



# PLANNING OPINION REPORT

Community Infrastructure and Housing Accelerator and  
Draft Plan of Subdivision  
Former Bradford Highlands Golf Club Redevelopment  
23 Brownlee Drive and 2820, 2824 and 2848 Line 5  
Bradford, ON

Prepared For:  
Bradford Highlands Joint Venture



January 2024



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***Bradford Highlights Joint Venture  
Community Infrastructure and Housing Accelerator and Draft Plan of Subdivision***

## **Planning Opinion Report**

**Former Bradford Highlands Golf Club Redevelopment  
Bradford, Ontario**

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## Contents

<b>1.0</b>	<b>Background .....</b>	<b>1</b>
1.1	Overview .....	1
1.2	Application History .....	2
1.3	Property Description.....	4
1.4	Purpose of Application .....	6
<b>2.0</b>	<b>Proposed Concept Plan .....</b>	<b>7</b>
2.1	Proposed Development Concept .....	7
2.2	Development Statistics .....	8
<b>3.0</b>	<b>Community and Infrastructure Housing Accelerator .....</b>	<b>11</b>
3.1	Minister’s Zoning Order Request Protocol.....	12
<b>4.0</b>	<b>Development Considerations .....</b>	<b>14</b>
4.1	Functional Servicing Report .....	14
4.2	Stormwater Management Report.....	14
4.3	Environmental Impact Study .....	15
4.4	Hydrogeological Report.....	16
4.5	Water Balance Report .....	16
4.6	Geotechnical Report.....	17
4.7	Transportation Impact Study .....	18
4.8	Archaeological Assessment .....	18
4.9	Financial Impact Study.....	19
4.10	Arborist Report .....	20
4.11	Urban Design Report .....	20
4.12	Commercial Needs Study .....	20
<b>5.0</b>	<b>Planning Policy Framework .....</b>	<b>22</b>
5.1	Provincial Policy Statement, 2020.....	22
5.2	A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 .....	25
5.3	Greenbelt Plan, 2017 .....	27
5.4	Lake Simcoe Protection Plan, 2009 .....	29
5.4.1	<i>Major Development within the Regulated Area .....</i>	<i>29</i>

5.5	County of Simcoe Official Plan (2016) .....	29
5.5.1	<i>COPA 7</i> .....	33
5.6	Town of Bradford West Gwillimbury Official Plan (2002) .....	33
5.6.1	<i>Land Use Designations</i> .....	34
5.6.2	<i>Affordable Housing</i> .....	35
5.7	Town of Bradford West Gwillimbury Official Plan (2023) .....	36
5.7.1	<i>Residential Designation</i> .....	37
5.7.2	<i>Open Space Policies</i> .....	37
5.7.3	<i>Environmental Protection</i> .....	37
5.8	Zoning By-law 2010-50 .....	38
5.8.1	<i>Proposed Community Infrastructure and Housing Accelerator</i> .....	39
<b>6.0</b>	<b>Planning Opinion.....</b>	<b>43</b>
6.1	Statement of Consistency and Conformity with Policy Documents.....	43
6.2	Planning Act – Section 51(24).....	43
6.3	Conclusion .....	46

## List of Figures

Figure 1: Subject Lands .....	5
Figure 2: Draft Plan of Subdivision.....	8
Figure 3: Greenbelt Plan Designations Excerpt.....	27
Figure 4: Simcoe County Official Plan - Schedule 5.1 Land Use Designations.....	31
Figure 5: Bradford Official Plan - Schedule A Rural Land Use Plan .....	34
Figure 6: 2023 BWG OP - Schedule B Land Use Plan .....	36

## List of Tables

Table 1: Legal Description.....	5
Table 2: Development Statistics .....	9
Table 3: Density of the Proposed Development .....	9

## List of Appendices

Appendix A: Draft Plan of Subdivision	
Appendix B: Draft CIHA Zoning Order	
Appendix C: BHJV Submissions to the Province	

## List of Supporting Reports

All supporting reports, including those associated with the Community Infrastructure and Housing Accelerator Order and Draft Plan of Subdivision application, are available in digital format.

Report Topic	Report Author
<b>Planning</b>	
Planning Opinion Report	Malone Given Parsons Ltd.
Draft Community Infrastructure and Housing Accelerator Order	Malone Given Parsons Ltd.
Draft Plan of Subdivision	Malone Given Parsons Ltd.
<b>Environmental</b>	
Environmental Impact Study	Beacon Environmental
Arborist Report	Beacon Environmental
<b>Engineering</b>	
Functional Servicing Report	Urban Ecosystems Ltd.
Stormwater Management Report	KSGS Engineering Corp.
Hydrogeology Report	Golder
Geotechnical Investigation	Golder
Water Balance Report	WSP
<b>Transportation</b>	
Traffic Impact Study	BA Group
<b>Cultural</b>	
Archaeological Assessment	AMICK
<b>Financial</b>	
Fiscal Impact Study	KPEG Planning and Economics
<b>Commercial</b>	
Commercial Needs Study	Urban Metrics
<b>Urban Design</b>	
Urban Design Report	John G. Williams Limited

# 1.0 Background

*Malone Given Parsons Ltd. has been retained by Bradford Highlands Joint Venture (BHJV) to assist in obtaining planning approvals for a development comprised of 538 single and semi-detached residential units and 460 townhouse residential units for a total of 998 residential units.*

*This report supports the following development applications:*

- *Community Infrastructure and Housing Accelerator to implement the proposed development; and,*
- *Draft Plan of Subdivision to create the blocks for urban development and define the lands for environmental protection.*

*These applications are being submitted concurrent to the existing Official Plan Amendment applications at the County and Town to bring these lands into the urban boundary.*

## 1.1 Overview

Malone Given Parsons Ltd. (“MGP”) are the planning consultants for Bradford Highlands Joint Venture (“BHJV”), owners of 60 hectares (~148 acres) of land located between Fifth Line and Sixth Line and west of Simcoe Road in the Town of Bradford West Gwillimbury (the “Subject Lands”). BHJV is proposing to develop a residential subdivision comprised of 998 dwelling units. The unit mix will consist of 342 single detached units, 196 semi-detached units, 334 street townhouse units, and 126 back-to-back townhouse units. The development also includes two parks and two stormwater management facilities. As part of the proposed development, approximately 8.8 hectares of land will be conveyed into public ownership for parkland, natural heritage and compensation purposes.

Applications for a Community Infrastructure and Housing Accelerator (“CIHA”) Order, as well as a Draft Plan of Subdivision are being submitted to facilitate the approval of the proposed development. The purpose of this report is to provide a planning opinion in support of the CIHA Order and a Draft Plan of Subdivision to permit the proposed development on the Subject Lands. This includes consideration of the applicable Provincial, County, and Municipal planning policy regime. In rendering this opinion, the report relies on, and summarizes the supporting studies prepared by other expert consultants in accordance with the requirements set out at the consultation meeting minutes with the Town, County, and other agency staff (File no. D99-22-02).

This CIHA Order and Draft Plan of Subdivision applications are filed and will be considered to be within the urban boundary upon issuance of the CIHA Order. The concurrent Draft Plan of Subdivision application will create the necessary blocks for the proposed development.

## **1.2 Application History**

While the Subject Lands are currently located outside the settlement area, official plan amendment applications to both the Town and County were submitted in 2017 to incorporate the lands within the urban area. These applications were submitted on the basis that there is insufficient land to accommodate the allocated population and there is an opportunity for growth to be located within the Subject Lands as it represents a logical area for residential use and additional land is required in order to achieve the 2031 minimum population target assigned by the County. The County application (SC-OPA-1701) was deemed complete in November 2017 and the Town application (D09-17-01) was deemed complete April 2022.

Through the development review process, we have received comments from the County on this application dated May 30, 2022 (attached as Appendix 6), which align with some of our previous conclusions. Of specific note, is the following comment:

*“Through ongoing work relating to the subject property and the proposed COPA, County Planning staff have acknowledged that this site has attributes that lend itself toward the lands being given consideration for inclusion into the settlement area if supported by the land needs assessment of the MCR project. For instance, the subject lands are immediately adjacent to the settlement area of Bradford and are primarily designated ‘Rural’ in the County Official Plan. The Growth Plan identifies that when evaluating SABE’s, the prime agricultural areas should be avoided where possible. This indicates that land designated ‘Rural’ would be preferred to consider for SABE’s when compared to lands designated ‘Agricultural’ where this circumstance exists.”*

We agree with the County’s recognition that the Subject Lands possess characteristics that would make it a logical area for a settlement area expansion.

### BHJV Appeal of OPA 25

BHJV was an active participant in the Town’s Official Plan Review process, including the growth management component that evaluated the Town’s land needs until 2031. This Official Plan Review process culminated in the adoption of a number of Official Plan Amendments (“OPAs”) including *OPA 25: Growth and Population Review*, which BHJV is an appellant to.

OPA 25, in its current form, understates the amount of land required to accommodate the 2031 population of 50,500 assigned to Bradford in the County’s approved Official Plan and as such, does not recommend a settlement boundary expansion. The Municipal Comprehensive Review (“MCR”) has not taken into account servicing and infrastructure considerations, overestimates the residential density assumptions, includes an unrealistic assumption about secondary suites as a component of achieving its growth target and the projection for intensification targets is high. As a result, the Town is overestimating the capacity of residential land within the Town’s Settlement Area. Using the County approved minimum

density of 35 residents and jobs per hectare, an estimated 268 hectares of land would be required, and the Town's remaining land supply would not be sufficient to accommodate the population to 2031, resulting in a deficit of 84 hectares. Furthermore, while a residential land needs analysis is an important tool in determining how much land is theoretically required to accommodate forecasted population growth, this approach does not take into the market realities and its import on the availability and cost of remaining supply as more particularly described in Section 4.6 of this report. It is recommended that an additional 10% of land beyond the 248 hectares noted above be made available ensure the maintenance of a balanced market thereby further increasing the land supply deficit of 84 hectares.

BHJV, the Town and the County signed Minutes of Settlement (see Appendix 7), which state that following the final outcome of the County's MCR (which may be phased) and any subsequent Growth Plan exercise, the Town/County/BHJV will take appropriate steps to bring the Town's Official Plan into conformity with the County Official Plan as it applies to the subject lands. Given that the County LNA has concluded there is a dire need for land to accommodate ground-related housing, we think this is an opportune time to include the lands within the urban settlement area through the issuance of the CIHA Order utilizing the 2031 population, consistent with the direction provided in the Minutes of Settlement as noted below:

- *"the Ministry of Municipal Affairs and Housing has issued recent directives encouraging municipalities to conduct their MCRs in a phased manner in order to accommodate for growth in a more efficient and time-sensitive manner. Pursuant to this directive, County staff will be recommending to County Council that the County undertake a phased approach to their MCR and that Phase One should be an MCR of all currently designated primary settlement areas in the County's Official Plan. The Bradford Settlement Area within Bradford West Gwillimbury ("BWG") is one such primary settlement area."*
- *"the County and Town Staff accept that under current policies, and according to currently accepted assumptions, the Bradford Settlement Area would qualify for additional population allocation, and a settlement area expansion as part of the proposed Phased MCR is a potential outcome."*
- *"...the Parties acknowledge and accept that the location of the Subject Lands and the nearby existing full municipal servicing, make the Subject Lands one area that would be seriously considered as a candidate for inclusion in any Settlement Area Expansion."*
- *"...As part of the phased MCR, the County, in consultation with the Town, will consider including the Subject Lands within the Bradford Settlement Area utilizing the 2031 population projections if appropriate justification exists to do so, (otherwise the 2041 planning horizon and population projections as provided for through the Growth Plan would be used as the basis to consider bringing the subject lands into the Bradford Settlement Area). If it is determined through the MCR exercise that the Subject Lands should be included within the Bradford Settlement Area using the 2031 population, and if doing so would result in the Subject Lands being urbanized more efficiently than would otherwise be the case, then the County agrees to give serious consideration to such an approach." [emphasis added]*

The Minutes of Settlement indicate that the signatories (i.e. the County, the Town and BHJV)

will act reasonably and in good faith when dealing with each other in these matters. As such, we understand the Subject Lands would be given particular and specific consideration in the County's MCR process as it plans to undertake its assessment as to where settlement area boundary expansions should occur. These Minutes of Settlement, endorsed by the local municipality are a serious and important consideration indicating the acknowledgment from both the County and the Town as to the appropriate inclusion of the Subject Lands in the Bradford urban area.

It should also be noted that the Town's new Official Plan was recently approved by the County, which BHJV has a site-specific appeal on.

#### County of Simcoe Official Plan Review

The County of Simcoe undertook a review of its Official Plan, with the first phase culminating in the adoption of County Official Plan Amendment 7 ("COPA 7"), which implements the Phase 1 Growth Management policies and includes updates to Schedule 5.1 – Land Use Designations. Particularly, COPA 7 establishes a policy framework for settlement hierarchies, Major Transit Station Areas, and future growth and provides updates to population and employment targets and density and intensification targets. It should be noted that COPA 7 has not yet been approved by the Ministry and as such is not in force and effect.

As it relates to Bradford, we note that the COPA 7 concludes (through their land needs assessment) that 449 hectares of additional Community Area land to accommodate the forecasted population growth to 2051 is required. We agree that a settlement area expansion will be required to accommodate growth to 2051. The County has not yet made adjustments to the settlement area boundary to include any additional land to satisfy the land needs within Bradford, nor the rest of the County, which will be forthcoming in a future phase of the MCR process.

BHJV has made submissions to the Province requesting the inclusion of the Subject Lands within the settlement area, which included supporting material on how the settlement area criteria have been satisfied. A copy of the submission material is provided in Appendix C.

### **1.3 Property Description**

The Subject Lands are approximately 60 hectares (~148 acres) in size and is located west of Simcoe Road, south of Line 6 (municipally known as 23 Brownlee Drive and 2820, 2824 and 2848 Line 5) in the Town of Bradford West Gwillimbury. The majority of the site is currently occupied by the Bradford Highlands Golf Course and Golf Club which has been closed and is no longer operational. Existing estate residential communities border the west and southeast side of the property along Brownlee Drive and Golfview Boulevard. The Green Valley Estates subdivision on full municipal services borders on the northeast. The Subject Lands are legally described in Table 1 and shown in Figure 1.

Table 1: Legal Description

#	PIN	Legal Description of Property	Municipal Address
1	580120174	PT BLK 36 PL 51M221 PTS 1, 2, 3, 4, 5, 6 & 7 51R21792 EXCEPT PTS 1, 2,3, 4, 5 & 6 51R28655; S/T PT 6 51R21792 IN FAVOUR OF ALL PERSONS ENTITLED THERETO AS IN R0387188; S/T PT 7 51R21792 IN FAVOUR OF WILLIAM CLARENCE BAYNES AS IN LT74454; S/T LT71820, LT72113, R0153740,WG7797; BRADFORD-WGW	23 Brownlee Drive
2	580120777	PART LOT 13, CONCESSION 5 WEST GWILLIMBURY DESIGNATED AS PART 1, PLAN 51R-41860 TOGETHER WITH AN EASEMENT OVER PART 2, PLAN 51R-41860 AS IN R01177028 TOGETHER WITH AN EASEMENT OVER PART 3, PLAN 51R-41860 AS IN LT419266 TOWN OF BRADFORD WEST GWILLIMBURY	2820 Line 5
3	580120173	PT BLK 36 PL 51M221 PTS 3, 4, 5 & 6 51R28655; WG7797; S/T EASEMENT PT 5 51R28655 AS IN LT419266; BRADFORD-WGW	2824 Line 5
4	580120050	PT LT 13, CON 5 WEST GWILLIMBURY , AS IN R0369673; BRADFORD-WGW	2848 Line 5

Figure 1: Subject Lands



Subject Lands - Bradford West Gwillimbury

Source: Google Earth

The surrounding community consists of existing residential homes and agricultural areas. The following summarizes the surrounding uses:

**To the North:**

- Single and Semi-Detached Residential Dwellings

**To the East:**

- Existing Single and Semi-Detached and Townhouse Dwellings

**To the South:**

- Open Space/Wooded Area; Canal; Canal Road/Line 5; Rural Housing

**To the West:**

- Estate Residential; Agricultural Use

## **1.4 Purpose of Application**

The purpose of this report is to provide a planning opinion with respect to the proposed development of approximately 998 residential units consisting of 342 single detached units, 196 semi-detached units, 334 street townhouse units, and 126 back-to-back townhouse units, two park blocks, two stormwater management facilities and a natural heritage system.

