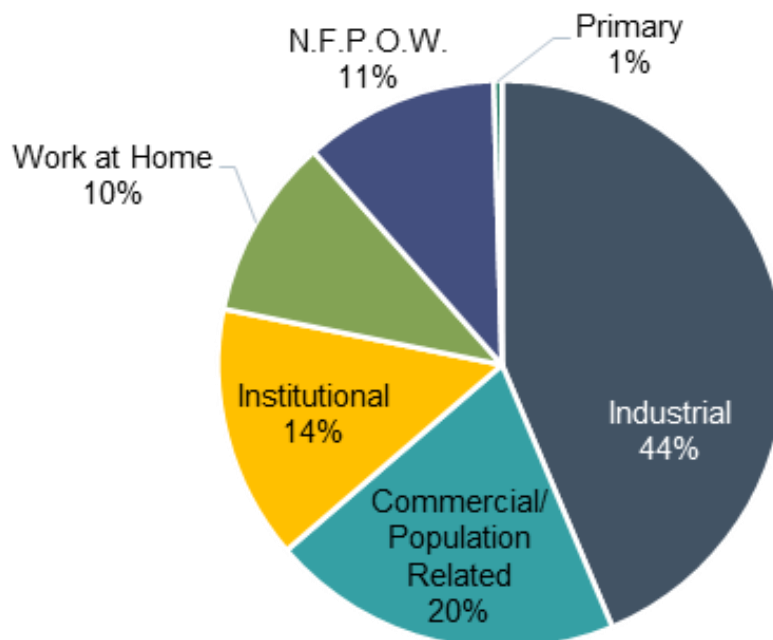


Source: Historical derived from Statistics Canada Census data, and forecast based on SCOPA No. 7 with adjustments of interim years by Watson & Associates Economists Ltd.

As summarized in Figure 6-2, employment growth over the 2024 to 2051 period is anticipated to be accommodated across a range of sectors. As summarized, employment in the industrial sector is forecast to represent 44% of the Town's employment growth, followed by commercial/population-related employment at 20% and institutional employment at 14%. Work at home and no fixed place of work employment is expected to accommodate the remaining 11% of the Town's employment growth.



Figure 6-2
Town of Bradford West Gwillimbury
Employment Forecast by Sector, 2024 to 2051



Note: N.F.P.O.W. means no fixed place of work.

Source: Forecast based on SCOPA No. 7 and estimates of the 2024 employment base by Watson & Associates Economists Ltd.

Further details on the population, housing, and employment growth forecast are provided in Appendix B.

6.2 Employment Area Growth Accommodated on Employment Area Lands

When considering the anticipated Employment Area land needs within the Town of Bradford West Gwillimbury regard should be given to the following:

- Long-term employment land employment growth potential;
- Forecast employment density assumptions (i.e., employees/net hectare or acre) in Employment Areas;
- Trends in forecast Employment Area absorption; and

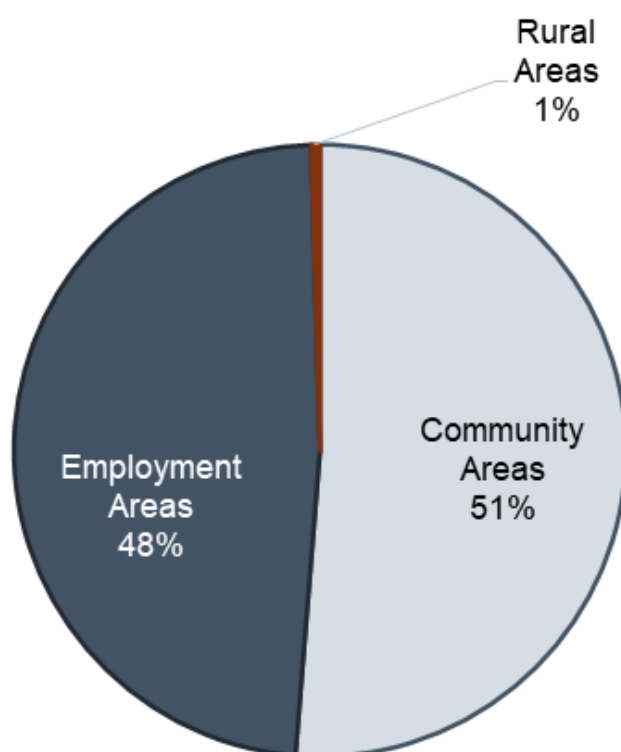


- The amount of vacant, developable land within Employment Areas across the Town of Bradford West Gwillimbury.

6.2.1 Employment Growth by Policy Area

Figure 6-3 provides the summary of the share of the Town's employment growth to be accommodated on Employment Area lands (includes designations as previously discussed), Community Area lands (includes Work at Home employment and employment accommodated on commercial, institutional and mixed-use lands) and the remaining Rural Area. As shown in Figure 6-3, it estimated that the Town's Employment Areas will accommodate just under half of the Town's employment growth over the 2024 to 2051 period (48%).

Figure 6-3
Town of Bradford West Gwillimbury
Employment Growth on Employment Lands, 2024 to 2051



Source: Watson & Associates Economists Ltd.

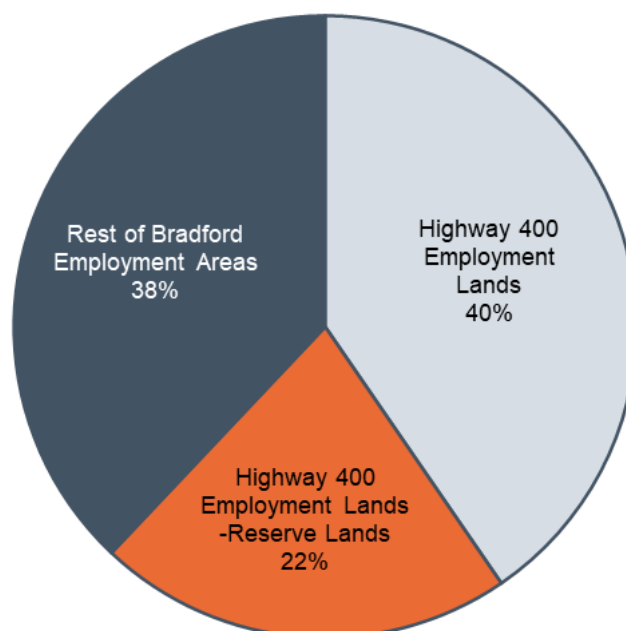


6.2.2 Employment Growth by Employment Area

Figure 6-4 provides a summary of the Town's Employment Area growth by location. In Figure 6-4, the Highway 400 Employment Lands are categorized by Reserve Lands (northern section of Employment Area) and designated Employment Area Lands. The "Rest of Bradford Employment Areas" category includes Artesian Industrial Parkway, Reagens Industrial Park and the Highway 400-400 Link Employment Lands. As shown in Figure 6-4 it is anticipated that the majority of Employment Area growth will be accommodated in the Highway 400 Employment Lands. The already designated Employment Area lands in the Highway 400 Employment Lands is anticipated to accommodate 40% of Employment Area growth demand, primarily driven by opportunities in the short and medium-term for a range of industrial uses, in particular large operations. The Highway 400 Employment Lands Reserve are anticipated to accommodate just under a quarter (22%) of Employment Area growth over the 2024 to 2051 period. The Highway 400 Employment Lands Reserve will be required in the later part of the planning horizon (i.e., by 2041). The "Rest of Bradford Employment Areas" are expected to support 38% of the overall growth in Employment Areas. The rate of land absorption in these areas is projected to be slower compared to the Highway 400 Employment Lands, likely taking the entire planning horizon to fully develop. These lands are likely to host a variety of Employment Area uses, including opportunities for small industrial users, as well as accommodating opportunities for relocation of existing businesses seeking larger sites in the Town. The absorption rates for these Employment Areas will be influenced by the timing of the Bradford Bypass, which is anticipated to create substantial opportunities, providing direct highway access.



Figure 6-4
Town of Bradford West Gwillimbury
Employment Growth on Employment Lands, 2024 to 2051



Source: Watson & Associates Economists Ltd.