This proposal requires both a CIHA Order and a Draft Plan of Subdivision which are being submitted concurrently.

This Planning Opinion Report is supported by technical studies including:

- Functional Servicing and Stormwater Management Plan;
- Hydrogeological Study;
- Water Balance Report;
- Geotechnical Study;
- Environmental Impact Study;
- Transportation Impact Study;
- Phase 1 Environmental Site Assessment;
- Geotechnical Study;
- Arborist Report;
- Stage 1 Archaeological Assessment;
- Commercial Needs Study;
- Urban Design Report; and,
- Financial Impact Study.

# 2.0 Proposed Concept Plan

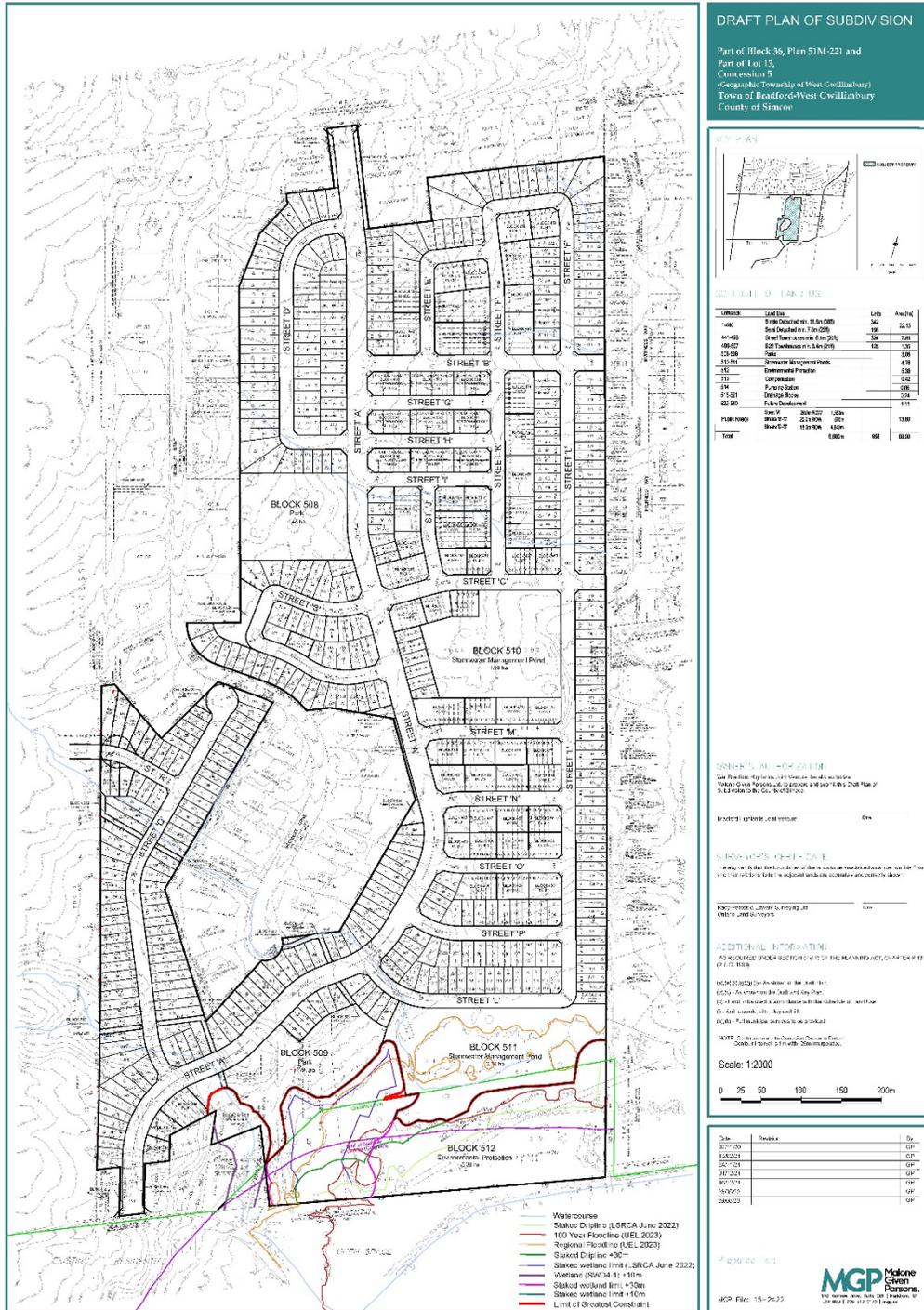
## 2.1 Proposed Development Concept

The proposed Draft Plan of Subdivision, as illustrated in Figure 2 and Appendix A, proposes to develop the Subject Lands to accommodate 998 residential units consisting of 342 single detached units, 196 semi-detached units, 334 street townhouse units, and 126 back-to-back townhouse units, two park blocks, two stormwater management facilities, a compensation area and a natural heritage system. Additional components of the proposed development includes two park blocks: Block 508 which is 1.46 hectares in size and Block 509 which is 1.59 hectares in size. Further details on the development statistics is provided in Table 2.

The mix of single detached lots with a frontage of 38 feet, semi-detached lots with a frontage of 25 feet, and townhouses with frontages ranging from 20 feet to 21 feet, achieves a density of approximately 18.4 units/net developable hectare (which equates to approximately 61 people and jobs per net hectare). The density of the proposed development is further detailed in Table 3.

The draft plan proposes a collector road network that connects to the existing residential subdivision to the northeast (Green Valley Estates subdivision), which was approved by the Town as a potential servicing and access location following the registration of the Bradford Capital draft plan. Access to the north and south of the Subject Lands is provided by a proposed collector road (Street 'A'), which provides north-south movement through the lands and connects to Concession Road 6 and Line 5 respectively. Figure 2 provides an illustration of the draft plan. Internal vehicular circulation for the proposed development will be provided via a collection of public roads ranging in ROWs of 18.0m to 20.0m.

Figure 2: Draft Plan of Subdivision



Prepared by MGP Ltd.

## 2.2 Development Statistics

The following table illustrates the development statistics of the Draft Plan of Subdivision:

Table 2: Development Statistics

Land Use	Units	Area (ha)
<b>Total Developable Area</b>		<b>54.20</b>
Residential		31.37
<i>Single-Detached (11.6m) and Semi-detached (7.6m)</i>	342 (single-detached) 196 (semi-detached)	22.13
Street Townhouses	334	7.89
Back-to-Back Townhouses	126	1.35
Future Development		1.11
Parks		3.06
Storm Water Management Ponds		4.76
Pumping Station		0.06
Drainage Blocks		0.24
Public Roads		13.60
<b>Total Non-Developable Area</b>		<b>5.80</b>
Environmental Protection Area		5.38
Compensation		0.42
<b>TOTAL</b>	<b>998</b>	<b>60.00</b>

The following table delineates the density calculations for the Proposed Development:

Table 3: Density of the Proposed Development

	Net Developable Area (ha) <sup>4</sup>	Unit Yield <sup>1</sup>	Population Yield <sup>2</sup>	Population-Related Employment <sup>3</sup>	Total People & Jobs	Density
Neighbourhood Singles and Semis	22.13	538	1,910	57	1,967	
Street and Back-to-back Townhomes	9.24	460	1,283	39	1,322	
<b>Total</b>	<b>54.2</b>	<b>998</b>	<b>3,193</b>	<b>96</b>	<b>3,289</b>	<b>61</b>

Notes:

- 1) Unit yield based on Draft Plan of Subdivision, dated September 2023
- 2) Persons per unit for singles and rows (2022) was sourced from the County of Simcoe Land Needs Assessment prepared by Hemson
- 3) Population-related employment is calculated at 0.03 jobs per person based on 3% of the population that Worked From Home in 2016
- 4) Net developable area was calculated by removing NHS and Compensation Lands

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# 3.0 Community and Infrastructure Housing Accelerator

The CIHA tool was introduced through the More Homes for Everyone Act, 2020 to expedite zoning outside of the Greenbelt Area at the authority of the Minister of Municipal Affairs through municipal request. The CIHA tool is used by the minister, under their discretion, to provide an exemption from provincial and local land use policy requirements if the subsequent approval will be needed to facilitate the proposed project. As part of the CIHA process, the minister holds the power during this process to impose conditions to ensure due diligence would be adequately addressed. The CIHA process defines what types of developments are eligible to be expedited including:

- “Any type of housing, including community housing, affordable housing and market-based housing”.
- “Community infrastructure that is subject to Planning Act approval including lands, buildings, and structures that support the quality of life for people and communities by providing public services for matters such as ... recreation”.

The Proposed Development is eligible for a CIHA as it meets the Ministry’s requirement for market-based housing. The Proposed Development provides a considerable number of units to be added into the area including a range of single detached, semi-detached, street townhouse, and back-to-back townhouse units. This will not only expand the current housing stock within the area but also strengthen the local area’s ability to house a larger variety of individuals and families by supplying a greater range of dwelling type choices to fit their lifestyle needs.

The Proposed Development provides not only a diverse variety of unit types including the potential for more housing but also proposes two park blocks to facilitate the daily recreational needs of the community. The provided amenities support the creation of a complete community with a high quality of life for the surrounding people and communities.

Development of the Subject Lands is a logical and natural expansion of the current settlement area boundaries for south Bradford. The estate homes on Brownlee Drive currently form a westerly residential limit and development of the Subject Lands, and the development of the Subject Lands for urban uses is a natural completion of a residential urban area. The lands were previously used as a golf course with the engineering, grading and topographic changes

made from their original pre-golf course condition and are not suitable for agricultural uses. Servicing infrastructure is available to the property limits without significant capital expenditure. Development Charge revenue from the development has been previously outlined and is large without significant outlay by the Town for necessary capital infrastructure necessitated by the BHJV development.

Through the typical approval processes (Municipal Comprehensive Review, Official Plan Amendment and Zoning By-law Amendment), many of these benefits may not be delivered in a timely manner, due to the average approval timelines associated with those processes.

Since 2017, BHJV has made multiple submissions to the Town and County requesting that the Subject Lands be brought into the Settlement Area boundary to meet the Town's housing and population targets through amendments to the Simcoe OP and Bradford OP and through submissions to the County during their MCR process. Throughout the many submissions made with respect to the Official Plan amendment applications, appeal of OPA 25 and the new Town OP as well as submissions made with respect to SCOPA 7, BHJV has maintained the many advantages to the Town and community that would flow from approval of its development proposal.

BHJV has made a concerted effort to go through the typical process, however the CIHA offers an expedited process which should allow for a more time effective review of the application, while still ensuring that the necessary reports are submitted. As delineated in Section 1.2, the Subject Lands are currently subject to amendments to the Simcoe OP and Bradford OP which demonstrate that there is a need for these lands to be brought into the Settlement Area boundary. The Proposed Development is an ideal candidate for the CIHA tool as the traditional channels will be inefficient, in comparison to the CIHA, in accelerating the process of increasing housing availability and mix.

As a part of this CIHA Order request, BHJV is committed to signing a Community Benefit agreement with the Town of BWG, which will provide a significant investment in the amount not exceeding \$12,000,000 for the construction, renovation, alteration, operation and/or maintenance of the social services hub and community space for public service delivery to be located at 177 Church Street in the Town or such other municipal capital facilities that the Town, which is beyond the obligatory contributions anticipated for the Subject Lands.

### **3.1 Minister's Zoning Order Request Protocol**

It is our understanding that the Town of BWG has adopted a "Minister's Zoning Order Request Protocol" to assist in Council's consideration of MZO requests. This protocol details a list of submission materials that will support MZO requests to ensure a consistent, high-level and timely review of each request. The following materials are submitted with this CIHA request, which is consistent with the protocol established by the Town through Report COA-2024-2:

- Planning Justification Brief (this Report)
- Functional Servicing / Stormwater Management Brief (Functional Servicing Report and Stormwater Management Report, prepared by Urban Ecosystems Limited, dated

- September 2023)
- Environmental Impact and Archaeological Analysis Brief (Environmental Impact Study, prepared by Beacon Environmental, dated October 2023 and Stage 1-2 Archaeological Assessment, prepared by AMICK Consultants Limited, dated January 2023)
  - Community Benefit Proposal (included in this Report)

# 4.0 Development Considerations

## 4.1 Functional Servicing Report

A Functional Servicing Report (“FSR”) was prepared by Urban Ecosystems Limited, dated September 20, 2023. The FSR provides a servicing strategy for the entire Proposed Development regarding water supply, sanitary servicing, and stormwater management. The purpose of the FSR is to demonstrate that the Subject Lands can be successfully serviced within the framework of the existing and planned infrastructure, with considerations for applicable Town criteria, guidelines and previous planning resolutions.

Based on Water CAD computer modelling, a 250mm diameter connection to Line 6 and two 250mm diameter watermain connections to Inverness Way, located within Capital residential subdivisions are proposed to service this development. According to the Towns water distribution model, adequate water supply and pressures are achievable throughout the proposed subdivision.

Based on existing sanitary infrastructure system, the proposed sanitary servicing strategy for the Subject Lands includes the installation of gravity sanitary sewers and modifications/upgrades to the line 6 Sanitary Pumping Station. Additionally, the County of Simcoe recently released a Simcoe water and wastewater Service Delivery Review Report, dated January 31, 2022 in which the county concluded, based on the current operating conditions and populations spare capacity exists to accommodate the waste water requirements anticipated for future growth.

The stormwater system will convey surface run off via roadside curb and gutter system captured by a series of catch basins that are directed into an underground piped sewer system. The proposed road layout preserves the existing drainage patterns and minimizes the amount of earthworks and disturbances. It is anticipated the system will be divided into north and south drainage catchment areas. With the north SWMP accommodating approximately 28.4ha of the proposed subdivision (49ha drainage area) and the south approximately 24.1ha (79ha drainage area).

Flows exceeding capacity will be conveyed overland, contained within side yard swale easements. Minor and Major drainage systems flows will outlet into the SWP where the flows will be discharged in the north via a proposed storm sewer outletting to existing storm sewers within the Bradford Capital Residential Subdivision or south outletting to the north canal watercourse.

## 4.2 Stormwater Management Report

A Stormwater Management Report was prepared by KSGS Engineering Corp., dated July,

2023. The purpose of this report is to assess the effects of the proposed development on the stormwater and drainage system and provide recommendations for measures that can be implemented to mitigate impacts from the development of Bradford Highlands.

There are two proposed stormwater management facilities, one for the north half of the lands and one for the south half. The design criteria for stormwater management has been established previously in Burnside Master Plan in 2008 and has been advanced by the Bradford Capital and Bradford East reports, new requirements have also since been added by the LSRCA.

The VO6 model will be used to simulate the flows from the north portion of Bradford Highland, contributing external areas west of Bradford Highland and existing estate residential along Brownlee Drive. These flows will pass through the north SWM Facility within Bradford Highland. Discharges from this SWM Facility will be picked up with the storm sewer pipes and overland flow routes within Bradford Capital and pass through the northern SWM Facility where it will cross Simcoe Street and combine with discharges from the Bradford East SWM Facility and flow to 6th Line. Similar criteria will be followed as per the north portion of the Bradford Highland lands with the exception that discharge will outlet into the Holland River North Canal.