6.3 Employment Area Land Needs to 2051

As summarized in Figure 6-5, over the long-term planning horizon, Bradford-West Gwillimbury Employment Areas are anticipated to accommodate nearly 9,000 new employees, generating an overall land demand of 444 net hectares (1,097 net acres). The Employment Area land demand would result in an average of 16 net hectares (40 net acres) of Employment Area lands absorbed annually over the 2024 to 2051 period. As identified in Figure 6-5, it is anticipated that the Town has sufficient supply of vacant employment lands to accommodate growth to 2051. The results are consistent with those of SCOPA No. 7, which also identified a sufficient amount of Employment Area lands. While the Town does have an adequate supply, it is tight, and any modifications to the designated Employment Area land could influence the Town's ability to accommodate growth in this area.

It is estimated that the Town will require the Highway Employment Lands – Reserve Lands by at least 2041. Recognizing the time required to service the lands, as well as



the need to provide market choice of sites options in the Highway 400 Employment Lands, it is recommended that the servicing of these lands should begin in advance of 2041. Overall, the Highway 400 Employment Lands is anticipated to absorb 10 hectares (25 acres) annually. The Highway 400 Employment Lands, excluding the reserve lands, total approximately 180 hectares (445 acres), which will accommodate 15 to 18 years of supply opportunities. As such, the Reserve Lands will be required within the next 20 years.

Figure 6-5
Town of Bradford West Gwillimbury
Urban Employment Area Land Needs, 2024 to 2051

Urban Employment Area Land Needs	Calculation	Highway 400 Employment Lands	Other Employment Areas	Total
Employment Accommodated on Employment Lands	A	5,510	3,370	8,880
Employment Area Density – jobs per net hectare	B	20	20	20
Employment Lands Demand (hectares)	$C = A / B$	276	168	444
Vacant Employment Lands (hectares)	D	276	168	444
Employment Land Needs, Surplus/(Shortfall), hectares	$E = D - C$	-	-	-

Source: Watson & Associates Economists Ltd.



Chapter 7

Conclusions



7. Conclusions

The Town is well positioned to accommodate a range of Employment Area uses. The Town's Employment Lands along Highway 400 present significant opportunities for large-scale employment, allowing for competitive positioning against other municipalities in the county and beyond. The Town has had success in attracting a range of employment uses in this area. It is anticipated that the entire Highway 400 Employment Lands, including the reserve lands will be required by 2051. It is estimated that the Town will require the Highway 400 Employment Lands – Reserve Lands by at least 2041. Recognizing the time required to service the lands, as well as the need to provide market choice of sites options in the Highway 400 Employment Lands, the servicing of these lands should begin in advance of 2041. Overall, the Highway 400 Employment Lands is anticipated to absorb 10 hectares (25 acres) annually. The Highway 400 Employment Lands, excluding the reserve lands total approximately 180 hectares (445 acres), providing supply to accommodate 15 to 18 years of supply opportunities. As such, the Reserve Lands will be required within the next 20 years.

The Town's remaining Employment Areas which are in the Bradford Settlement Area are anticipated to accommodate just over a third (38%) of the Town's Employment Area demand. It is important to recognize that the Bradford Bypass will open up significant opportunities for these Employment Areas, by providing more direct access to a 400-series highway.

Over the long-term planning horizon, Bradford West Gwillimbury Employment Areas are anticipated to accommodate nearly 9,000 new employees, generating an overall land demand of 444 net hectares (1,097 net acres). The Employment Area land demand would result in an average of 16 net hectares (40 net acres) of Employment Area lands absorbed annually over the 2024 to 2051 period. It is anticipated that the Town has sufficient supply of vacant employment lands to accommodate growth to 2051. The results are consistent with those of SCOPA No. 7, which also identified a sufficient amount of Employment Area lands.

While the Town does have an adequate Employment Area supply to accommodate forecast demand to the year 2051, it should be recognized that the overall supply of vacant designated Employment Lands is rather limited and does not provide a large excess of lands beyond 2051. Any reductions to the developable supply of designated Employment Area land (i.e., through Employment Area removals), reductions to



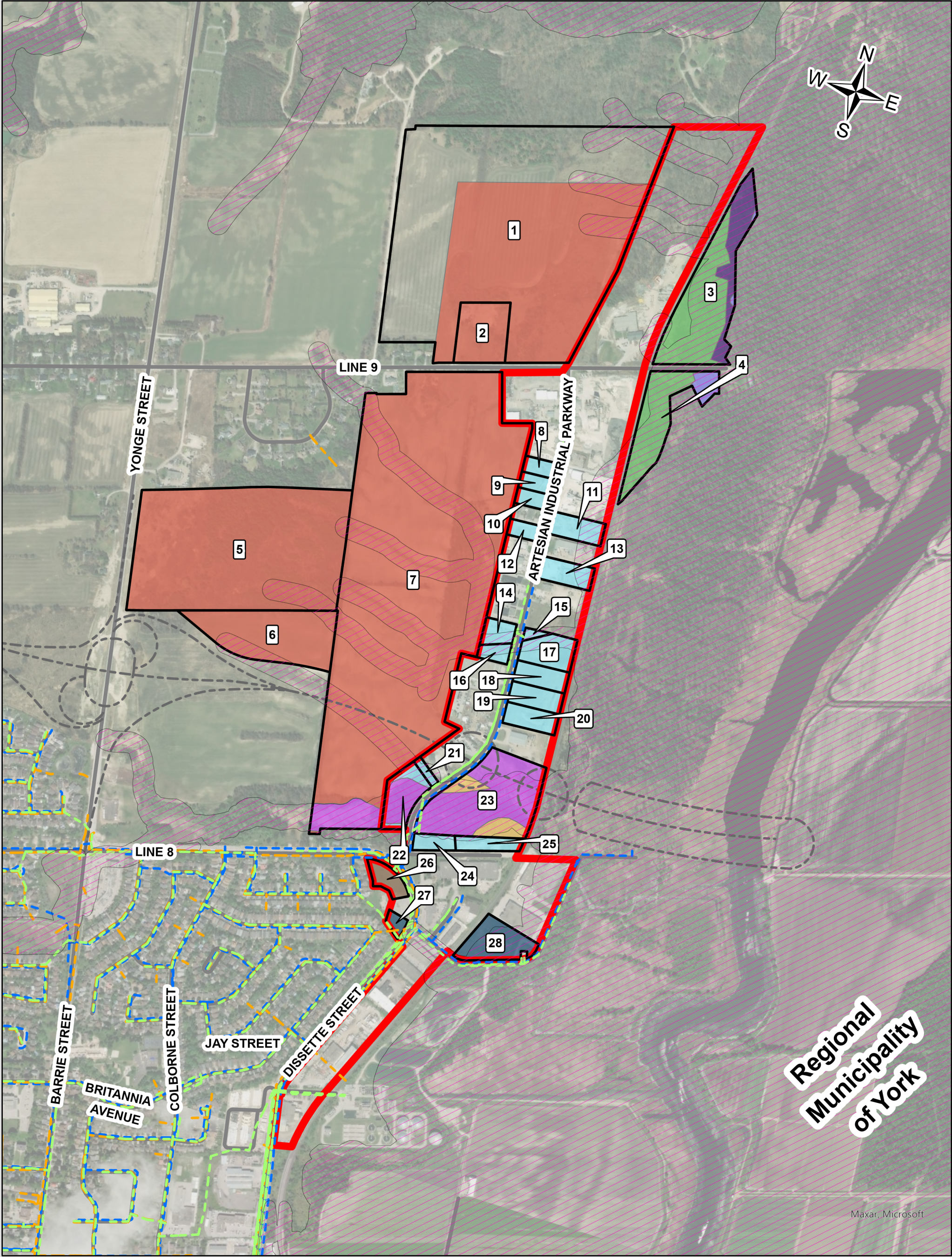
average densities or increases to land absorptions rates achieved in Employment Areas could reduce the Town's ability to accommodate growth in this area. This emphasizes the importance of developing a comprehensive monitoring program to assess the Town's Employment Area land needs on a regular (i.e., annual) basis.

Recommended planning policy directions will be provided by the Consultant Team as part of the Town's on-going G.M.S. and O.P.R. process to guide the long-term development of the Town's Employment Areas.