Both the northern and southern SWM Facilities provide sufficient permanent pool to treat the Bradford Highland lands and the existing estate residential; they also provide sufficient extended detention volume. Flows from the Bradford Highland SWM Facility will pass through the already constructed Bradford Capital SWM Facility before out letting to a channel that crosses Simcoe Road towards Point Q at 6th Line. As a result, controlled flows from the northern SWM Facility within Bradford Highland could impact the operation of the already operating SWM Facility within Bradford Capital.

Based on the proposed unit types, the total impervious area for Bradford Highland was calculated to be 16.72 hectares of impervious area in the north and 30.34 hectares in the south. Bradford Highland will increase development impervious area by 30.34 hectares, runoff volume control is required. Runoff volume control will be comprised of two components: 1) A collector system to collect roof runoff from nearby lots in sufficient quantity to feed the infiltration trenches in the park blocks and 2) Individual site infiltration for Lots 1 to 13, 42, 43, 272 to 396, and 401 to 407.

With the implementation of the various measures outlined in this report, the development of Bradford Highlands can be properly completed.

### **4.3 Environmental Impact Study**

An Environmental Impact Study has been prepared by Beacon Environmental Limited, dated October 2023. The purpose of the report is to characterize the ecological features and functions, and to establish the limits for the development.

In accordance with the applicable policy documents the southern wetlands and intermittent drainage features meet the criteria to be considered KNHF/KHF. These features have been protected and provided with appropriate buffers within the Greenbelt lands. Outside of the

Greenbelt, potential impacts to features have been identified and mitigation and restoration measures have been recommended to enhance the natural heritage system and its ecological function. Recommended mitigation measures include natural feature protection through buffering, fish and wildlife rescue, LID techniques, seasonal timing windows, and erosion and sediment controls during construction.

Continuing studies will be required as the project moves forward including a detailed stormwater management plan including outfall details, a water balance and restoration and planting plans.

The LSRCA regulates the wetlands, shorelines, waterbodies, and adjacent lands on the subject property as they relate to flood attenuation and natural hazards. Therefore, the proposed development or site alteration of the subject property will need a permit pursuant to Ontario Regulation 179/06 under the Conservation Authorities Act.

#### **4.4 Hydrogeological Report**

A Preliminary Hydrogeological Assessment was prepared by WSP, dated September 5, 2023. The purpose of the report is to provide detailed site-specific geological and groundwater information for the Subject Lands. This includes establishing a groundwater monitoring network, hydraulic conductivity testing, water quality testing, water balance calculations and monitoring surface water and groundwater levels.

The ground surface at the Site slopes north to south, with a geodetic elevation between approximately 251 meters above sea level (masl) and 219 masl. It is expected surface water runoff would discharge into the Holland River.

According to the study, the properties surrounding the Site are connected to the municipal water supply system and no private groundwater supply wells are present.

Physiographic mapping of the area indicates the site lies within the Schomberg Clay Plains. The overburden immediately below ground surface within the Schomberg Clay Plains generally consists of clay deposits underlain by a drumlinized till plain. Mapping provided by the Ontario Geology Survey indicates the surficial geology at the Site consists of stone-poor, sandy silt to silty sand textured till.

Based on the groundwater level date of collection, the Sites depth to groundwater ranges from above grade to approximately 4.51 meters below ground. Prior to commencing any dewatering activities, the suitability of water discharge will need to be confirmed by the contractor.

#### **4.5 Water Balance Report**

A Water Balance Report was prepared by WSP, dated September 20, 2023. This assessment was carried out to compare pre- and post-development water balance conditions, including estimates of average annual infiltration and runoff volumes from the site. All assumed areas and land uses were based on the drainage area information provided in the “Stormwater Management Report”.

The site was assessed based on a single 87.7 ha catchment. The water balance analysis was

completed for two scenarios: 1) Pre-development examined the existing drainage patterns and mapped land uses on the study area, and 2) post-development considering mitigation measure propose in the stormwater management report.

Results from the pre-development scenario show that of the 689,000 m<sup>3</sup>/yr precipitation over the Site, 473,000 m<sup>3</sup>/yr is lost as evapotranspiration, with the remaining 211,000 m<sup>3</sup>/yr surplus being divided into 86,000 m<sup>3</sup>/yr infiltration and 125,00 m<sup>3</sup>/yr in runoff. Results from the post-development scenario show precipitation is the same, however, the increase in hard surfaces results in a decrease of evapotranspiration. Despite infiltration features the increase in hard surface will result in a decrease of infiltration to 57,000 m<sup>3</sup>/yr meanwhile run off increases to 322,000 m<sup>3</sup>/yr.

The proposed development will result in a 34% decrease in average annual infiltration and a 158% increase in runoff from the Site.

## **4.6 Geotechnical Report**

A Preliminary Geotechnical Investigation was prepared by WSP, dated August 2, 2023. The purpose of this report is to reveal subsurface conditions for the southern region, and with the combined borehole findings from previous investigations, to determine the engineering properties of the disclosed soils for the design and construction of the Proposed Development. The interpreted subsurface conditions and available project details were used to provide preliminary geotechnical information which could influence design decisions.

The results of a field investigation reveal the subsurface conditions at the borehole generally comprised a topsoil overlaying cohesive deposit (silty clay to clay and silt) and the cohesive deposit is underlain by a glacial till (clayey sandy silt to clayey silty sand and sand and silt) ad non-cohesive deposit (silty sand to sand). Groundwater and caving were noted in some boreholes advanced at the site during the investigation immediately upon completion of the drilling; groundwater was observed at depths ranging from 0.2 m and 4.4mbgs.

The details of the site grading were not available at the time of writing this report however, it is anticipated the site will require some regrading. Removal of all topsoil will be required to facilitate the proposed development on this site it can be used for general landscaping or non-structural fill applications. Following the removal of unsuitable material the sub-grade should be proof-rolled and inspected; the proof-rolling and compaction of the sub-grade is recommended to be conducted using a vibratory compactor.

Based on the natural water contents of the non-cohesive subsoils and the near-surface soils are generally wetter than optimum water contents for compaction. As such they may be unsuitable for structural fill and imported materials may be necessary.

It must be noted that subsurface conditions may vary between boreholes, and these assessments and recommendations are general in nature given the borehole findings. A geotechnical engineer must be consulted during construction if it is determined that the following recommendations require revision.

## **4.7 Transportation Impact Study**

A Transportation Impact Study was prepared by BA Group., dated September 2023. The purpose of this study is to assess existing transportation networks, analyze traffic conditions of the Proposed Development, provide potential traffic calming measures and determine traffic impacts and projections.

The site is surrounded by a mix of major arterial and collector roads with direct connections to the Highway 400 corridor. Significant road improvements are expected to occur within the site and are anticipated to be completed prior to the development of the site. The site is serviced by Route 2 local transit service with bus stops located adjacent to the site along Line 6. This route provides connections throughout the Town of Bradford West Gwillimbury and to the Bradford GO Station.

Access to the site is proposed via two (2) new public street intersections with the existing road network. These connections would be at the proposed Street A intersection with Line 6, located 160 metres east of the Line 6 / Brownlee Drive intersection, and at Street A intersection with 5th Line, located approximately 200 metres west of the 5th Line / Canal Road intersection. All intersections will permit all movements.

The Line 6 / Simcoe Road intersection operates under signal control. The Line 6 / Melbourne Drive & Inverness Way intersection operates under traffic signal control. The line 6 / West Park Avenue intersection operates under traffic signal control. The Line 6 / 10 Sideroad intersection is currently constructed as an unsignalized intersection. Internal site intersections operate under 2-way stop control. Vehicle access to the proposed development will be provided along Line 6 and 5th Line at the northern and southern development limits; Signalization is not required at the proposed accesses.

Based on the MTO turning lane warrants, the intersection of Line 6 / Street A will require a westbound left turn lane and an eastbound right turn lane to accommodate site traffic volumes and minimize the delays in the future.

It is anticipated that all residential lots within the site will be served by 2 off-street parking spaces. BA Group has prepared an on-street parking allocation plan, based on the estimated on-street parking supply of 577 spaces, the site can achieve approximately 0.57 spaces per unit on-street.

## **4.8 Archaeological Assessment**

A Stage 1-2 Archeological Assessment was prepared by AMICK Consultants Ltd, dated January 19, 2023. Following the criteria outlined by the Ontario Ministry of Tourism and Culture (2011) for determining archaeological potential, portions of the study area were determined as having archaeological potential for Pre-contact and Post-contact archaeological resources. Consequently, this report is being prepared in advance of the planning process for this property.

The entirety of the study area was subject to property inspection and photographic documentation concurrently with the Stage 2 Property Assessment which consisted of high

intensity test pit methodology at a five-metre interval between individual test pits, test pit survey at a ten-metre interval to confirm disturbance on 13-15, 20, 30 June, 4-5 July 2022. All records, documentation, field notes, photographs, and artifacts (as applicable) related to the conduct and findings of these investigations are held at the Lakelands District corporate offices of AMICK Consultants Limited until such time that they can be transferred to an agency or institution approved by the MCM on behalf of the government and citizens of Ontario.

As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

1. No further archaeological assessment of the study area is warranted.
2. The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.
3. The proposed undertaking is clear of any archaeological concern.

#### **4.9 Financial Impact Study**

A Fiscal Impact Study was prepared by Keleher Planning & Economic Consulting Inc., dated September 12, 2023. The purpose of this report is to review the fiscal impacts from the redevelopment of the Bradford Highlands Golf Club lands for a mix of residential uses by combining the required Capital Impact Assessment, Financial Impact and Financial Plan studies as required by the Town.

Comparing the incremental annual revenues with incremental annual expenditures resulting from development at build-out, results in an annual fiscal surplus of \$356,100, or \$119 per capita. The estimated annual \$356,100 surplus represents 0.4% and 0.5% of annual Townwide revenues and expenditures, respectively.

This estimate is based on the following estimated incremental annual revenues and expenditures related to the development at build-out:

- Annual property tax revenues to the Town of \$2,800,500;
- Annual non-tax revenues of \$144,800;
- Annual water/sewer rate revenues of \$1,677,800;
- Annual operating costs for community services of \$2,152,600;
- Annual operating costs for development-related installed infrastructure of \$875,200;
- Annual lifecycle costs for development-related installed infrastructure of \$185,000;
- Annual lifecycle costs for Town-wide external growth-related infrastructure of \$1,054,300.

As a caveat, the true net annual fiscal impact can vary from the estimates presented in this study, depending on numerous variables that may deviate from the assumptions made in this report, including actual timing of development, infrastructure costs, changes in property tax rates, assessment values, among many other inputs. Therefore, the fiscal impact analysis is best used on a 'directional' basis to give an indication of the likely orientation of fiscal impact (positive vs. negative) as well as providing a rough indication to decision-makers regarding the potential scale of impact.

## **4.10 Arborist Report**

An Arborist Report was prepared by Beacon Environmental, dated October 2023. The purpose of the Arborist Report is to provide an inventory and description of the trees on or adjacent to the subject property, to identify those trees that are recommended for removal to accommodate the proposed development, and to provide recommendations for tree preservation measures and appropriate mitigation.

A total of 2,899 trees were inventoried and assessed on and adjacent to the subject property. The 2,899 trees are composed of 2,718 individually tagged trees and 181 tallied trees less than 30 cm DBH distributed among six tree groups (i.e., Tree Groups A, C, D, E, F, G). Of the 2,899 trees, 2,513 are located on the subject property, 317 are located on adjacent private properties, 59 are co-owned between the subject property and adjacent private properties, and ten (10) are located within the MRA.

A total of 2,553 trees are proposed or recommended for removal including 2,252 individually tagged trees and 111 tallied trees (distributed among Tree Groups A, C, D, and E) that are proposed for removal to accommodate development, and 190 trees that are recommended for removal due to condition. A total of 346 trees including 276 individually tagged trees and 70 tallied trees distributed among two tree groups (i.e., Tree Groups F and G) are recommended for preservation. These recommendations are based on the current Draft Plan of Subdivision, and may be amended during the final design stage when site plans, grading plans, and infrastructure have been finalized.

## **4.11 Urban Design Report**

An Urban Design Report was prepared by John G. Williams Limited, dated September 18, 2023. The Bradford Highlands Urban Design Report provides a development vision, a set of design principles, detailed design guidelines, and an implementation strategy to direct the creation of a high quality, cohesive and complete residential community. The document aims to provide comprehensive design guidance on the development that supports initiatives set out in the Official Plan and the Town- Wide Urban Design Guidelines August 2022, focusing on the physical design of the community, with particular reference to structuring elements, the road network, Natural Heritage System (NHS), parks, stormwater facilities, residential areas, and institutional area.

This document prescribes open space and built form guidelines and principles while allowing flexibility for delivering variety of architectural form and design expression that will provide interest in the urban environment. The information contained herein will guide the community design to ensure that new development is compatible with the character of the existing local community, respects and enhances the natural heritage features of the area, creates an attractive and safe pedestrian realm, supports active transportation and recreational activities, and is environmentally sustainable.

## **4.12 Commercial Needs Study**

A Commercial Needs Study was prepared by urbanMetrics inc., dated September 15, 2023.

The purpose of this report is to assess the potential for commercial development on the lands of the former Bradford Highlands Golf Club (“subject site”) in context of the future population on the site and the additional population expected in the surrounding area and the broader Town of Bradford West Gwillimbury. The study area has been defined by the following boundaries: Holland Street to the north, Walker Avenue to the east, 5th Line / Canal Road to the south, and 10 Sideroad to the west.

Based on our review of the commercial structure in the Town, existing and proposed land uses surrounding the site and the nearby road network, we would conclude that any commercial space developed on the subject site would be local serving in nature. The subject property is physically separated from the surrounding arterial and collector roads. To the north, lands are already developed with single-detached homes which block access to Line 6 except for a right-of-way for an access. To the west, adjacent lands are developed with large lot residential homes along Brownlee Drive, this road functions as a local residential street and is a cul-de-sac, preventing any pass-through traffic. This road would not be suitable for commercial development. To the south, the subject site is separated from Canal Road by the Holland Canal. The site only extends to 5th line for the purposes of road access. To the east, the site abuts a residential subdivision under construction, with residential lots along the site boundary.

In our opinion, the commercial needs of residents of the study area are met by the existing inventory of retail and services space. It is recognized that there is currently no commercial space towards the south end of the study area (i.e., south of Line 6). However, this is due to low existing population densities in this part of Bradford and the fact that Bradford has developed a centralized commercial structure focused on Holland Street and the Downtown.

In our opinion, the subject property has no suitable sites to accommodate commercial development. Existing residents of the study area are already well served by commercial space along Holland Street and the Downtown. There is more than sufficient commercial land supply to accommodate future growth. Future demand would be better served through bolstering the downtown or on existing underdeveloped sites along Holland Street. We would not recommend the development of commercial space within the proposed development.

# 5.0 Planning Policy Framework

Provincial, County and Municipal policies and regulations provide a framework for the development of the Subject Lands. This proposal is being submitted concurrently with the Town's processing of a MCR of their Official Plan (through OPA 25), which has recommended that no additional lands are required to meet the 2031 population target along with the County's MCR process. It should be noted that the Town's growth management work, through OPA 25, as it relates to their MCR has been appealed to the LPAT (PL 171255) and BHJV is an appellant. As detailed in the OPA application submitted by MGP, the Town will not meet its growth targets with its current land supply and as such will require a settlement boundary expansion to accommodate growth to 2031. The following policy analysis is based on the assumption that the Subject Lands will be brought into the settlement area boundary.

The proposed development is consistent with the Provincial plans and compliant with the County of Simcoe Official Plan and the Town of Bradford Official Plan, as proposed to be amended.

This section of the report provides an analysis of the proposed development in the context of the following Provincial and Municipal documents:

- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- Greenbelt Plan (2017);
- Lake Simcoe Protection Plan (2009);
- County of Simcoe Official Plan (2016);
- In-Force Town of Bradford West Gwillimbury Official Plan (2002);
- Appealed New Town of Bradford West Gwillimbury Official Plan (2023); and,
- Town of Bradford West Gwillimbury Zoning By-law 2010-050.

## 5.1 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020. The PPS provides policy direction on land use planning, development and other related matters of provincial interest. The goals identified in the PPS provide a framework for long-term policy directives and are to be complemented by regional and municipal plans to achieve comprehensive, integrated planning. The PPS promotes efficient land development, the protection and management of natural resources, and public health and safety to improve the quality of both the natural and built environment within Ontario. As it sets the policy foundation for regulating the development and use of land in Ontario, all planning decisions made in the Province "shall be consistent with" it.

Among other things, the PPS emphasizes the importance of building strong, liveable, and resilient communities. According to the PPS, healthy, livable, and safe communities are sustained by promoting efficient, cost-effective development and land use patterns, in order to minimize land consumption and servicing costs (Section 1.1.1).

Based on the in-force planning context, the Subject Lands are currently designated “Rural Lands” and “Greenbelt Plan” under the PPS, which typically do not support urban development. However for the purposes of this report, it is assumed that the Subject Lands be considered within the Settlement Area Boundary given the application for a CIHA Order. Following this, the Subject Lands will be considered a “Designated Growth Area” within the “Settlement Area” as defined by the PPS. As such, and for the purposes of this analysis, the proposed development of the Subject Lands are reviewed against the Designated Growth Area and Settlement Area policies.

The PPS policies with respect to Settlement Areas re-iterate the importance of promoting efficient development patterns, protecting resources, promoting green space, ensuring the effective use of infrastructure and public service facilities and minimizing unnecessary public expenditures (Section 1.1.3). Section 1.1.3.6 provides that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Designated Growth Areas refer to lands within settlement areas designated in an official plan for growth over the long-term planning horizon but which have not yet been fully developed.

The proposed development makes efficient use of land by redeveloping a former golf course in a manner that is compatible with the existing surrounding community. The Subject Lands will be located adjacent to a Settlement Area and are in an appropriate location for residential uses that provides a similar type of housing that exists in the adjacent residential development surrounding the lands. The proposed development will provide residential uses, parks, and an open space system that will meet the long-term needs of the community, while preserving sensitive natural heritage areas.

Planning authorities shall also maintain at all times land with servicing capacity sufficient to provide between a three- and five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (Section 1.4.1). Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by directing development towards areas with appropriate levels of infrastructure at densities that use land, resource and infrastructure efficiently (Section 1.4.3).

An appropriate range of housing options is provided in context with the surrounding development. The infill nature of the development allows it to optimize the public investments that have been made in existing servicing and community infrastructure to ensure the continued viability of public service facilities. The proposed development assists the Town in accommodating planned growth by providing housing to meet the projected needs of current and future residents.

Section 1.5 promotes healthy, active communities by encouraging planning that facilitates community connectivity through active transportation and provides for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including parklands and open space areas. Further, Section 1.6.7.4 encourages the land use pattern to minimize the amount of vehicle trips and support active transportation. The proposed development provides two park blocks totalling 3.05 hectares in size which will encourage healthy, active communities. The proposed street network will include active transportation opportunities including sidewalks on at least one side of all streets, which will provide connections to the planned parks within the site and will help to reduce the amount of vehicle trips within the proposed development.

Another main goal of the PPS is the long-term protection of natural heritage, water, agricultural, mineral, and other resources for their economic, environmental, and social benefit. The PPS prohibits development and site alterations within significant wetlands, significant woodlands, significant valleylands, significant wildlife habitat, significant Areas of Natural and Scientific Interest (ANSI's), and coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions (Section 2.1.5). With respect to the Greenbelt Plan area, the PPS relies on the Greenbelt Plan to address area specific matters (Part 3). As detailed in the Environmental Impact Study prepared by Beacon Environmental, the proposed development is designed to respect the natural environment and to provide appropriate buffers to the natural heritage and hydrologically sensitive features which will be protected in Environmental Protection block.

The PPS also contains policies related to planning for infrastructure and public service facilities, to ensure that it will be provided in an efficient manner to accommodate the current and projected needs (Section 1.6.1). Specifically, planning for sewage and water services shall optimize existing municipal services to promote water conservation and efficiency and will integrate servicing and land use considerations at all stages of the planning process (Section 1.6.6.1). As noted in the Functional Servicing and Stormwater Management Report prepared by Urban Ecosystem, the proposed development will use and extend the existing municipal services from the surrounding area to ensure that the Subject Lands are serviced in an efficient manner.

Section 1.7 of the PPS focuses on long-term economic prosperity, which includes provisions for encouraging a housing supply that responds to market demand, optimizes the availability of land, resources and services, and minimizing negative impacts to ecological functions. To support energy conservation, air quality and minimize the impacts of a changing climate, land use development patterns should consider a compact built form and provide opportunities for active transportation (Section 1.8.1).

The proposed Draft Plan is consistent with the policies of the PPS which emphasizes the importance of building healthy, livable, and safe communities and promotes efficient and cost-effective development and land-use patterns. The Subject Lands are located within a Settlement Area (as implemented through the concurrent CIHA Order) and are appropriate for development with a mix of housing forms and propose no negative impacts to natural heritage or hydrologic features nor their functions as proposed by the Draft Plan. It is our opinion that the proposed development represents an efficient and appropriate development that is consistent with the PPS policies and is good planning.

It should be noted that the Province has released draft changes to the PPS that proposes to amalgamate the PPS and the Growth Plan into one document, the Provincial Planning Statement. However, since this document has not yet been approved by the Province, this application is analyzed against the current policy framework.

## **5.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe was consolidated to include Amendment 1 to the 2019 Growth Plan and came into effect on August 28, 2020 (the “Growth Plan”). The Growth Plan provides a framework for managing growth in the region to achieve the Province’s vision for stronger and more prosperous communities. The Growth Plan provides direction related to land use and infrastructure planning, transportation, housing and natural heritage and resource protection. The Growth Plan emphasizes the need to build complete communities, support a range of housing options, make efficient use of land and infrastructure and support transit viability, and provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe (Section 1.2.1).

It should be noted that the Province has proposed changes to Provincial policy documents including the Growth Plan. These changes will upload certain Growth Plan policies to the PPS and revoke the Growth Plan. The proposed PPS would address the following matters that are currently dealt with in the Growth Plan:

- Continued implementation of growth forecasts,
- Timing for changes to upper-tier planning responsibilities,
- Approach for Provincially Significant Employment Zones; and
- Approach to maintaining existing Greenbelt policies, among others.

These proposed changes are not in effect and should not impact the Subject Lands’ ability to redevelop.

Based on the in-force planning context, the Subject Lands are currently designated “Rural Lands” and “Greenbelt Plan” under the Growth Plan which typically do not support urban development. However for the purposes of this report, it is assumed that the Subject Lands will be considered to be located within Settlement Area Boundary by virtue of the CIHA Order. Following this, the Subject Lands will be considered a “Designated Greenfield Area” within the “Settlement Area” as defined by the PPS. As such, and for the purposes of this analysis, the proposed development of the Subject Lands are reviewed against the relevant policies.

It is the policy of the Growth Plan that most of the growth be directed to settlement areas that have delineated built boundaries, existing or planned water and wastewater infrastructure, and can support the achievement of complete communities. Complete communities feature a diverse mix of land uses, improve social equity, provide a diverse range of housing options, expand convenient access to a range of transportation options, public service facilities and parks and open space, provide for a more compact built form and vibrant public realm, and integrate green infrastructure and low impact development where appropriate (Section 2.2.1). The achievement of complete communities includes planning to accommodate the forecasted

growth to the horizon of the Growth Plan and considering a range and mix of housing options and densities to diversify the overall housing stock in the municipality (Section 2.2.6.2).

Schedule 3 of the Growth Plan assigns population and employment forecasts for all upper- and single-tier municipalities. The County of Simcoe is forecast to accommodate 555,000 people and 198,000 jobs by 2051. Section 2.2.7.2 of the Growth Plan directs upper- and single-tier municipalities, including the County of Simcoe to achieve a Designated Greenfield Area density of no less than 40 residents and jobs combined per hectare.

The Designated Greenfield Areas designation applies to lands that are located within a settlement area, but outside of the delineated built-up area. New development in Designated Greenfield Areas is required, among other things, to contribute to support the achievement of complete communities, support active transit and encourages the integration and sustained viability of transit services (Section 2.2.7.1).

Regarding infrastructure, Section 3.2.1 of the Growth Plan requires the coordination of infrastructure planning, land use planning and infrastructure investment while also mandating that planning for growth considers the availability and location of existing and planned community infrastructure so that it can be provided both efficiently and effectively. The proposed development is located in an area where there is existing municipal water and wastewater infrastructure, and therefore, will contribute to its efficient and effective use.

The Growth Plan provides policy direction for municipalities to ensure that a comprehensive active transportation are integrated into transportation planning to provide safe and comfortable travel for pedestrians and cyclists and provide linkages between neighbourhoods (Section 3.2.3.4). The active transportation network within the proposed development includes sidewalks on at least one side of every street and connections to the existing road network.

In accordance with Section 3.2.7.2 of the Growth Plan, proposals for plans of subdivision shall be supported by a stormwater management plan that incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater management ponds, including low impact development measures, and establishes planning, design and construction practices to minimize impervious surface coverage. The Functional Servicing and Stormwater Management Report prepared by Urban Ecosystems provides a detailed review of the stormwater management approach for the proposed development.

The Growth Plan generally promotes the protection and enhancement of the Greenbelt, other significant natural and hydrologic features. However, the Growth Plan requires that it be read in conjunction with the Greenbelt Plan and defers to the Greenbelt Plan policies as they relate to that area-specific geography.

The Draft Plan conforms with the policies of the Growth Plan which seek to build compact, transit supportive communities. The proposed Draft Plan is planned as a complete community, with densities that are pedestrian, cycling and transit friendly. The Draft Plan includes a range of low- and medium-density residential uses along with two parks. Furthermore, with densities of approximately 61.0 persons and jobs per hectare, the proposed development exceeds the density requirement of 40 persons and jobs per hectare required for development of new Designated Greenfield Communities within the Greater Golden Horseshoe.

### 5.3 Greenbelt Plan, 2017

The Greenbelt Plan 2017 (“Greenbelt Plan”) identifies where urbanization should be limited in order to provide permanent protection to the agricultural land base and the ecological and hydrological features and functions occurring on the landscape within the Greater Golden Horseshoe. In addition to protecting natural heritage and agricultural resource systems, the Greenbelt Plan supports the conservation of cultural heritage resources and provides a range of publicly accessible lands for recreation and tourism development.

A portion of the Subject Lands are identified within the Greenbelt, and generally reflect the alignment of the North Canal, which traverses the Subject Lands in an east-west direction at the south end of the site. This portion of the Subject Lands are designated “Protected Countryside” with a “Natural Heritage System” and “Holland Marsh Speciality Crop Area” overlay (Schedule 1, 3 and 4 of the Greenbelt Plan) as shown in Figure 3 below. The Natural Heritage System overlay includes core areas and linkage areas of the Protected Countryside with the highest concentration of sensitive and/or significant natural features and functions. These areas build upon the surrounding natural systems to create a connected natural heritage system. Permitted uses in the Natural Heritage System include a full range of existing and new agricultural uses (Section 3.2.2.2), as well as existing, expanded or new infrastructure that is approved under the *Environmental Assessment Act* or the *Planning Act* (Section 4.2.1.1).

Figure 3: Greenbelt Plan Designations Excerpt



New development or site alteration in the Protected Countryside - Natural Heritage System is required to demonstrate that no negative impacts on key natural heritage features or key hydrologic features or their functions will occur (Section 3.2.2.4.a). A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected

Countryside requires a natural heritage evaluation to demonstrate the required vegetative protection zone and that no adverse impacts are anticipated (Section 3.2.5.5). In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature (Section 3.2.5.4).

Lands within speciality crop areas are permitted to be used for a full range of agricultural related uses and may not be redesignated in municipal official plans for non-agricultural uses (Section 3.1.2). It should be noted that the property is already designated for Rural uses in the Bradford Official Plan as described in Section 4.6 of this report.

The Simcoe Official Plan additionally identifies the southern portion as Protected Countryside – Rural. The rural areas of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism-based accommodation, serviced playing fields and campgrounds, ski hills and resorts. No new multiple units for residential dwellings are permitted in rural areas.

Existing, expanded and new infrastructure is permitted within the Greenbelt Plan Area provided it serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders (Section 4.2.1.1(b)). Infrastructure is defined to be *“physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.”*

Stormwater management infrastructure is permitted within the Greenbelt Plan Area. Stormwater management facilities are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones (Section 4.2.3.3).

The proposal does not include residential development on the lands within the Greenbelt. The lowland woodland/swamp in the southern portion of the property has been provided a 30m buffer (as per Greenbelt policies) and will be restored with native vegetation in accordance with the Greenbelt Plan. It should be noted that the Proposed OPA application did not request a settlement boundary expansion for this portion of the land.

The Draft Plan locates a stormwater management facility partially within the Greenbelt Plan Area but outside key natural heritage features. The Greenbelt Plan permits infrastructure, including public roads and stormwater management systems, subject to meeting the criteria of Section 4.2.1. As demonstrated in the Environmental Impact Study (prepared by Beacon Environmental), the proposed infrastructure does not provide an adverse impact to the natural heritage features and their ecological functions. Moreover, the stormwater management pond

serves the significant growth that is planned outside the Greenbelt within the County of Simcoe, specifically Bradford.

The Proposed Development conforms with the Greenbelt Plan as all proposed infrastructure satisfy the criteria provided in the Greenbelt Plan and are located outside of key natural heritage and key hydrologic features.

## **5.4 Lake Simcoe Protection Plan, 2009**

The Lake Simcoe Protection Plan (“LSPP”) is a watershed based plan approved under the authority of the Lake Simcoe Protection Act. It establishes policies aimed at improving the water quality of Lake Simcoe, protecting the watershed’s natural heritage services, and managing the effects of climate change and the impacts of invasive species. The Urban Centres are traversed by the Holland River and its tributaries. The Lake Simcoe Protection Plan, coupled with the East Holland River Subwatershed Plan establishes policies, strategies and actions toward the protection and enhancement of the overall watershed health.

Decisions under the *Planning Act* are required to conform to the designated policies in the Lake Simcoe Protection Plan.

### **5.4.1 Major Development within the Regulated Area**

The property is located within the regulated area of the Lake Simcoe Protection Plan 2009 (LSPP). The proposed development constitutes *major development* under the Lake Simcoe Protection Plan. This Plan states that applications for *major developments* shall be accompanied by a Stormwater Management Plan (Section 4.8-DP), and that the proposed stormwater management design must satisfy the Enhanced Protection level in the Ministry of the Environment’s (MOE) “Stormwater Management Planning and Design Manual 2003”.

As it relates to the property that has been incorporated within a Settlement Area after the effective date of the Plan, the LSPP contains specific policies regarding the improvement of riparian areas, mitigation of stormwater run-off impacts and the mitigation of impacts associated with water quality / quantity.

Submitted in support of the development applications is a Functional Servicing and Stormwater Management Report prepared by Urban Ecosystems Ltd. The stormwater design proposed in this Report addresses the above noted policy requirements.

The remainder of the Plan has been reviewed and it has been determined that the proposed development has regard to and conforms to the relevant policies as there will be no negative impact on significant natural heritage features, including watercourses or wetlands, on site or on the surrounding lands, in accordance with the Environmental Impact Study prepared by Beacon Environmental.

## **5.5 County of Simcoe Official Plan (2016)**

The County of Simcoe Official Plan (“Simcoe OP”) was adopted on November 25, 2008 and

the OMB granted partial approval of the Plan on December 29, 2016. The policies that are relied upon in this report are from the February 2023 Office Consolidation and are in-force and effect and are not under appeal.