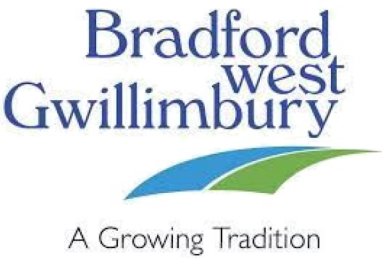
Appendix A

Employment Land Supply



Artesian Industrial Park

Community Improvement Project Area



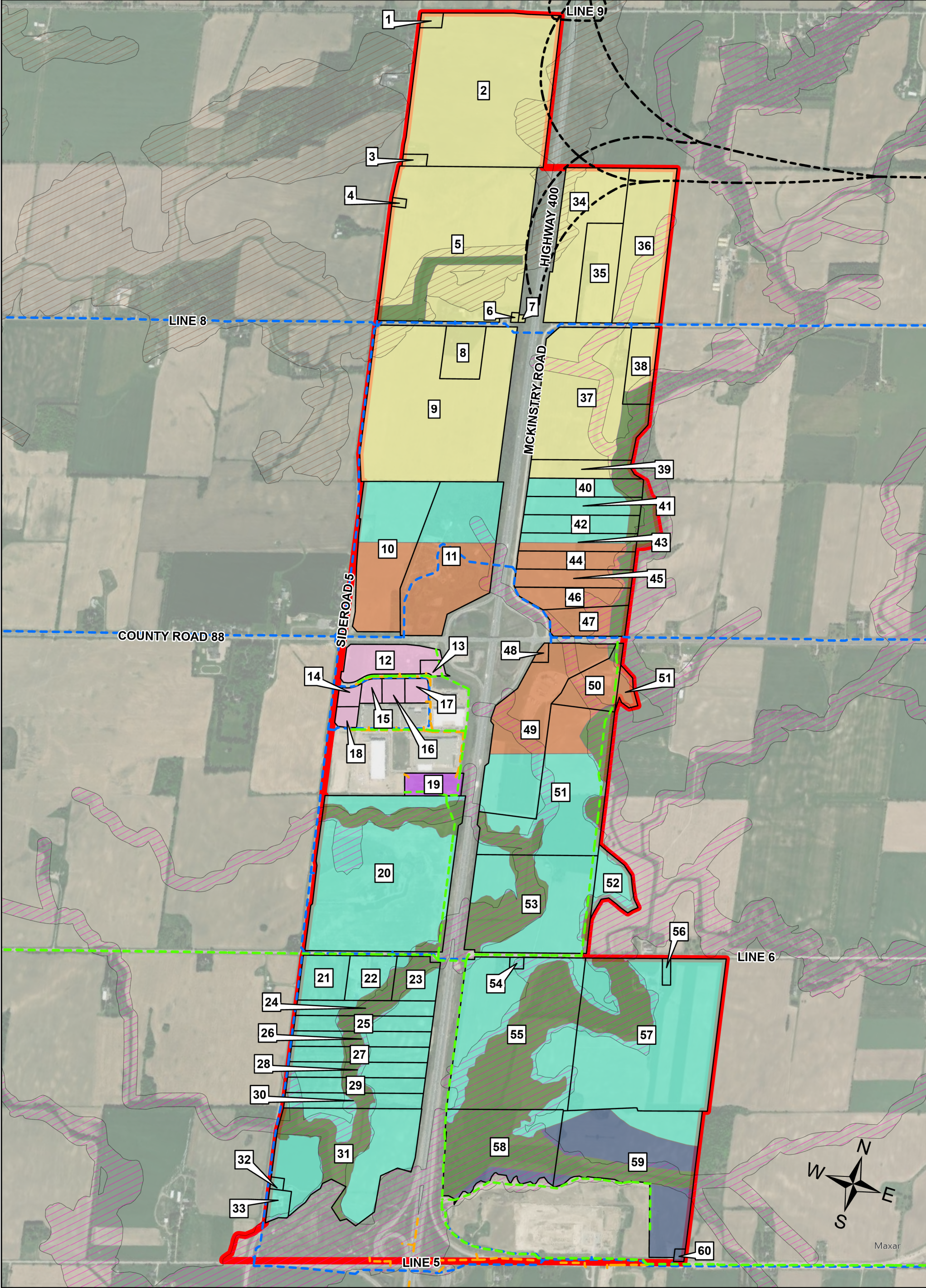
Legend

- Vacant Land Zoning**
 - Marsh Agricultural - AM
 - Environmental Protection - EP
 - Future Development - FD
 - General Employment - M1
 - General Employment - M1*13
 - General Employment - M1*13(H1)
 - Prestige Employment - M2
 - Natural Heritage System One - NHS1
 - Natural Heritage System Two - NHS2
 - Open Space - OS
- Sanitary Main
- Storm Water
- Water Main
- Proposed Hwy 400/404 Bypass
- LSRCA Regulated
- Parcels
- CIPA Boundary

WARNING! The information contained herein is compiled from other documentation and may contain errors, omission or inaccuracies. The Town of Bradford West Gwillimbury, its officers, employees and agents are not responsible for, and the users by accepting this document hereby waive as against the said Town, its officers, employees, agents, any claim for damages arising from or in any way related to any errors, omissions, misrepresentation or inaccuracies contained in this document whether due to negligence or otherwise. Any user is advised to verify all information and assume all risk in relying on the information contained hereon.

Artesian Industrial Park
Improvement Area

Site No.	ARN	Municipal Address	Primary Owner	Mailing Address	City	Postal Code	Property Code	Area (m.sq.)	Area (ac)
1	431202000303601	2310 LINE 9	850822 ONTARIO INC	480 MAIN ST N	BRAMPTON ON	L6V 1P8	FARM W/OUT BLDGS OR STRUCT	412854.96	102.02
2	431202000303700	2304 LINE 9	PIRRITANO FRANK	PO BOX 544 STN MAIN	BRADFORD ON	L3Z 2B1	SINGLE FAM DET NOT ON WATER	24613.49	6.08
3	431202000303604	2156 LINE 9	R WILLIAMSON CONSULTANTS	86 CARRICK TRAIL	GRAVENHURST ON	P1P 0A6	VACANT RES LAND NOT ON WATER	66020.88	16.31
4	431202000303600	2129 LINE 9	999733 ONTARIO INC	86 CARRICK TRAIL	GRAVENHURST ON	P1P 0A6	VACANT RES LAND NOT ON WATER	34937.87	8.63
5	431202000303200	2947 HIGHWAY 11	LALANI AL	12 CORTLEIGH CRT	RICHMOND HILL ON	L4B 3G9	VACANT RES LAND NOT ON WATER	206987.60	51.15
6	431202000525000	2843 HIGHWAY 11	TRANSPORTATION MINISTRY	HEAD REGIONAL PROPERTY SECTION BUILDING	NORTH YORK ON	M3M 1J8	NON-FARM BLD, PTN BEING FARM	53323.00	13.18
7	431202000303300	2317 LINE 9	ARTESIAN DEVELOPMENTS LTD	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT RES LAND NOT ON WATER	493990.03	122.06
8	431202000303388	240 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	4090.78	1.01
9	431202000303386	230 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	4090.89	1.01
10	431202000303384	220 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	4090.82	1.01
11	431202000303310	195 ARTESIAN IND PKY	WALDNER SIGURD	796084 GREY RD 19	BLUE MOUNTAIN ON	L9Y 0N5	VACANT INDUSTRIAL LAND	9893.60	2.44
12	431202000303380	200 ARTESIAN IND PKY	LISBON GROUP OF COMPANIES	280 ARTESIAN INDUSTRIAL PKY	BRADFORD ON	L3Z 2B8	VACANT INDUSTRIAL LAND	4090.93	1.01
13	431202000303314	175 ARTESIAN IND PKY	GEROWCO HOLDING INC	12 CONN DR	SHARON ON	L0G 1V0	VACANT INDUSTRIAL LAND	9893.94	2.44
14	431202000303368	140 ARTESIAN IND PKY	MATCORP DEVELOPMENTS INC	85 ROXBOROUGH RD	NEWMARKET ON	L3Y 3L1	VACANT INDUSTRIAL LAND	6058.49	1.50
15	431202000303319	PLAN M333 PT BLK 35 RP 51R25624 PARTS 2 & 3	BRADFORD WEST GWILLIMBURY	61 HOLLAND ST E	BRADFORD ON	L3Z 2A8	VACANT INDUSTRIAL LAND	1548.67	0.38
16	431202000303366	130 ARTESIAN IND PKY	ARTESIAN DEVELOPMENTS LTD	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	4323.92	1.07
17	431202000303320	125 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	12997.44	3.21
18	431202000303322	115 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	9285.83	2.29
19	431202000303324	105 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	9285.98	2.29
20	431202000303326	95 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	9286.13	2.29
21	431202000303348	40 ARTESIAN IND PKY	ARTESIAN DEVELOPMENTS LTD	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	2055.11	0.51
22	431202000303346	20 ARTESIAN IND PKY	ARTESIAN DEVELOPMENTS LTD	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	15856.24	3.92
23	431202000303330	35 ARTESIAN IND PKY	TRANSPORTATION MINISTRY	HEAD REGIONAL PROPERTY SECTION	NORTH YORK ON	M3M 1J8	VACANT INDUSTRIAL LAND	62503.13	15.44
24	431202000303340	5 ARTESIAN INDUSTRIAL PKY	MILLFORD DEVELOPMENT LIMITED	ATTN: ANGELA ORSI ASSESSMENT/TAX DPT	NORTH BAY ON	P1B 0A6	VACANT INDUSTRIAL LAND	5569.18	1.38
25	431202000526201	2244 LINE 8	BRADFORD WEST GWILLIMBURY	61 HOLLAND ST E	BRADFORD ON	L3Z 2A8	VACANT RES LAND NOT ON WATER	7692.27	1.90
26	431201000403895	450 DISSETTE ST	MOD-AIRE HOMES LIMITED	PO BOX 1060 STN MAIN	BRADFORD ON	L3Z 2B5	VACANT INDUSTRIAL LAND	6935.86	1.71
27	431201000417007	DISSETTE ST	MOD-AIRE HOMES LIMITED	PO BOX 1060 STN MAIN	BRADFORD ON	L3Z 2B5	VACANT INDUSTRIAL LAND	2751.46	0.68
28	431201000417104	20 INDUSTRIAL RD	385229 ONTARIO LIMITED	1231 18TH SIDEROAD	KING CITY ON	L7B 1K5	VACANT INDUSTRIAL LAND	18667.19	4.61
Total								1503695.72	371.56



Employment Lands



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Legend

Vacant Land Zoning

- 400 Lands Industrial - 400A(H7)
- 400 Lands Interchange - 400B
- 400 Lands Interchange - 400B(H7)
- 400 Lands Industrial/Commercial - 400C
- 400 Lands Industrial/Commercial - 400C(H7)
- Agricultural (A)
- Environmental Protection (EP)
- Future Development (FD)

- Sanitary Main
- Storm Water
- Water Main
- Proposed Hwy 400/404 Bypass
- Parcels
- LSRCA Regulated
- NVCA Regulated
- Hwy 400 Employment Area

Employment Land Area

Site No.	ARN	Municipal Address	Primary Owner	Mailing Address	City	Postal Code	Property Code	Area (m.sq)	Area (ac)
1	431202000201501	3715 LINE 9	VERNON WILLIAM CHARLES J	3715 LINE 9	BRADFORD ON	L3Z 2A5	SINGLE FAM DET NOT ON WATER	6193.19	1.53
2	431202000201600	3087 SIDEROAD 5	PAUL SADLON	550 BAYFIELD ST	BARRIE ON	L4M 5A2	FARM BLD, PTN BEING FARM	399525.72	98.72
3	431202000201500	3077 SIDEROAD 5	ANDREWS TARA NICOLE	3077 SIDEROAD 5	BRADFORD ON	L3Z 3W6	SINGLE FAM DET NOT ON WATER	5534.09	1.37
4	431202000119901	3067 SIDEROAD 5	SCOTCH KENNETH BRIAN	3067 SIDEROAD 5	BRADFORD ON	L3Z 2A5	SINGLE FAM DET NOT ON WATER	2322.34	0.57
5	431202000119900	3664 LINE 8	162511 CANADA INC	1450 SAINT-AMOUR RUE	SAINT-LAURENT QC	H4S 1J3	FARM WITH RES AND COM/IND	411409.62	101.66
6	431202000119903	LINE 8	BRADFORD WEST GWILLIMBURY	3541 LINE 11	BRADFORD ON	L3Z 2A8	VACANT RES LAND NOT ON WATER	1398.70	0.35
7	431202000119800	3606 LINE 8	BRADFORD WEST GWILLIMBURY	61 HOLLAND ST E	BRADFORD ON	L3Z 2A8	CEMETERY	979.31	0.24
8	431202000119700	3647 LINE 8	GAGLIARDI VINCE	3647 LINE 8	BRADFORD ON	L3Z 3R7	SINGLE FAM DET NOT ON WATER	39991.42	9.88
9	431202000119600	3663 LINE 8	AVIVTEL ENTERPRISES INC	C/O D G GROUP	CONCORD ON	L4K 4R1	FARM W/OUT BLDGS OR STRUCT	380389.84	93.99
10	431202000114500	2735 SIDEROAD 5	CHEN WU RUEY JEN ESTATE	1818 BAYVIEW AVE APT 611	TORONTO ON	M4G 4G6	VAC RES,COM,IND LAND-PT FARM	162620.11	40.18
11	431202000114501	3666 COUNTY RD 88	O'ROURKE GARY BASIL	PO BOX 290	BOND HEAD ON	L0G 1B0	CAMPGROUND	209736.90	51.83
12	431202000114401	54 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	VACANT COMMERCIAL LAND	50547.17	12.49
13	431202000114410	116 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	VACANT COMMERCIAL LAND	6832.71	1.69
14	431202000114402	17 STIRLING CRES	2681281 ONTARIO INC	75 NORMAN BETHUNE AVE SUITE 216	RICHMOND HILL ON	L4B 0B6	VACANT COMMERCIAL LAND	8328.23	2.06
15	431202000114403	51 STIRLING CRES	2641109 ONTARIO INC	75 NORMAN BETHUNE AVE UNIT 216	RICHMOND HILL ON	L4B 0B6	VACANT COMMERCIAL LAND	9495.37	2.35
16	431202000114404	87 STIRLING CRES	2680781 ONTARIO INC	171 CORSTATE AVE	CONCORD ON	L4K 4Y2	VACANT COMMERCIAL LAND	10712.27	2.65
17	431202000114405	135 STIRLING CRES	2680783 ONTARIO INC	171 CORSTATE AVE	CONCORD ON	L4K 4Y2	VACANT COMMERCIAL LAND	10935.04	2.70
18	431202000114406	329 STIRLING CRES	KLEER CAPITAL CORPORATION	1315 LAWRENCE AVE E SUITE 306	NORTH YORK ON	M3A 3R3	VACANT COMMERCIAL LAND	8557.02	2.11
19	431202000114417	270 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	NON-BUILDABLE LAND	24977.10	6.17
20	431202000109800	2423 SIDEROAD 5	ELISE DEVELOPMENTS INC	C/O D G GROUP	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	410304.12	101.38
21	431202000109200	3695 LINE 6	2524218 ONTARIO INC	505 CITYVIEW BLVD UNIT 1	WOODBRIIDGE ON	L4H 0L8	VAC RES,COM,IND LAND-PT FARM	40128.67	9.92
22	431202000109300	3651 6TH LINE	THE PRIESTLY HOLDING	3200 LLOYDTOWN-AURORA RD	KING ON	L7B 0G3	RETAIL USE (CONVERTED HOUSE)	40116.32	9.91
23	431202000109400	3603 LINE 6	VAZ WALTER LEONARD	C/O GLADYS FERNANDES	BRAMPTON ON	L6Y 4K5	FARM W/OUT BLDGS OR STRUCT	36321.01	8.97
24	431202000109100	2329 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40518.77	10.01
25	431202000109000	2319 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40693.53	10.06
26	431202000108900	2305 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40690.49	10.05
27	431202000108800	2291 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40687.02	10.05
28	431202000108700	2279 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40684.27	10.05
29	431202000108600	2261 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40681.18	10.05
30	431202000108500	2249 SIDEROAD 5	MORACCI TONINO	21 ALANA DR	SPRINGWATER ON	L9X 0S1	FARM W/OUT BLDGS OR STRUCT	40623.43	10.04