It should be noted that the County of Simcoe is currently undertaking a Municipal Comprehensive Review (MCR) of their Official Plan. COPA 7, which implements the Phase 1 Growth Management policies was adopted by the County of Simcoe on August 9, 2022. It was received by the Ministry of Municipal Affairs and Housing and was posted on the ERO website for a 60 day comment period, which closed on February 3, 2023. The Ministry has not approved COPA 7 at this time. Currently, future MCR work will also be required to determine Settlement Area Boundary Expansions, designating employment lands, planning to mitigate and adapt to the impacts of climate change, watershed planning, and refining the mapping for both the provincial Natural Heritage System and Agricultural System. BHJV has made a submission to the Ministry through the ERO website, requesting a settlement boundary expansion.

The goals of the Simcoe OP are to protect, conserve and enhance the County's natural heritage, implement growth management to efficiently and cost-effectively deliver municipal servicing, development and land use, and to promote socially and physically accessible rural and urban communities, amongst other objectives (Section 1.3).

In accordance with Table 1 of the Simcoe OP, the Town of Bradford West Gwillimbury is forecasted to grow to 50,500 people by the year 2031. With respect to growth management, it is policy of the Simcoe OP for:

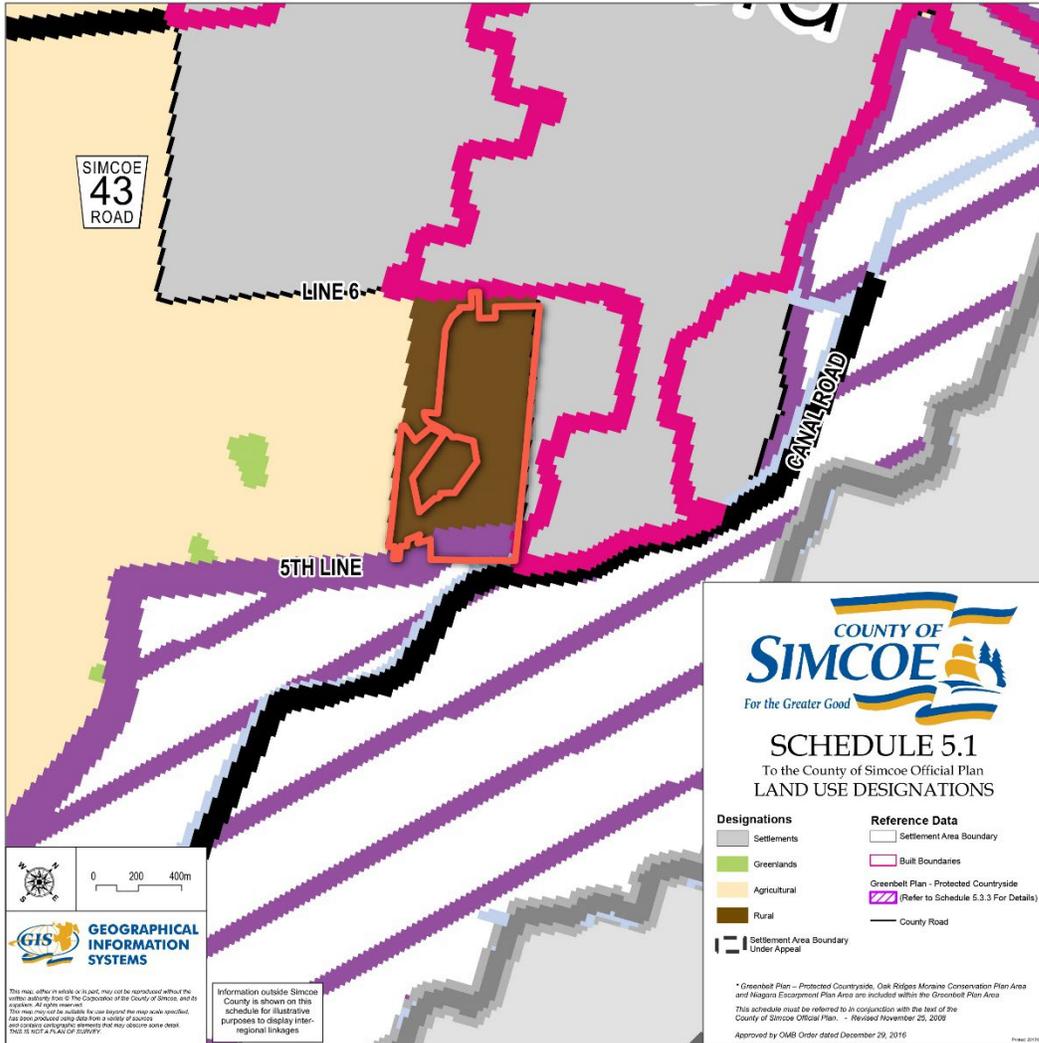
*“The majority of population and employment growth will be directed to settlement areas with particular emphasis on primary settlement areas. Municipalities with primary settlement areas will direct a significant portion of population and employment growth forecasted to the applicable primary settlement areas. A proportion of new growth will be accommodated through intensification according to the targets set out in Section 3.5. The primary settlement areas will develop as complete communities. Other settlement areas may over time develop towards becoming a complete community, where appropriate, based on the hierarchy described in 3.5.” (Section 3.2.3)*

Recognized Settlement Areas are delineated in Table 5.1 of the Simcoe OP, which identifies Bradford West Gwillimbury as a Primary Settlement Area.

Based on the in-force policy context, the Subject Lands are designated as “Rural” and “Greenbelt Plan” within the Greenbelt Plan as shown in Figure 4.

The policies of the Greenbelt Plan must be read in conjunction with the Simcoe Official Plan. This report relies on the in-force and effect policies contained in the consolidated Simcoe Official Plan.

Figure 4: Simcoe County Official Plan - Schedule 5.1 Land Use Designations



The Rural designation shall be the focus of rural and agricultural uses. Permitted uses include agricultural, resource based recreational activities, limited residential development, home occupations and home industries.

However, as mentioned in Section 1.1 of this Report, for the purpose of this Planning Opinion Report, it is assumed that the Subject Lands are considered to be within Settlement Area Boundary by virtue of the CIHA Order. Following this the Subject Lands will be designated as “Settlement” in the Simcoe OP. As such, and for the purposes of this analysis, the developable portion of the Subject Lands are reviewed against the Settlement Area policies.

The Simcoe OP directs local municipalities to delineate the boundaries of their settlement areas in accordance with Schedule 5.1 of the Official Plan, and ensure that new development occurring in settlement areas is planned to provide for a mix of land uses that considers how to enable people of all ages and abilities to live, work and play, provide densities that support

various modes of transportation including active transportation and transit, provides a range of housing options, and is phased in accordance with the availability of infrastructure and servicing (Section 3.2.12). The proposed development makes efficient use of land by redevelopment of the former golf course lands to provide various housing options and expansion of existing servicing infrastructure.

Lands designated as Settlements are intended to be the primary focus of growth and should be developed to facilitate a compact built form that minimizes land consumption and promotes the development of a complete community in proximity to amenities and transit (Section 3.5.2, 3.5.4, and 3.5.5).

The Simcoe OP identifies Bradford as a “Primary Settlement Area”, which is characterized as larger settlement areas that are more suitable for intensification and higher density targets in designated Greenfield Areas and will develop as complete communities (Section 3.5.7). Municipalities are encouraged to identify and plan for intensification areas within Primary Settlement Areas to ensure the development of attractive, inclusive and vibrant places that are transit-supportive (Section 3.5.7). Designated Greenfield Areas are defined as *“the area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area.”* Given that the Subject Lands will be brought into the settlement area through the Proposed OPA, the lands are considered “Designated Greenfield Area”. Permitted uses within Settlement Areas include residential, commercial, industrial, institutional and recreational land uses subject to the land use designations provided in the local municipal official plan (Section 3.5.8). The Proposed OPA redesignates the lands from “Rural” to “Residential” in the Bradford Urban Area. As such, the proposed development of the Subject Lands is considered a permitted use in Settlement Areas in the Simcoe OP.

In accordance with Section 3.5.15 of the Simcoe OP, local municipalities should be directed to encourage development on Designated Greenfield Areas that are contiguous to or abutting the existing built boundary, except where natural heritage features intervene. The Subject Lands are adjacent to existing residential communities within the settlement area to the north and east, and as such provide a logical extension for development.

It is the policy of the Simcoe OP for Designated Greenfield Areas to be planned to achieve a minimum density target of 35 residents and jobs combined per hectare in the Town of Bradford West Gwillimbury and 39 people and jobs per hectare in the County. The proposed development achieves a density of approximately 61 people and jobs per hectare which exceeds the minimum density target for both the Town of Bradford West Gwillimbury and the County of Simcoe.

The southern portion that is within the Greenbelt Plan is required to conform to the policies of the Greenbelt Act as per Section 3.12.2. These policies are addressed in Section 4.3 of this Report.

The Subject Lands are located within the Wellhead Protection Area – Q2 as identified in Schedule 5.2.4 of the Simcoe OP. Section 3.15.8 provides the necessary policies to protect water quality from contamination of incompatible land uses. The intent is to prevent land uses that would involve the storage or manufacture of pathogens that could contaminate

wells. There are no such uses associated with the proposed development.

The Draft Plan conforms with the policies of the Simcoe OP which promote the development of healthy and complete communities in primary settlement areas. The Draft Plan proposes a compact, well designed, transit-supportive land use pattern which offers a range of housing types, along with easy access to two parks. The proposed development minimizes land consumption as it is a redevelopment of a former golf course. Further, the Draft Plan has a density of 61 people and jobs per hectare, which exceeds the greenfield density target for the County and the Town of Bradford West Gwillimbury.

### **5.5.1 COPA 7**

The County of Simcoe has adopted an amendment to their Official Plan as part of their Municipal Comprehensive Review process. This amendment, COPA 7, implements the Phase 1 Growth Management policies and includes updates to Schedule 5.1 – Land Use Designations. Particularly, COPA 7 establishes a policy framework for settlement hierarchies, Major Transit Station Areas, and future growth and provides updates population and employment targets and density and intensification targets. It should be noted that COPA 7 has not yet been approved by the Ministry and as such is not in force and effect. However, given that this has been adopted by the County, the policies included in COPA 7 have been included to ensure a fulsome review of the policy context for the Subject Lands.

COPA 7 establishes an updated population target for 2051, in accordance with the policies of the Growth Plan. The Town of Bradford West Gwillimbury is expected to grow to a population of 83,470 people and accommodate 30,900 jobs by the year 2051 (Section 3.2.4 and 3.2.5 of COPA 7). Furthermore, municipalities with designated greenfield areas shall plan to achieve a density target of 55 residents and jobs per hectare in the Town of Bradford West Gwillimbury and 51 residents and jobs per hectare in the County of Simcoe. The proposed development continues to achieve the minimum density targets for both the County and the Town by accommodating approximately 61 people and jobs per hectare, which will contribute to the population target to 2051.

## **5.6 Town of Bradford West Gwillimbury Official Plan (2002)**

The Town of Bradford West Gwillimbury Official Plan, which came into effect in February 2002 (“2002 BWG OP”), has been subject to a number of subsequent consolidations and amendments. The purpose of the Official Plan is to provide goals, objectives, and policies to guide future land use development and demographic and economic change within Bradford.

The Town of Bradford West Gwillimbury has approved a new Official Plan, of which BHJV has an active appeal. As such, for the purposes of this report, the 2002 Official Plan is the in-force Official Plan document for the Subject Lands.

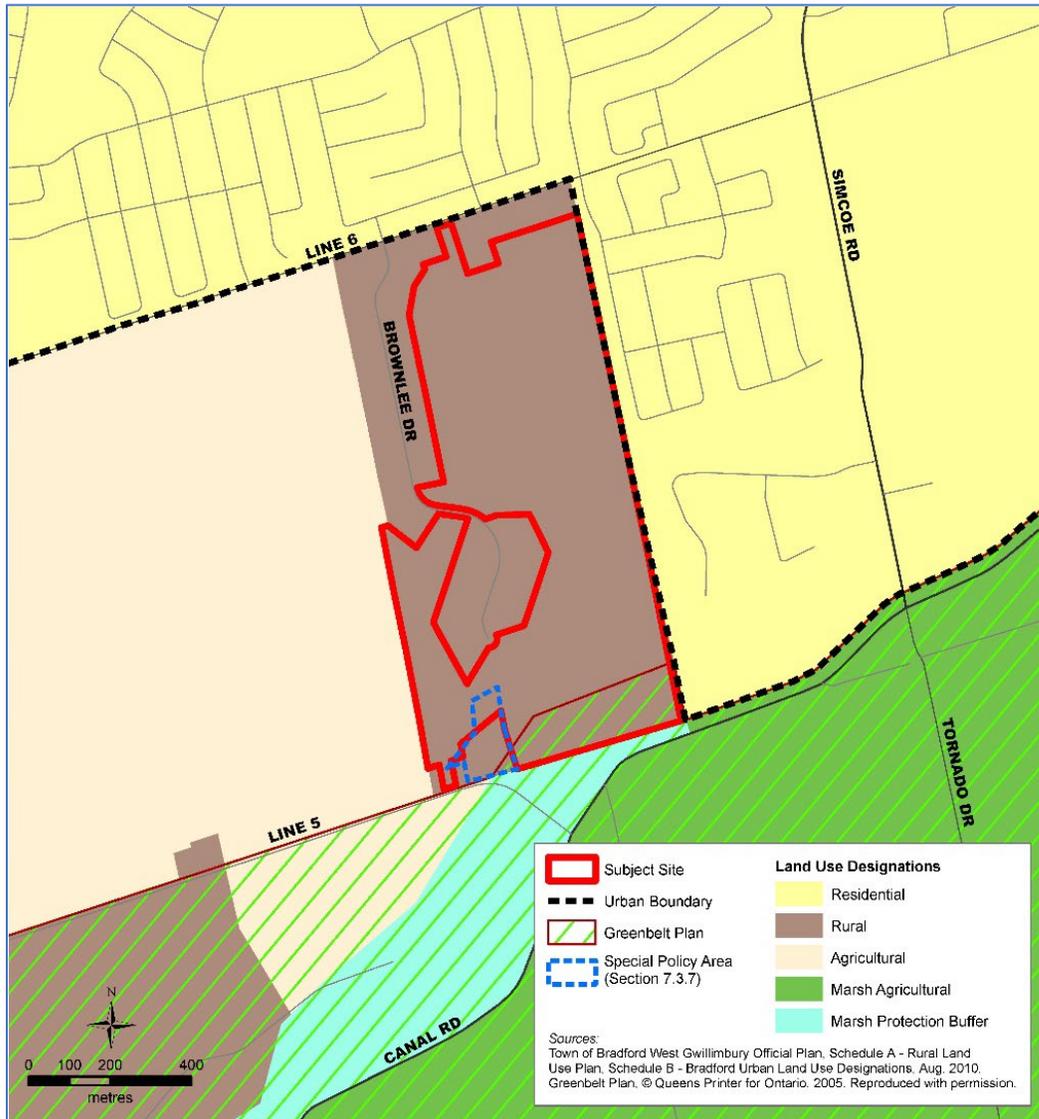
The Growth Plan requires all municipalities to bring their respective official plans into conformity with its policies, including its projections for population and employment growth to 2041. It should be noted that Bradford is only completing their MCR to incorporate growth projections to 2031.

It is the objective of the 2002 BWG OP to service and accommodate the expected population growth and encourage development that attracts a full range of citizens by providing a variety of housing and built forms and densities and improved neighbourhood design (Section 3.4.1 and 3.4.3).

### 5.6.1 Land Use Designations

The property is designated “Rural” and “Greenbelt Plan” and is subject to Special Policy Area – Section 7.3.7 on Schedule A of the Official Plan, as shown in Figure 5.