31	431202000106900	2183 SIDEROAD 5	BOND HEAD PROPERTY EIGHT INC	C/O D G GROUP	CONCORD ON	L4K 4R1	FARM W/OUT RES W/STRUCT/OUTB	230373.83	56.92
32	431202000106901	2171 SIDEROAD 5	LOEB CLIFFORD DAVID	2171 SIDEROAD 5	BRADFORD ON	L3Z 2L8	FARM WITH RES W/OUT OUTBLDS	2999.14	0.74
33	431202000107000	2153 SIDEROAD 5	BRADFORD REGIONAL	10 OAKLAND AVE	NORTH YORK ON	M9M 2H8	SINGLE FAM DET NOT ON WATER	12293.44	3.04
34	431202000522302	3556 LINE 8	BRADHILL FARMS LTD	137 BOWES RD	CONCORD ON	L4K 1H3	FARM W/OUT BLDGS OR STRUCT	125866.71	31.10
35	431202000522301	3538 LINE 8	CARBONE ANTONINA	212 KENNEDY ST W	AURORA ON	L4G 2L7	NON-FARM BLD, PTN BEING FARM	68579.24	16.95
36	431202000522300	3474 LINE 8	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	140197.62	34.64
37	431202000520800	3507 LINE 8	CAPLINK LIMITED	1295 ORMONT DR	NORTH YORK ON	M9L 2W6	NON-FARM BLD, PTN BEING FARM	236271.42	58.38
38	431202000520900	3483 LINE 8	CALIA INVESTMENTS INC	129 ROWNTREE DAIRY RD UNIT 10	VAUGHAN ON	L9L 6C9	VAC RES,COM,IND LAND-PT FARM	40186.86	9.93
39	431202000520200	2859 MCKINSTRY RD	PANKIW ANNA	43 HANLEY ST	YORK ON	M6S 2H3	FARM W/OUT BLDGS OR STRUCT	36551.71	9.03
40	431202000520100	2841 MCKINSTRY RD	FEDELE PIETRO	62 BROOMLANDS DR	MAPLE ON	L6A 2K5	FARM W/OUT BLDGS OR STRUCT	40395.13	9.98
41	431202000520000	2829 MCKINSTRY RD	YI HOMES INC	2829 MCINSTRY RD	BRADFORD ON	L3Z 2A6	FARM W/OUT BLDGS OR STRUCT	40475.08	10.00
42	431202000519900	2813 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	FARM W/OUT BLDGS OR STRUCT	40515.76	10.01
43	431202000519800	2799 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	VAC RES,COM,IND LAND-PT FARM	40439.58	9.99
44	431202000519700	2781 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	VAC RES,COM,IND LAND-PT FARM	40440.20	9.99
45	431202000519600	2763 MCKINSTRY RD	JAGODZINSKI LECH	80 LA ROSE AVE	ETOBICOKE ON	M9P 1B1	FARM W/OUT BLDGS OR STRUCT	40507.87	10.01
46	431202000519500	2739 MCKINSTRY RD	CRISTILLO GIOVANNA	19 NORTHERN HEIGHTS DR SUITE 215	RICHMOND HILL ON	L4B 4M4	VAC RES,COM,IND LAND-PT FARM	40518.37	10.01
47	431202000519400	3510 COUNTY RD 88	SRF MCKINSTRY ROAD INC	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	NON-FARM BLD, PTN BEING FARM	42707.68	10.55
48	431202000514200	3533 COUNTY RD 88	TRANSPORTATION MINISTRY	HEAD REGIONAL PROPERTY SECTION BUILDING	NORTH YORK ON	M3M 1J8	SINGLE FAM DET NOT ON WATER	4119.30	1.02
49	431202000514100	3529 COUNTY RD 88	HUSKY OIL OPERATIONS LIMITED	707 8TH AV SW	CALGARY AB	T2P 3G7	SERVICE STATION	184877.82	45.68
50	431202000514110	3475 COUNTY RD 88	1402829 ONTARIO LTD	C/O SHAR-PAT HOLDINGS INC 3475 COUNTY RD	BRADFORD ON	L3Z 2A4	RETAIL ONE STOREY < 10000 SF	46989.65	11.61
51	431202000514300	3423 COUNTY RD 88	WILLIAMS JOHN WILLIAM	3423 COUNTY ROAD 88	BRADFORD ON	L3Z 2A4	GRAIN FEED SEED OPERATION	238462.56	58.92
52	431202000513900	3424 LINE 6	SHINNECOCK PROPERTIES INC	C/O D G GROUP	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	34398.70	8.50
53	431202000514000	3518 LINE 6	WILLIAMS JAMES RALPH	3399 LINE 6	BRADFORD ON	L3Z 2A4	FARM W/OUT BLDGS OR STRUCT	227310.85	56.17
54	431202000506600	3529 LINE 6	LOPES RUI	3529 LINE 6	BRADFORD ON	L3Z 2A4	SINGLE FAM DET NOT ON WATER	3057.27	0.76
55	431202000506500	3543 LINE 6	BOND HEAD PROPERTY SEVEN INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	344876.51	85.22
56	431202000506800	3399 LINE 6	WILLIAMS MARILYNNE JOAN	C/O JIM AND CARLA WILLIAMS	BRADFORD ON	L3Z 2A4	FARM WITH RES W/OUT OUTBLDS	4202.65	1.04
57	431202000506700	3405 LINE 6	WILLIAMS JAMES RALPH	3399 LINE 6	BRADFORD ON	L3Z 2A4	FARM W/OUT RES W/STRUCT/OUTB	402329.12	99.41
58	431202000506400	LINE 5	ZAHARIAS DEVELOPMENTS INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VAC RES,COM,IND LAND-PT FARM	162067.52	40.05
59	431202000506200	3424 LINE 5	BOND HEAD PROPERTY TEN INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VAC RES,COM,IND LAND-PT FARM	244370.20	60.38
60	431202000506202	3366 LINE 5	BOND HEAD PROPERTIES INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VACANT RES LAND NOT ON WATER	2494.06	0.62

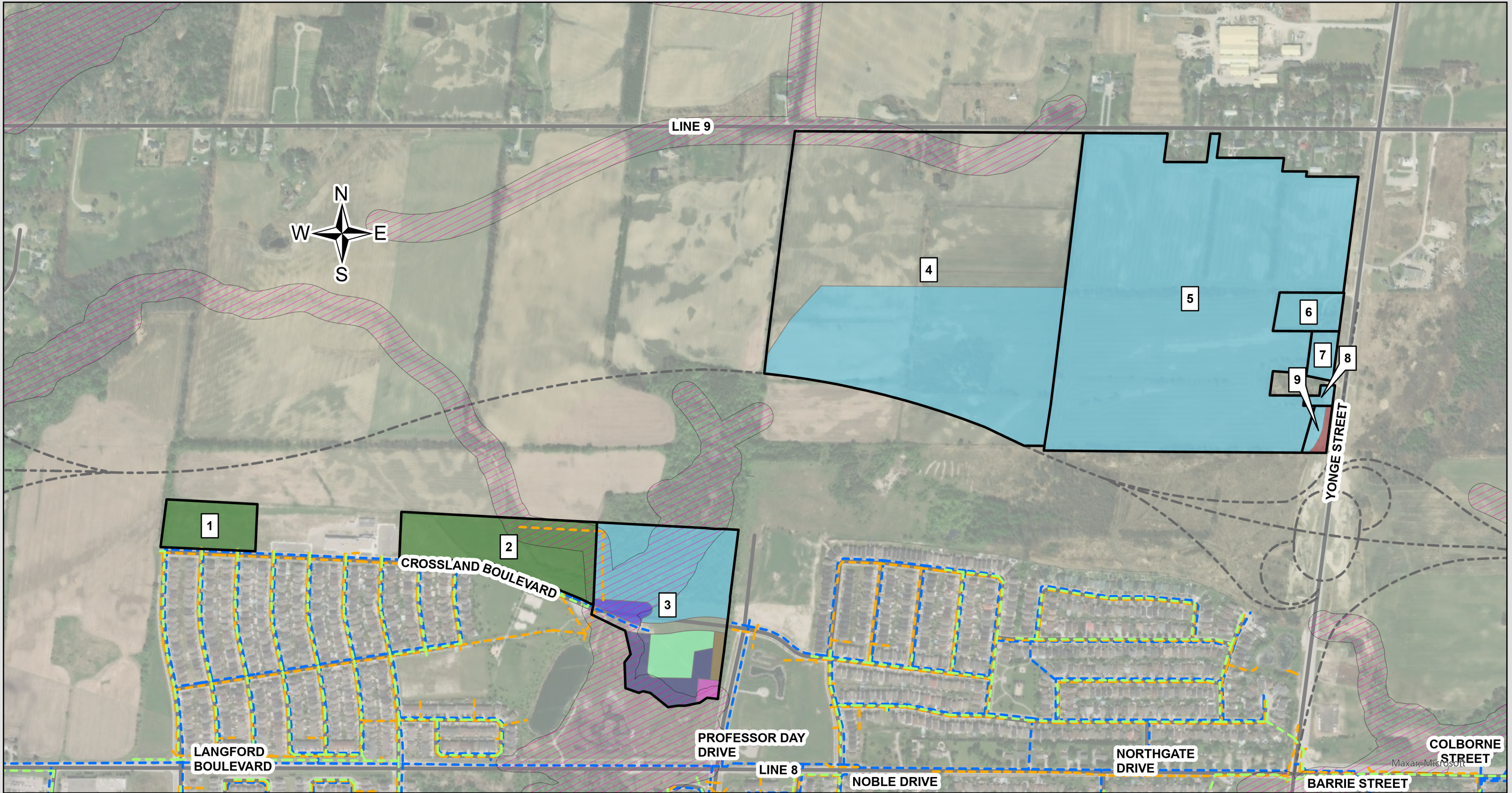
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Employment Land Area