Figure 5: Bradford Official Plan - Schedule A Rural Land Use Plan



Lands designated Rural do not form part of a prime agricultural area and they are located in an area that is characterized by intensive non-agricultural development that precludes the long-term maintenance of viable agricultural operations. Permitted uses include agricultural uses,

a single detached dwelling on an existing lot or through consent, small scale commercial businesses and bed and breakfast establishments. Certain other uses may be permitted on a site-specific basis including golf courses, such as the property, as per policy 7.3.2.2.

The property is also subject to Special Policy Area – Section 7.3.7, which states:

*“The following policies apply to those lands designated “Special Policies Area, Section 7.3.7” in Part of Lot 13, Concession 5, West Gwillimbury. The objective is to permit the creation of a maximum of two rural residential lots on the site, provided site specific serving and impact assessment policies can be satisfied:*

- *The lands may be used for the creation of a maximum of two rural residential lots by consent.*
- *In view of the presence of a small watercourse and associated low area on the site, the provision of a drainage report shall be a requirement of any severance approval on these lands. The report shall be completed to the satisfaction of the Town, and any other agency having jurisdiction, prior to final approval and registration of any lots. The applicant may also be required to complete construction works prior to completing the severance.*
- *The lands may be developed on the basis of individual wells. A condition of any consent for a severance on these lands shall be the provision of a hydrogeologist’s report confirming that an adequate well has been constructed and tested for water quantity, water quality and potential well interference. Such testing shall be completed to the satisfaction of the Town and any other agency having jurisdiction.*
- *In view of the site’s natural features, the lands are hereby designated as an area of site plan control. The intent of this policy is to provide a method for implementing the recommendations of the drainage study and to control the siting of development on the proposed lots with regard to such natural features as the watercourse and sloped areas.*
- *The implementing zoning by-law may utilize the same minimum yard requirements as those applicable to the residential lots along Brownlee Drive to the north of the subject lands. (OPA 34, WG)*

The projected population of Bradford is 47,800 residents by the year 2026 (Section 3.5.2.2) with a total of 15,600 households by the year 2026 (Section 3.8.2.3).

### **5.6.2 Affordable Housing**

One of the objectives of the 2002 BWG OP is to provide a range of housing forms and opportunities in the Town to accommodate the various needs of Bradford residents and the expected changes in family composition (Section 3.4.3.1). It is encouraged that subdivision design offer a mix of housing types to contribute to the well being and cohesiveness of the community (Section 5.2.4.1).

The Simcoe OP has established a target that a minimum of ten percent (10%) of all new housing units created each year will be affordable housing units (Section 4.3.11).

The proposed development provides 334 street townhouse dwellings and 126 back-to-back townhouse dwellings. The nature of this higher density ground related built form provides for inherently more attainable units. By providing a range of built forms, the proposed development achieves the housing objectives of the 2002 BWG OP.

## 5.7 Town of Bradford West Gwillimbury Official Plan (2023)

The Town of Bradford West Gwillimbury Official Plan (the “2023 BWG OP”) was adopted by Council in March 2021 and was approved by the County of Simcoe on March 14, 2023. The purpose of the 2023 BWG OP is to provide goals, objectives, and policies to guide future land use development and demographic and economic change within Bradford. It should be noted that the 2023 BWG OP is in full force and effect for the Town, however, it is currently subject to an appeal by BHJV. The following section will provide an overview of the 2023 BWG OP policies to ensure that the proposed development is consistent with the latest policy direction provided by the Town.

The Subject Lands are designated Rural on Schedule B of the 2023 BWG OP, as shown on Figure 6 below.

Figure 6: 2023 BWG OP - Schedule B Land Use Plan



Lands designated Rural do not form part of a prime agricultural area and are intended to protect the rural character and promote long-term diversity and viability of rural economic activities (Section 4.5.1.2.a). Permitted uses include agriculture, agriculture-related uses (subject to Section 4.6 c), processing of agricultural products, on-farm diversified uses (subject to Section 4.6 d), natural heritage conservation and forestry, agriculture produce sales outlets, resource-based recreational activities, limited residential development (per Section 3.7.11 of the County Official Plan), cemeteries, and other rural land uses (Section 4.5.1.2.b).

Proposals to redesignate lands from the Rural designation may only be considered as part of a settlement area expansion through a municipal comprehensive review undertaken by the County (Section 4.5.1.2.h).

The County is currently undertaking their municipal comprehensive review. There are also active appeals from BHJV on the growth management Official Plan Amendment which was a component of the Town's municipal comprehensive review and the 2023 Bradford Official Plan. As a result, and as mentioned in Section 1.1 of this Report, it is understood that the Subject Lands are anticipated to be considered to be within the settlement area through the CIHA Order and as such the associated urban policy framework will apply and the portion of the Subject Lands within the settlement boundary are reviewed against the "Bradford Urban Area" and more specifically the "Residential" policies of this Official Plan, consistent with the proposed land use designations requested as part of the concurrent Official Plan Amendment application.

### **5.7.1 Residential Designation**

Lands designated Residential are permitted to accommodate a mix of housing types, densities, design and tenure to contribute to the achievement of complete communities (Section 4.1.b). Open space uses, including parks, and institutional uses, including schools, are permitted in residential designation (Section 4.1.1.f). Low density development, primarily single detached dwellings, semi detached dwellings, and townhouses are permitted in the Low Density Residential designation (4.1.2.a). A density of up to 30 units per net developable hectare is permitted (Section 4.1.2.a). The medium Density Residential designation permits a range of more dense dwelling units, including townhouse dwelling and apartment dwellings and shall not exceed a density of 50 units per developable hectare (Section 4.1.3.a.b).

The proposed development provides a mix of housing types including single-detached and semi-detached dwellings and street and back-to-back townhouse dwellings, which are permitted uses in the residential designation. The proposed density for the Subject Lands is 24.3 units per hectare for the single and semi-detached dwelling units and 49.8 units per hectare for the street and back-to-back townhouse units. The proposed density on the site is appropriate and does not exceed the maximum density permissions in the low and medium density residential designations.

### **5.7.2 Open Space Policies**

Section 4.4.2 of the 2023 BWG OP permits parks within lands designated Open Space. The proposed development provides two parks within the lands proposed to be designated Open Space as part of the proposed OPA application. Generally neighbourhood parks are to have a street frontage along a minimum of 50% of the perimeter of the park. The proposed parks are located appropriately central to the community and adjacent to the environmental protection area to provide connectivity to the Town's open space system and is generally consistent with the intent of the Official Plan.

### **5.7.3 Environmental Protection**

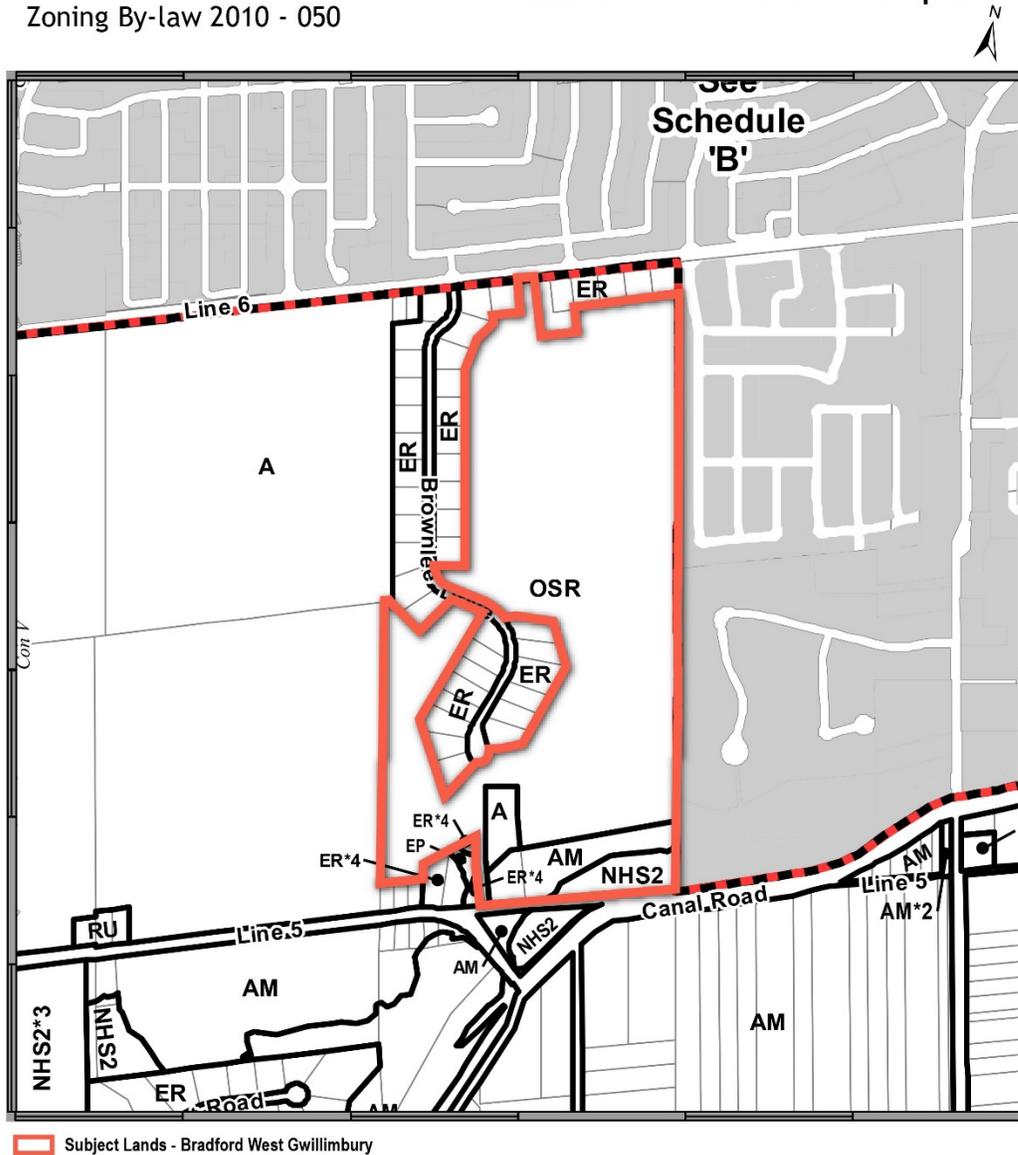
Lands designated Environmental Protection permit a range of low-intensity uses, including but not limited to, conservation, flood and erosion control, low intensity recreation uses, open

spaces, and stormwater management facilities (Section 4.5.1). No development or site alteration is permitted within the Environmental Protection designation. The proposed development provides an Environmental Protection block to protect significant natural heritage features from development.

### 5.8 Zoning By-law 2010-50

The Subject Lands are currently zoned Open Space Recreational (OSR), Agricultural (A), Marsh Agricultural (AM), Natural Heritage System Two (NHS 2), Estate Residential Exception Number 4 (ER\*4) and Environmental Protection (EP) in the Town of Bradford West Gwillimbury Zoning By-law 2010-50, as amended and as shown on Figure 6 below.

Town of Bradford West Gwillimbury Schedule 'Schedule A' - Map #21  
Zoning By-law 2010 - 050



The Open Space Recreational Zone permits primarily outdoor recreational uses including but not limited to, an agricultural use, a fitness centre, golf course, golf driving range, and miniature golf course and a park.

The Environmental Protection Zone permits an agricultural use, conservation use, and a park.

Lands within the Agricultural Zone are permitted to facilitate a range of agricultural and related uses including but not limited to an agricultural use, detached dwelling, and an accessory dwelling. Similarly, the Marsh Agricultural Zone and Natural Heritage System Two Zone permit a more limited range of agricultural and related uses including but not limited to an agricultural use and detached dwelling.

The Estate Residential Exception Number 4 Zone permits a detached dwelling and accessory dwelling, among other residential related uses, with site specific zoning standards.

The proposed application seeks to amend the current Zoning By-law to permit a range of residential uses and parks, through the CIHA process.

### **5.8.1 Proposed Community Infrastructure and Housing Accelerator**

This application for a Community Infrastructure and Housing Accelerator (CIHA) has been submitted with the purpose of supporting the visions of the Town, County, and Province in achieving a stronger and more diverse housing stock while encouraging the inclusion of complete communities. The proposed CIHA would provide the necessary zoning framework to implement the proposed development and implement the vision of the current Bradford Official Plan, as appropriately amended to include the subject lands within the urban boundary.

The proposed CIHA Order seeks to rezone the Subject Lands from “Open Space Recreational”, “Environmental Protection”, “Marsh Agricultural”, “Natural Heritage System Two”, “Estate Residential Exception Number 4” and “Agricultural” to “Residential One – Exception Zones”, “Residential Two – Exception Zones”, “Open Space” (OS) Zone, “Marsh Agricultural” (AM), “Natural Heritage System Two” (NHS2), and “Environmental Protection” (EP) Zone to facilitate the proposed development. To maintain compatibility, the proposed residential development conforms to the vast majority of the provisions approved for the existing dwellings within the Green Valley Estates development to the east of the Subject Lands.

#### **Single-detached, Semi-detached and Street Townhouse Dwellings**

The Residential One – Exception (1/2) Zones and Residential Two Exception 1 Zone are proposed for the single-detached, semi-detached and street townhouse dwelling units and are generally consistent with the regulations provided in the approved R1-2\*9, R1-4\*1 and R2-2\*5 zones, respectively, located immediately adjacent to the proposed development. The lone exception to this zone is in relation to the proposed reduced exterior side yard setback from 3.5m to 3.0m. The intent of the exterior side yard setback is to provide for driving safety so that vehicles have sufficient sight lines at intersections. The 0.5m reduction in exterior side yard setback poses minimal impact on the proposed community. The proposed setback is appropriate as it provides adequate distance between the road and dwelling while making efficient use of lands. It is our opinion that this intent is maintained with the proposed setback.

## **Back-to-back Townhouse Dwellings**

A new exception, Residential Two Exception Two is proposed to permit Back-to-Back Townhouse Dwellings, which is based on the parent R2-2 zone. Given that the current Zoning By-law does not contemplate back-to-back townhouse dwellings, the Proposed CIHA Order seeks to define the use and include zoning provisions that generally align with typical development standards for this residential dwelling type.

The zoning provisions are generally consistent with the requirements in the R2-2 zone for Block Townhouse Dwellings, with the following exceptions:

- Lot Area: 85 square metres
- Rear Yard Setback: 0 metres
- Exterior Side Yard Setback: 3.0 metres
- Maximum Height: 13.0 metres

The proposed development proposes a rear yard setback of 0m and a lot area of 85 square metres for the R2-2\*X2 Exception Zone. While the reduction is large, the proposed 0m setback and reduced lot area is to facilitate a new product type in the Town, being a back-to-back townhouse dwelling. The intent of the rear yard setback standard is to provide adequate rear yard amenity/open space and to maintain privacy between homes that back/flank onto each other. Given the product type, this is not applicable as the back of the townhouse will be attached to the adjacent townhouse block. As a result of the 0 metre rear yard setback, the lot area will be reduced accordingly. Although private amenity space is not available in the rear yards of these dwellings, public amenity space will be provided within the development in the form of a centrally located parkland. As such, the intent of the by-law is maintained.

Similar to the single detached, semi-detached and street townhouses, a reduced exterior side yard setback from 3.5m to 3.0m is proposed for the back-to-back townhouse units. The intent of the exterior side yard setback is to provide for driving safety so that vehicles have sufficient sight lines at intersections. The 0.5m reduction in exterior side yard setback poses minimal impact on the proposed community. The proposed setback is appropriate as it provides adequate distance between the road and dwelling while making efficient use of lands. It is our opinion that this intent is maintained with the proposed setback.

The proposed back-to-back townhouses dwellings propose a maximum height of 13.0m, whereas the by-law requires 11.0 metres for block townhouse dwellings. It should also be noted that the residential dwellings adjacent to the Subject Lands were also approved with the same maximum height provision of 13.0m.

The general intent of the maximum height provision is to provide for a height that is generally in keeping with the massing and scale of the area. The contemporary style of the proposed home would be consistent and compatible with the existing character, height, massing and scale with other homes in the area, including the neighbouring homes, which have maximum height provisions of 13.0 metres. As such, the primary intent of the By-law would be maintained without impact.

A draft of the proposed CIHA Order is enclosed in Appendix B.



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# 6.0 Planning Opinion

## 6.1 Statement of Consistency and Conformity with Policy Documents

As discussed in this report, the PPS and Growth Plan, the Simcoe OP, the 2002 BWG OP and the Zoning Bylaw By-law 2010-050 have been reviewed in assessing the appropriateness of the proposed development. It is our opinion that the proposed redevelopment is consistent with or conforms to the policies of these documents and implements good planning in the public interest.

## 6.2 Planning Act – Section 51(24)

The Draft Plan of Subdivision represents good planning as it provides an appropriate form of residential lots and new housing, together with public parkland and open spaces and roads. Its approval will result in a logical and efficient street pattern taking into account the configuration of the Property to complete the existing street pattern. The development implements the policies of the 2002 BWG OP and the Proposed OPA, as amended. Section 51(24) of the *Planning Act* sets criteria that planning authorities shall have regard to when considering a Draft Plan of Subdivision. Our responses to the criteria are provided in Table 3:

Table 3: Conformity with Section 51(24) of the Planning Act

	Criteria	Response
a)	The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2.	The CIHA Order and Draft Plan of Subdivision are consistent with matters of Provincial interest, as outlined in Section 2 of the Planning Act, the PPS, and conform to all Provincial Plans. The Draft Plan of Subdivision ensures conformity with provincial growth management and natural heritage policies, among other matters.
b)	Whether the proposed subdivision is premature or in the public interest.	The Draft Plan has been thoroughly assessed and is appropriately supported by sufficient technical studies. The Draft Plan is in the public interest based on the policy analysis, to be finally determined following agency review and comment and after the forthcoming public

		consultation process. The Draft Plan implements the long-standing objectives of the Town, County and Province to accommodate growth within a settlement area, and delivers development within the planned intent of the Town of Bradford West Gwillimbury Official Plan.
c)	Whether the plan conforms to the official plan and adjacent plans of subdivision, if any.	The Draft Plan conforms to the 2002 BWG OP, as proposed to be appropriately amended through the active Proposed OPA application. The Draft Plan is adjacent to previously approved and developed plans of subdivision and it allows for the logical continuation of development and maintains the integrity and complements the character of the existing community.
d)	The suitability of the land for the purposes for which it is to be subdivided.	The proposed development lots/blocks in the Draft Plan are located on lands suitable for the proposed uses, as stated in the submitted technical studies.
e)	The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.	The Draft Plan provides for extensions off of the existing public roads, consistent with the existing road layout. The proposed transportation system and right-of-way standards are appropriate as stated in the Transportation Impact Study and Functional Servicing Report and in keeping with Town engineering standards.
f)	The dimensions and shapes of the proposed lots.	All proposed lots are dimensioned, and are of an appropriate shape and size, and will conform to the proposed zoning standards in the draft Zoning Order.
g)	The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land.	The proposed Zoning Order will provide for the appropriate standards and restrictions on the lands proposed to be subdivided by limiting their use to those permitted in the zoning standards.

h)	Conservation of natural resources and flood control.	The proposed development will protect and conserve the natural features in conformity with the PP, Simcoe OP and 2002 BWG OP. The preservation of the natural heritage features and functions, including buffers has been identified in the Environmental Impact Study prepared by Beacon Environmental.
i)	The adequacy of utilities and municipal services.	The Draft Plan can be serviced with adequate utilities and municipal services.
j)	The adequacy of school sites.	The school boards will comment on the adequacy of school sites through the development review process.
k)	The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.	The land within the park blocks and the Environmental Protection and compensation blocks in the Draft Plan is proposed to be conveyed into public ownership, inclusive of all the associated buffers.
l)	the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The Draft Plan is designed to conserve energy through the orientation of buildings, and where possible, uses passive solar gains and accounts for prevailing wind patterns.
m)	the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the <i>City of Toronto Act, 2006</i> . 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	A site plan application is not required for the proposed development.

In conclusion, as set out above, the proposed Draft Plan of Subdivision meets the requirements of Section 51(24) of the *Planning Act*.

### **6.3 Conclusion**

The proposed redevelopment represents good planning and is in the public interest as it provides for an appropriate form of housing in the Bradford community, in conformity with the 2002 BWG OP (subject to the approval of the Proposed OPA). Its approval will result in a logical form of development that is compatible with the surrounding established Bradford community and will contribute to the completion of the neighbourhood in this settlement area. The proposed redevelopment is consistent with or conforms to relevant Provincial, County and Municipal policy and implements the policies of the 2023 BWG OP.

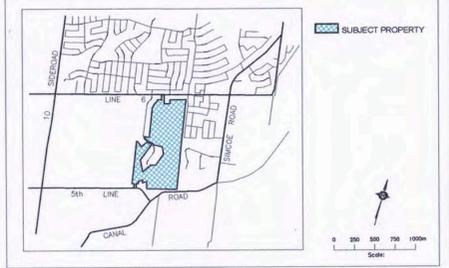
# **Appendix A**

Draft Plan of Subdivision

# DRAFT PLAN OF SUBDIVISION

Part of Block 36, Plan 51M-221 and  
Part of Lot 13,  
Concession 5  
(Geographic Township of West Gwillimbury)  
Town of Bradford-West Gwillimbury  
County of Simcoe

## KEY PLAN



## SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area(ha)
1-440	Single Detached min. 11.6m (38ft)	342	22.13
	Semi Detached min. 7.6m (25ft)	196	
441-498	Street Townhouses min. 6.1m (20ft)	334	7.89
499-507	B2B Townhouses min. 6.4m (21ft)	126	1.35
508-509	Parks		3.06
510-511	Stormwater Management Ponds		4.78
512	Environmental Protection		5.38
513	Compensation		0.42
514	Pumping Station		0.06
515-521	Drainage Blocks		0.24
522-540	Future Development		1.11
	Street 'A' 26.0m ROW	1,550m	
	Streets 'B'-'C' 20.0m ROW	570m	
	Streets 'D'-'S' 18.0m ROW	4,540m	
<b>Total</b>		<b>6,660m</b>	<b>60.00</b>

Approved subject to conditions in accordance with  
section 51(31) of the Planning Act, R.S.O. Chap. P. 13, as amended  
This \_\_\_ day of \_\_\_\_\_, 20\_\_  
Director of Planning, Development and Tourism, County of Simcoe

## OWNER'S AUTHORIZATION

We, ICG Golf Inc., Bayview-Wellington (Highlands) Inc. and 2523951 Ontario Inc. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

*R. P. ICG* October 18, 2023  
ICG Golf Inc. Date  
*Malone Given Parsons* October 18, 2023  
Bayview-Wellington (Highlands) Inc. Date  
*2523951 Ontario* October 18, 2023  
2523951 Ontario Inc. Date

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*Aluka Kumaranthike* October 2, 2023  
R-PE Surveying Ltd. Date  
Ontario Land Surveyors

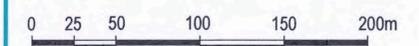
## ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13 (R.S.O. 1990).

- (a),(e),(f),(g),(i),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (f) - Soil is sands, silts, clay and tills.
- (h),(k) - Full municipal services to be provided.

NOTE: Contours relate to Canadian Geodetic Datum.  
Contour interval is 1m with .25m interpolated.

Scale: 1:2000

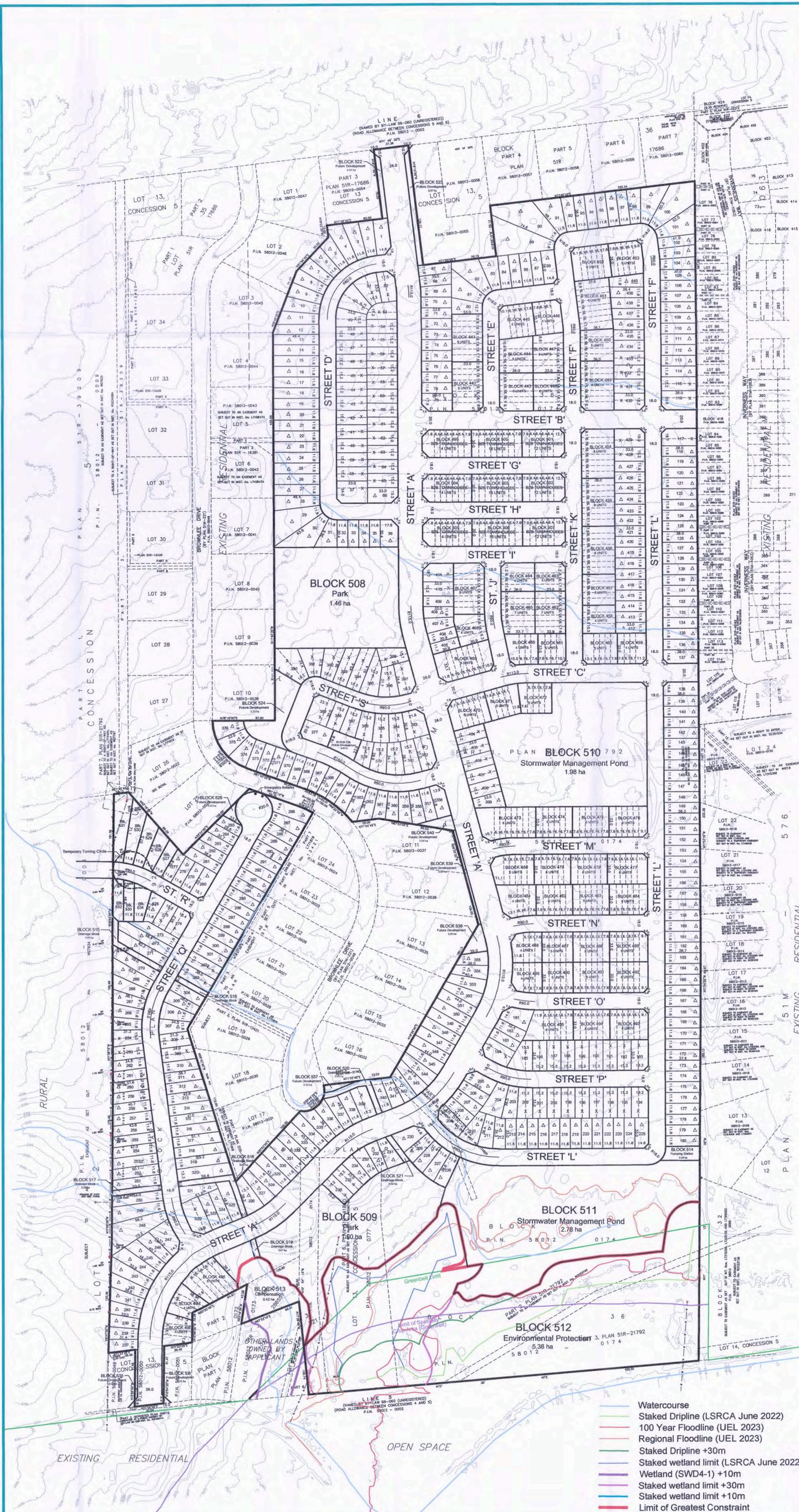


Date	Revision	By

## Prepared For:

ICG Golf Inc.  
Bayview-Wellington (Highlands) Inc.  
2523951 Ontario Inc.

September 27, 2023  
MGP File: 15-2422



- Watercourse
- Staked Dripline (LSRCA June 2022)
- 100 Year Floodline (UEL 2023)
- Regional Floodline (UEL 2023)
- Staked Dripline +30m
- Staked wetland limit (LSRCA June 2022)
- Wetland (SWD4-1) +10m
- Staked wetland limit +30m
- Staked wetland limit +10m
- Limit of Greatest Constraint

# **Appendix B**

Draft Zoning Order

**Planning Act**  
**Loi sur l'aménagement du territoire**

**ONTARIO REGULATION XXX/24**  
**ZONING ORDER – TOWN OF BRADFORD WEST GWILLIMBURY, COUNTY OF**  
**SIMCOE**

**Definitions**

1. In this Order,

“Back to Back Townhouse Dwelling” shall mean a building containing four or more dwelling units divided vertically above and below grade by a common wall, including a rear common wall.

“Zoning By-law” means Zoning By-Law No. 2010-050 of the Town of Bradford West Gwillimbury.

**Application**

2. (1) This Order applies to lands in the Town of Bradford West Gwillimbury in the County of Simcoe, in the Province of Ontario, being the lands outlined in black on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

**Residential One Exception One**

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential One Exception One Zone on the map described in Section 2(1), except for:

- (a) Single Detached Dwelling
- (b) Home occupation
- (c) Public Uses

(2) The zoning requirements set out for the R1-2 Zone in Table 6.2 of the Zoning Bylaw shall apply to the uses permitted in subsection 3(1) with the following exceptions:

- 1. Minimum Required Exterior Yard shall be 3.0 metres
- 2. Maximum Height shall be 13.0 metres;
- 3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

**Residential One Exception Two**

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential One Exception Two Zone on the map described in Section 2(1), except for:

- (a) Semi Detached Dwelling
- (b) Home occupation
- (c) Public Uses

(3) The zoning requirements set out for the R1-4 Zone in Table 6.2 of the Zoning Bylaw shall

apply to the uses permitted in subsection 4(1) with the following exceptions:

1. Minimum Required Exterior Yard shall be 3.0 metres
2. Maximum Height shall be 13.0 metres;
3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

### **Residential Two Exception One**

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential Two Exception One Zone on the map described in Section 2(1), except for:

- (a) Street Townhouse Dwelling
- (b) Home occupation
- (c) Public Uses

(4) The zoning requirements set out for the R2-2 Zone in Table 6.4 of the Zoning Bylaw shall apply to the uses permitted in subsection 5(1) with the following exceptions:

1. Minimum Required Exterior Yard shall be 3.0 metres
2. Maximum Height shall be 13.0 metres;
3. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

### **Residential Two Exception Two**

6. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Residential Two Exception Two Zone on the map described in Section 2(1), except for:

- (a) Back to Back Townhouse Dwelling
- (b) Home occupation
- (c) Public Uses

(5) The zoning requirements set out for the R2-2 Zone in Table 6.4 of the Zoning Bylaw shall apply to the uses permitted in subsection 5(1) with the following exceptions:

1. Minimum Lot Area shall be 85m<sup>2</sup> per dwelling unit
2. Minimum Lot Frontage shall be 6.0 metres
3. Minimum Required Front Yard shall be 3.0 metres
4. Minimum Required Rear Yard shall be 3.0 metres
5. Minimum Required Interior Yard shall be 1.2 metres for an unattached side and 0.0 metres for an attached side
6. Minimum Required Exterior Yard shall be 3.0 metres
7. Maximum Height shall be 13.0 metres;
8. Minimum Sight Triangle for a local street to a collector street shall be 5.0 metres

### **Additional Zoning Requirements**

7. (1) The zoning regulations in this section apply to all the uses permitted in this Zoning Order

- (2) In calculating building height, the following shall be exempt:
- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
  - b. Light standards
  - c. Lightning rods
  - d. Parapets
  - e. Mechanical penthouses
  - f. Unenclosed mechanical equipment
  - g. Skylights
  - h. Hydro, radio, television or microwave towers, antennae, and similar features
  - i. Steeples
- (3) Model home and/or sales offices are permitted.
- (4) Swimming Pools are permitted in the rear or side yards.
- (5) Encroachments into the required yards are permitted as follows:
- a. Building architectural elements, including sills, belt, courses, cornices, gutters, chimneys, pilasters, eaves, parapets, canopies or fireplaces are permitted to encroach in any yard up to 0.6 metres
  - b. Window bays are permitted to encroach in the front, rear and exterior side yards up to 0.9 metres
  - c. Balconies are permitted to encroach in the front, rear and exterior side yards up to 1.8 metres
  - d. Porches and uncovered terraces (including access stairs from grade) are permitted to encroach in the front, rear and exterior side yards, including eaves and cornices, with a minimum setback of 0.6 m from a lot line.
  - e. Exterior stairs providing access to a building or structure may encroach into the front, rear and exterior side yards up to 2.5 metres
  - f. Decks (including access stairs from grade) are permitted to encroach in the rear yard up to 2.5 metres from a lot line and interior side yards up to 0.6 metres from a lot line
  - g. Air conditioners, heat pumps, swimming pool pumps/filters/heaters are permitted to encroach in the rear and exterior side yards up to 0.6 metres from any lot line
  - h. Unenclosed barrier-free access ramps are permitted to encroach in any yard up to 0.3 metres from any lot line
  - i. Rain barrels and rain harvesting system components are permitted to encroach in the rear, exterior side and interior side yards up to 0.6 metres from any lot line
  - j. Commercial patio is permitted to encroach in the front yard or exterior side yard up to 0.0 metres from the front lot line or exterior lot line
  - k. Coach houses are permitted to encroach in to any yards up to 1.2 metres from any property line.