Site No.	ARN	Municipal Address	Primary Owner	Mailing Address	City	Postal Code	Property Code	Area (m.sq)	Area (ac)
1	431202000201501	3715 LINE 9	VERNON WILLIAM CHARLES J	3715 LINE 9	BRADFORD ON	L3Z 2A5	SINGLE FAM DET NOT ON WATER	6193.19	1.53
2	431202000201600	3087 SIDEROAD 5	PAUL SADLON	550 BAYFIELD ST	BARRIE ON	L4M 5A2	FARM BLD, PTN BEING FARM	399525.72	98.72
3	431202000201500	3077 SIDEROAD 5	ANDREWS TARA NICOLE	3077 SIDEROAD 5	BRADFORD ON	L3Z 3W6	SINGLE FAM DET NOT ON WATER	5534.09	1.37
4	431202000119901	3067 SIDEROAD 5	SCOTCH KENNETH BRIAN	3067 SIDEROAD 5	BRADFORD ON	L3Z 2A5	SINGLE FAM DET NOT ON WATER	2322.34	0.57
5	431202000119900	3664 LINE 8	162511 CANADA INC	1450 SAINT-AMOUR RUE	SAINT-LAURENT QC	H4S 1J3	FARM WITH RES AND COM/IND	411409.62	101.66
6	431202000119903	LINE 8	BRADFORD WEST GWILLIMBURY	3541 LINE 11	BRADFORD ON	L3Z 2A8	VACANT RES LAND NOT ON WATER	1398.70	0.35
7	431202000119800	3606 LINE 8	BRADFORD WEST GWILLIMBURY	61 HOLLAND ST E	BRADFORD ON	L3Z 2A8	CEMETERY	979.31	0.24
8	431202000119700	3647 LINE 8	GAGLIARDI VINCE	3647 LINE 8	BRADFORD ON	L3Z 3R7	SINGLE FAM DET NOT ON WATER	39991.42	9.88
9	431202000119600	3663 LINE 8	AVIVTEL ENTERPRISES INC	C/O D G GROUP	CONCORD ON	L4K 4R1	FARM W/OUT BLDGS OR STRUCT	380389.84	93.99
10	431202000114500	2735 SIDEROAD 5	CHEN WU RUEY JEN ESTATE	1818 BAYVIEW AVE APT 611	TORONTO ON	M4G 4G6	VAC RES,COM,IND LAND-PT FARM	162620.11	40.18
11	431202000114501	3666 COUNTY RD 88	O'ROURKE GARY BASIL	PO BOX 290	BOND HEAD ON	L0G 1B0	CAMPGROUND	209736.90	51.83
12	431202000114401	54 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	VACANT COMMERCIAL LAND	50547.17	12.49
13	431202000114410	116 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	VACANT COMMERCIAL LAND	6832.71	1.69
14	431202000114402	17 STIRLING CRES	2681281 ONTARIO INC	75 NORMAN BETHUNE AVE SUITE 216	RICHMOND HILL ON	L4B 0B6	VACANT COMMERCIAL LAND	8328.23	2.06
15	431202000114403	51 STIRLING CRES	2641109 ONTARIO INC	75 NORMAN BETHUNE AVE UNIT 216	RICHMOND HILL ON	L4B 0B6	VACANT COMMERCIAL LAND	9495.37	2.35
16	431202000114404	87 STIRLING CRES	2680781 ONTARIO INC	171 CORSTATE AVE	CONCORD ON	L4K 4Y2	VACANT COMMERCIAL LAND	10712.27	2.65
17	431202000114405	135 STIRLING CRES	2680783 ONTARIO INC	171 CORSTATE AVE	CONCORD ON	L4K 4Y2	VACANT COMMERCIAL LAND	10935.04	2.70
18	431202000114406	329 STIRLING CRES	KLEER CAPITAL CORPORATION	1315 LAWRENCE AVE E SUITE 306	NORTH YORK ON	M3A 3R3	VACANT COMMERCIAL LAND	8557.02	2.11
19	431202000114417	270 STIRLING CRES	WEST GWILLIMBURY POWER	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	NON-BUILDABLE LAND	24977.10	6.17
20	431202000109800	2423 SIDEROAD 5	ELISE DEVELOPMENTS INC	C/O D G GROUP	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	410304.12	101.38
21	431202000109200	3695 LINE 6	2524218 ONTARIO INC	505 CITYVIEW BLVD UNIT 1	WOODBIDGE ON	L4H 0L8	VAC RES,COM,IND LAND-PT FARM	40128.67	9.92
22	431202000109300	3651 6TH LINE	THE PRIESTLY HOLDING	3200 LLOYDTOWN-AURORA RD	KING ON	L7B 0G3	RETAIL USE (CONVERTED HOUSE)	40116.32	9.91
23	431202000109400	3603 LINE 6	VAZ WALTER LEONARD	C/O GLADYS FERNANDES	BRAMPTON ON	L6Y 4K5	FARM W/OUT BLDGS OR STRUCT	36321.01	8.97
24	431202000109100	2329 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40518.77	10.01
25	431202000109000	2319 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40693.53	10.06
26	431202000108900	2305 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40690.49	10.05
27	431202000108800	2291 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40687.02	10.05
28	431202000108700	2279 SIDEROAD 5	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	40684.27	10.05
29	431202000108600	2261 SIDEROAD 5	WHITE HORSE INVESTMENTS CORP	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	FARM W/OUT BLDGS OR STRUCT	40681.18	10.05
30	431202000108500	2249 SIDEROAD 5	MORACCI TONINO	21 ALANA DR	SPRINGWATER ON	L9X 0S1	FARM W/OUT BLDGS OR STRUCT	40623.43	10.04

31	431202000106900	2183 SIDEROAD 5	BOND HEAD PROPERTY EIGHT INC	C/O D G GROUP	CONCORD ON	L4K 4R1	FARM W/OUT RES W/STRUCT/OUTB	230373.83	56.92
32	431202000106901	2171 SIDEROAD 5	LOEB CLIFFORD DAVID	2171 SIDEROAD 5	BRADFORD ON	L3Z 2L8	FARM WITH RES W/OUT OUTBLDS	2999.14	0.74
33	431202000107000	2153 SIDEROAD 5	BRADFORD REGIONAL	10 OAKLAND AVE	NORTH YORK ON	M9M 2H8	SINGLE FAM DET NOT ON WATER	12293.44	3.04
34	431202000522302	3556 LINE 8	BRADHILL FARMS LTD	137 BOWES RD	CONCORD ON	L4K 1H3	FARM W/OUT BLDGS OR STRUCT	125866.71	31.10
35	431202000522301	3538 LINE 8	CARBONE ANTONINA	212 KENNEDY ST W	AURORA ON	L4G 2L7	NON-FARM BLD, PTN BEING FARM	68579.24	16.95
36	431202000522300	3474 LINE 8	GUARDIAREGIA DEVELOPMENTS	2921 LANGSTAFF RD	CONCORD ON	L4K 4W7	VAC RES,COM,IND LAND-PT FARM	140197.62	34.64
37	431202000520800	3507 LINE 8	CAPLINK LIMITED	1295 ORMONT DR	NORTH YORK ON	M9L 2W6	NON-FARM BLD, PTN BEING FARM	236271.42	58.38
38	431202000520900	3483 LINE 8	CALIA INVESTMENTS INC	129 ROWNTREE DAIRY RD UNIT 10	VAUGHAN ON	L9L 6C9	VAC RES,COM,IND LAND-PT FARM	40186.86	9.93
39	431202000520200	2859 MCKINSTRY RD	PANKIW ANNA	43 HANLEY ST	YORK ON	M6S 2H3	FARM W/OUT BLDGS OR STRUCT	36551.71	9.03
40	431202000520100	2841 MCKINSTRY RD	FEDELE PIETRO	62 BROOMLANDS DR	MAPLE ON	L6A 2K5	FARM W/OUT BLDGS OR STRUCT	40395.13	9.98
41	431202000520000	2829 MCKINSTRY RD	YI HOMES INC	2829 MCINSTRY RD	BRADFORD ON	L3Z 2A6	FARM W/OUT BLDGS OR STRUCT	40475.08	10.00
42	431202000519900	2813 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	FARM W/OUT BLDGS OR STRUCT	40515.76	10.01
43	431202000519800	2799 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	VAC RES,COM,IND LAND-PT FARM	40439.58	9.99
44	431202000519700	2781 MCKINSTRY RD	NATELO REALTY INC	511 CHRISLEA RD	WOODBIDGE ON	L4L 8N6	VAC RES,COM,IND LAND-PT FARM	40440.20	9.99
45	431202000519600	2763 MCKINSTRY RD	JAGODZINSKI LECH	80 LA ROSE AVE	ETOBICOKE ON	M9P 1B1	FARM W/OUT BLDGS OR STRUCT	40507.87	10.01
46	431202000519500	2739 MCKINSTRY RD	CRISTILLO GIOVANNA	19 NORTHERN HEIGHTS DR SUITE 215	RICHMOND HILL ON	L4B 4M4	VAC RES,COM,IND LAND-PT FARM	40518.37	10.01
47	431202000519400	3510 COUNTY RD 88	SRF MCKINSTRY ROAD INC	2 BLOOR ST W SUITE 1001	TORONTO ON	M4W 3E2	NON-FARM BLD, PTN BEING FARM	42707.68	10.55
48	431202000514200	3533 COUNTY RD 88	TRANSPORTATION MINISTRY	HEAD REGIONAL PROPERTY SECTION BUILDING	NORTH YORK ON	M3M 1J8	SINGLE FAM DET NOT ON WATER	4119.30	1.02
49	431202000514100	3529 COUNTY RD 88	HUSKY OIL OPERATIONS LIMITED	707 8TH AV SW	CALGARY AB	T2P 3G7	SERVICE STATION	184877.82	45.68
50	431202000514110	3475 COUNTY RD 88	1402829 ONTARIO LTD	C/O SHAR-PAT HOLDINGS INC 3475 COUNTY RD	BRADFORD ON	L3Z 2A4	RETAIL ONE STOREY < 10000 SF	46989.65	11.61
51	431202000514300	3423 COUNTY RD 88	WILLIAMS JOHN WILLIAM	3423 COUNTY ROAD 88	BRADFORD ON	L3Z 2A4	GRAIN FEED SEED OPERATION	238462.56	58.92
52	431202000513900	3424 LINE 6	SHINNECOCK PROPERTIES INC	C/O D G GROUP	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	34398.70	8.50
53	431202000514000	3518 LINE 6	WILLIAMS JAMES RALPH	3399 LINE 6	BRADFORD ON	L3Z 2A4	FARM W/OUT BLDGS OR STRUCT	227310.85	56.17
54	431202000506600	3529 LINE 6	LOPES RUI	3529 LINE 6	BRADFORD ON	L3Z 2A4	SINGLE FAM DET NOT ON WATER	3057.27	0.76
55	431202000506500	3543 LINE 6	BOND HEAD PROPERTY SEVEN INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	NON-FARM BLD, PTN BEING FARM	344876.51	85.22
56	431202000506800	3399 LINE 6	WILLIAMS MARILYNNE JOAN	C/O JIM AND CARLA WILLIAMS	BRADFORD ON	L3Z 2A4	FARM WITH RES W/OUT OUTBLDS	4202.65	1.04
57	431202000506700	3405 LINE 6	WILLIAMS JAMES RALPH	3399 LINE 6	BRADFORD ON	L3Z 2A4	FARM W/OUT RES W/STRUCT/OUTB	402329.12	99.41
58	431202000506400	LINE 5	ZAHARIAS DEVELOPMENTS INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VAC RES,COM,IND LAND-PT FARM	162067.52	40.05
59	431202000506200	3424 LINE 5	BOND HEAD PROPERTY TEN INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VAC RES,COM,IND LAND-PT FARM	244370.20	60.38
60	431202000506202	3366 LINE 5	BOND HEAD PROPERTIES INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VACANT RES LAND NOT ON WATER	2494.06	0.62

Total5680810.801403.71



Parcels North of Lormel and Dreamfields Homes Community Improvement Project Area



Legend

Vacant Land Zoning

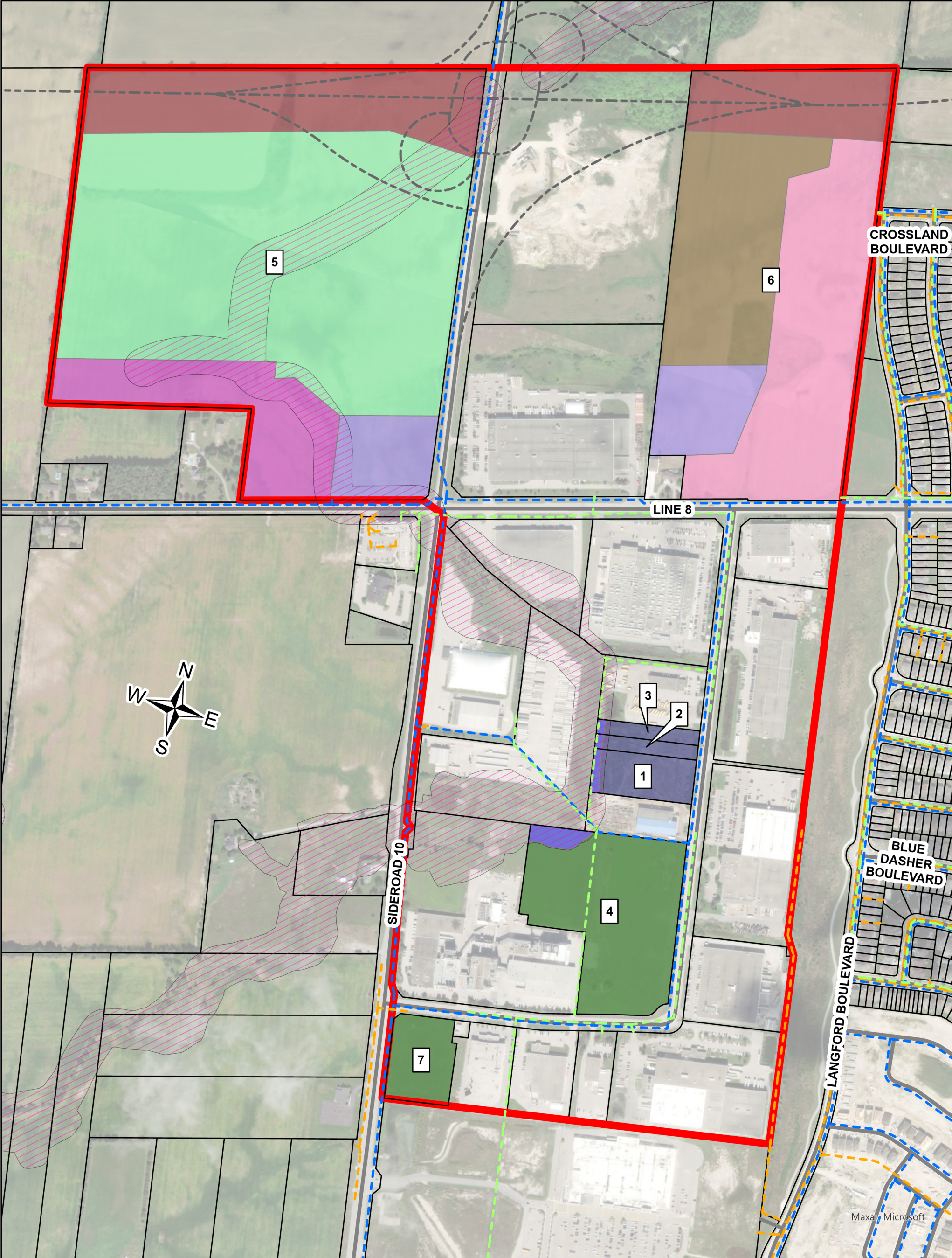
- Agricultural - A*18
- Environmental Protection - EP
- Future Development - FD
- M1*10(H1)
- R2-2*14b(H1)
- R2-2*14b(H1)(H19)
- R2-2*15a(H1)
- R2-2*16(H1)(H19)

- Sanitary Main
- Storm Water
- Water Main
- Proposed Hwy 400/404 Bypass
- LSRCA Regulated
- NVCA Regulated
- Parcels

WARNING! The information contained herein is compiled from other documentation and may contain errors, omission or inaccuracies. The Town of Bradford West Gwillimbury, its officers, employees and agents are not responsible for, and the users by accepting this document hereby waive as against the said Town, its officers, employees, agents, any claim for damages arising from or in any way related to any errors, omissions, misrepresentation or inaccuracies contained in this document whether due to negligence or otherwise. Any user is advised to verify all information and assume all risk in relying on the information contained hereon.

Parcels North of Lormel and Dreamfield Improvement Area

Site No.	ARN	Municipal Address	Primary Owner	Mailing Address	City	Postal Code	Property Code	Area (m.sq.)	Area (ac)
1	431202000507781	2944 LINE 8	FNB DEVELOPMENTS INC	30 FLORAL PKY SUITE 300	CONCORD ON	L4K 4R1	VACANT COMMERCIAL LAND	20141.58	4.98
2	431202000508050	400 CROSSLAND BLVD	FNB DEVELOPMENTS INC	C/O D G GROUP	CONCORD ON	L4K 4R1	VACANT COMMERCIAL LAND	49411.78	12.21
3	431202000507604	CROSSLAND BLVD	FNB DEVELOPMENTS INC	C/O D G GROUP	CONCORD ON	L4K 4R1	RESIDENTIAL DEVELOPMENT LAND	94631.01	23.38
4	431202000301700	2673 LINE 9	2576741 ONTARIO INC	19 RICHARD PERSON DR	MARKHAM ON	L6C 1B1	FARM WITH RES WITH OUTBLDS	361139.69	89.24
5	431202000301800	3006 HIGHWAY 11	FRAMBEE HOLDINGS LIMITED	88 SHEPPARD AVE W SUITE 3200	NORTH YORK ON	M2N 1M5	VAC RES,COM,IND LAND-PT FARM	350266.38	86.55
6	431202000302700	2980 HIGHWAY 11	BIGDELI ABBAS	23 WHITE OAK CRES	RICHMOND HILL ON	L4B 3R7	SINGLE FAM DET NOT ON WATER	11578.37	2.86
7	431202000302300	2964 HIGHWAY 11	TRANSPORTATION MINISTRY	3541 LINE 11	BRADFORD ON	L3Z 2A8	SINGLE FAM DET NOT ON WATER	5838.11	1.44
8	431202000302800	2942 YONGE ST	TRANSPORTATION MINISTRY	BUILDING D	NORTH YORK ON	M3M 1J8	SINGLE FAM DET NOT ON WATER	2016.91	0.50
9	431202000301832	HIGHWAY 11	SIMCOE COUNTY	BUILDING D	NORTH YORK ON	M3M 1J8	VACANT RES LAND NOT ON WATER	4491.17	1.11
Total								899515.00	222.27



Reagens Industrial Park

Community Improvement Project Area



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Legend

- Vacant Land Zoning**

 - Agricultural - A*18
 - Environmental Protection - EP
 - General Employment - M1
 - General Employment - M1(H1)
 - General Employment - M1*1
 - General Employment - M1*2
 - General Employment - M1*8(H1)
 - General Employment - M1*9(H1)
 - Open Space - OS
- Sanitary Main
 - Storm Water
 - Water Main
 - Proposed Hwy 400/404 Bypass
 - LSRCA Regulated
 - Parcels
 - CIPA Boundary

Reagens Industrial Park
Improvement Area

Site No.	ARN	Municipal Address	Primary Owner	Mailing Address	City	Postal Code	Property Code	Area (m.sq.)	Area (ac)
1	431202000517204	70 REAGENS INDUSTRIAL PKY	1439660 ONTARIO LIMITED	70 REAGENS INDUSTRIAL PKY	BRADFORD ON	L3Z 2A4	VACANT INDUSTRIAL LAND	11070.08	2.74
2	431202000517205	REAGENS INDUSTRIAL PKY	1439660 ONTARIO LIMITED	70 REAGEN'S INDUSTRIAL PKY	BRADFORD ON	L3Z 2A4	VACANT INDUSTRIAL LAND	3685.17	0.91
3	431202000517206	80 REAGENS INDUSTRIAL PKY	1439660 ONTARIO LIMITED	70 REAGEN'S INDUSTRIAL PKY	BRADFORD ON	L3Z 2A4	VACANT INDUSTRIAL LAND	3684.99	0.91
4	431202000517214	REAGENS INDUSTRIAL PKY	ELEVEN ELEVEN REAL ESTATE	ATTENTION: DAVID HUDSON	BRADFORD ON	L3Z 0Z9	VACANT INDUSTRIAL LAND	55211.23	13.64
5	431202000522600	3100 10TH SIDEROAD	INTERPHASE DEVELOPMENT INC	PO BOX 1060 STN MAIN	BRADFORD ON	L3Z 2B5	FARM W/OUT BLDGS OR STRUCT	394398.33	97.46
6	431202000522800	3004 LINE 8	BRADVIT HOLDINGS INC	121 BRADWICK DR UNIT 3	CONCORD ON	L4K 1K5	FARM W/OUT BLDGS OR STRUCT	206745.55	51.09
7	431202000517252	557 HOLLAND ST W	BRADFORD SHOPPING CENTRES	3200 HIGHWAY 7	VAUGHAN ON	L4K 5Z5	BIG BOX SHOP CTR > 100,000	13302.63	3.29
Total								688097.99	170.03



Appendix B

Employment Forecast



Appendix B: Employment Forecast

Figure B-1
Town of Bradford West Gwillimbury
Employment Growth Forecast by Employment Sector, 2024 to 2051

Period	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	No Fixed Place of Work	Total Employment
Mid-2011	280	800	2,730	2,350	1,360	1,580	9,100
Mid-2016	315	1,160	2,510	2,940	1,900	1,575	10,400
Mid-2024	335	1,770	2,820	3,430	2,170	1,975	12,500
Mid-2026	340	1,880	3,040	3,770	2,560	2,010	13,600
Mid-2031	360	2,190	3,500	4,450	3,020	2,380	15,900
Mid-2036	370	2,550	4,310	5,080	3,450	2,840	18,600
Mid-2041	390	2,910	6,230	5,740	3,900	3,230	22,400
Mid-2046	400	3,280	8,410	6,410	4,360	3,640	26,500
Mid-2051	420	3,670	10,850	7,110	4,830	4,020	30,900
2024-2026	5	110	220	340	390	35	1,100
2024-2031	25	420	680	1,020	850	405	3,400
2024-2036	35	780	1,490	1,650	1,280	865	6,100
2024-2041	55	1,140	3,410	2,310	1,730	1,255	9,900
2024-2046	65	1,510	5,590	2,980	2,190	1,665	14,000
2024-2051	85	1,900	8,030	3,680	2,660	2,045	18,400

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021. Figures have been rounded.

Source: Watson & Associates Economists Ltd., based on SCOPA No. 7.