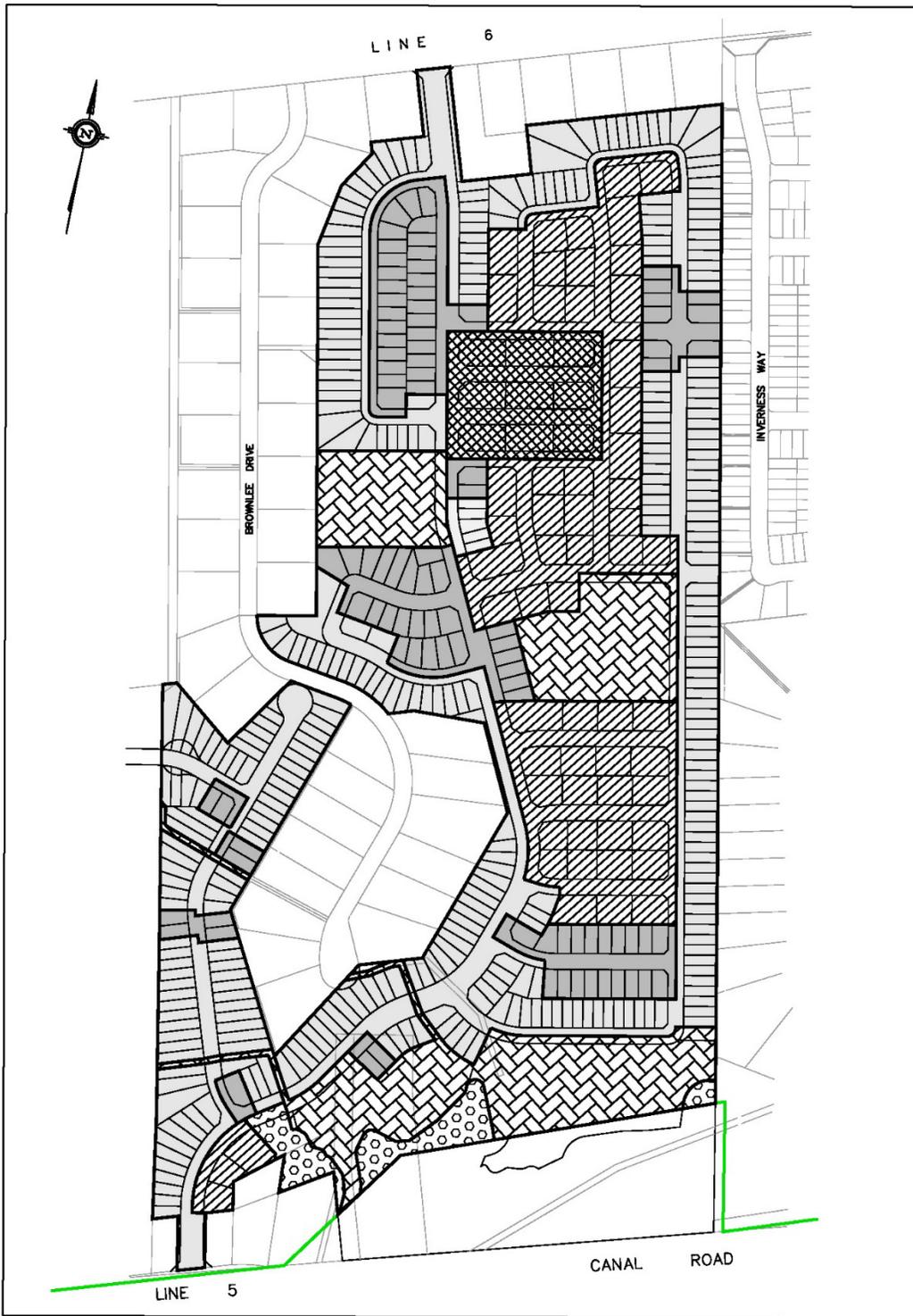
**Terms of use**

- 8.** (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

**9.** (1) This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Corporation of the Town of Bradford West Gwillimbury.

**MAP NO. XXX**



**Legend**

- |   |   |
|---|---|
|  Residential One Exception One |  Residential Two Exception Two |
|  Residential One Exception Two |  Open Space                    |
|  Residential Two Exception One |  Environmental Protection      |

# **Appendix C**

BHJV Submission to Province

January 26, 2023

MGP File: 15-2422

The Honourable Minister Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, Toronto, ON M5G 2E5

**Attention: Mrs. Julianna Zhuo**

Dear Mr. Clark:

**RE: Comments on Simcoe County Official Plan Amendment 7  
ERO No. 019-6113 (Ministry Reference No. 43-OP- 221936)  
ICG Golf Inc., Bayview-Wellington (Highlands) Inc., and 2523951 Ontario Inc. (the  
“Bradford Highlands Joint Venture” or “BHJV”)  
23 Brownlee Drive and 2820, 2824 & 2848 Line 5, Town of Bradford West  
Gwillimbury**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Bradford Highlands Joint Venture (“BHJV”), the owner of properties municipally known as 23 Brownlee Drive and 2820, 2824 and 2848 Line 5 in the Town of Bradford West Gwillimbury (“Subject Lands”). The purpose of this letter is to provide comments on the County’s Official Plan Amendment 7 (“COPA 7”) as it relates to the Subject Lands. This submission continues upon our prior submissions to the County including letters dated March 31, 2021, May 17, 2021, October 20, 2021, April 18, 2022 and June 16, 2022, providing comments on the County’s Land Needs Assessment (“LNA”) and Municipal Comprehensive (“MCR”) process. A full package of previous correspondence has been provided in Appendix 1.

This letter provides additional comments regarding COPA 7 (dated Aug 2022) and provides a detailed response to the Settlement Expansion Area Evaluation Criteria, which comprehensively reviews the Subject Lands against the Province’s criteria for settlement area boundary expansions (see Appendix 2). Concurrent with the County’s assessment, there is a requirement for new Community Area to accommodate growth forecasted to 2051 and it is our opinion that the Subject Lands are ideally situated to satisfy a portion of this forecasted growth.

With regards to the County’s consideration of growth options, it is our opinion that the Subject Lands represent an ideal location for a settlement expansion as they can achieve the Province’s criteria for settlement area boundary expansion, are consistent with the *Provincial Policy Statement, 2020* (“PPS”) and conform to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the “Growth Plan”). Furthermore, the Subject Lands are ideally suited to being able to deliver new housing quickly and thus assist the Province in delivering on its commitment to building 1.5 million homes within the next 10 years.

Accordingly, our client is requesting and we are recommending the Minister modify and approve the County of Simcoe Official Plan Amendment 7 by including the Subject Lands

within the Bradford Settlement Area and redesignating those lands from “Rural” to “Settlements”. See Appendix 3 for a reference to the necessary mapping.

In this regard, a conceptual development plan has been prepared for the Subject Lands that demonstrates that these lands can provide a mix and range of housing and community uses that will result in a more complete community in Bradford. Natural heritage features on the Subject Lands will be protected, and appropriate stormwater management controls can be achieved. Moreover, the Subject Lands can be developed at a minimum 55 residents and jobs per hectare (excluding lands for the Natural Heritage System), which exceeds the minimum County density target of 51 residents and jobs per hectare (and 55 residents and jobs per hectare for Bradford) recommended for new developments in the designated greenfield area in the County LNA. The Concept Plan is shown in Appendix 4 and will be updated to accommodate specific requirements of local agencies and authorities including, if necessary, the local school boards.

### **Response to Settlement Area Boundary Expansion Evaluation Criteria and Comment on the Official Plan Amendment**

The Subject Lands in Bradford represent an excellent opportunity in the County to accommodate growth through the creation of a complete community, and to do so in a manner that can be serviced in a fiscally sustainable manner. In this regard, our team has reviewed the settlement expansion criteria established in the PPS and Growth Plan, as well as through the additional criteria established as part of Simcoe OPA 7. With respect to the settlement area boundary expansion request, please find attached the following supporting materials:

- Summary table of responses to each of the applicable policies derived from the PPS, the Growth Plan and Simcoe OPA 7 regarding settlement area boundary expansions (Appendix 2); and,
- The proposed mapping amendment to the County of Simcoe Official Plan, which shows the revised land use designation for the requested expansion areas as “Settlements” (Schedule 5.1), which is provided in Appendix 3.

The assessment of the evaluation criteria shows that the requested expansion is appropriate and consistent with/conforms to the applicable policies for the following reasons:

- Consistent with the conclusions of the County LNA, it is our opinion that there is a need to expand the settlement area to accommodate future residential development in Bradford (~449 hectares), which can be partly provided by the proposed expansion area in the southwestern portion of Bradford, which totals approximately 55ha of gross developable area;
- The proposed area for settlement expansion (or the Subject Lands), represents a logical area for urban expansion as it has the following characteristics:
  - Due to the size, the parcels can be planned as a complete community to accommodate the forecasted growth. This area will provide additional and diverse housing supply abutting the existing settlement area. Moreover, it can be comprehensively developed to provide for opportunities to address

- climate change goals, including promoting compact and energy-saving designs, denser developments, and transit-supportive and walkable communities to lower GHG emissions from buildings and transportation.
- The lands are located adjacent to the Bradford Settlement Area and are strategically located to provide a portion of the required Community Area land needs. Servicing infrastructure exists in close proximity to the Subject Lands and can be extended to the lands in a timely and efficient manner as outlined in the Preliminary External Servicing Investigation and Financial Review prepared by SCS Consulting (see Appendix 5)
  - The development of the Subject Lands will continue the orderly development pattern of the Bradford Settlement Area and as such, will help utilize existing public facilities.
  - The proposed expansion lands, as well as any required infrastructure and services, will be planned in a financially and environmentally sustainable manner over their full life cycle through robust technical studies in accordance with Provincial and local planning policies. The proposed expansion area in Bradford benefits from the location or expansion of existing infrastructure.
  - Development on the lands produces minimal interface between urban and agricultural uses
  - There are no specialty crop areas in the proposed expansion areas, nor are the lands suitable for agricultural uses.
  - The proposed expansion is located outside of the Greenbelt

The proposed settlement area expansion represents an ideal opportunity to create a complete community and provide for an appropriate mix of housing and jobs. We believe this area is a logical and optimal location to accommodate a portion of the required settlement area expansion needed to achieve the growth forecasted in the County to 2051.

Expanding the settlement area to include the Subject Lands is essential to realizing a contiguous settlement structure that are bounded by arterial roads and surrounded by existing or planned residential neighbourhoods to the north and east.

Additional work has already been undertaken by the Bradford Highlands consultant team to identify the existing conditions and demonstrate the feasibility of the inclusion of Subject Lands into the settlement area boundary, including:

- Planning Opinion Report
- Preliminary Servicing Brief
- Preliminary External Servicing Investigation and Financial Review
- Environmental Impact Study
- Archaeological Assessment

These preliminary studies, which are provided in Appendix 5, have informed the responses to the evaluation criteria contained in Appendix 2 attached. Moreover, these studies, along with other documents, were submitted to the Town and County as part of a formal official plan amendment application to bring these lands within the urban boundary. It should be noted an additional property was acquired since the application was made however it is

intended to be included as part of a future resubmission. Further details are provided in the following section.

Further studies will be completed through a future development review process. Moreover, inclusion of these lands can conform to the policies of the Provincial Policy Statement and Growth Plan.

We trust that this background work and these responses to the settlement area expansion criteria are helpful to the Province in its preparation and consideration of growth scenarios and demonstrates both the feasibility and priority for inclusion of this area for settlement expansion in Bradford into the Urban Area boundary.

### **BHJV Official Plan Amendment Applications**

Concurrent to both the Town's MCR and the County's MCR, BHJV submitted Local Official Plan Amendment and County Official Plan Amendment applications to incorporate the Subject Lands into the settlement area boundary on the basis that there is insufficient land to accommodate the allocated population to 2031. It should be noted that BHJV is the only remaining appellant to the growth management Official Plan Amendment (OPA 25) that forms a part of the Town's new Official Plan.

It is our opinion that a settlement boundary expansion is required and that the Subject Lands represents a logical area for settlement area expansion. The Subject Lands are no longer suited for agricultural uses (being until very recently an operating golf course), it can be readily serviced with minimal infrastructure investment and it provides an opportunity to meet the diverse housing needs of the Town and County.

Through the development review process, we have received comments from the County on this application dated May 30, 2022 (attached as Appendix 6). We want to acknowledge these comments, which align with some of our previous conclusions. Of specific note, is the following comment:

*"Through ongoing work relating to the subject property and the proposed COPA, County Planning staff have acknowledged that this site has attributes that lend itself toward the lands being given consideration for inclusion into the settlement area if supported by the land needs assessment of the MCR project. For instance, the subject lands are immediately adjacent to the settlement area of Bradford and are primarily designated 'Rural' in the County Official Plan. The Growth Plan identifies that when evaluating SABE's, the prime agricultural areas should be avoided where possible. This indicates that land designated 'Rural' would be preferred to consider for SABE's when compared to lands designated 'Agricultural' where this circumstance exists."*

We agree with the County's recognition that the Subject Lands possess characteristics that would make it a logical area for a settlement area expansion.

### **BHJV Appeal of OPA 25**

BHJV, the Town and the County signed Minutes of Settlement (see Appendix 7), which state that following the final outcome of the County's MCR (which may be phased) and any subsequent Growth Plan exercise, the Town/County/BHJV will take appropriate steps to bring

the Town's Official Plan into conformity with the County Official Plan as it applies to the subject lands. As such, given that the County LNA has concluded there is a dire need for land to accommodate ground-related housing, we think this is an opportune time to request that the Province include the Subject Lands within the urban settlement area utilizing the 2031 population, consistent with the direction provided in the Minutes of Settlement as noted below:

- *“the Ministry of Municipal Affairs and Housing has issued recent directives encouraging municipalities to conduct their MCRs in a phased manner in order to accommodate for growth in a more efficient and time-sensitive manner. Pursuant to this directive, County staff will be recommending to County Council that the County undertake a phased approach to their MCR and that Phase One should be an MCR of all currently designated primary settlement areas in the County's Official Plan. The Bradford Settlement Area within Bradford West Gwillimbury (“BWG”) is one such primary settlement area.”*
- *“the County and Town Staff accept that under current policies, and according to currently accepted assumptions, the Bradford Settlement Area would qualify for additional population allocation, and a settlement area expansion as part of the proposed Phased MCR is a potential outcome.”*
- *“...the Parties acknowledge and accept that the location of the Subject Lands and the nearby existing full municipal servicing, make the Subject Lands one area that would be seriously considered as a candidate for inclusion in any Settlement Area Expansion.”*
- *“...As part of the phased MCR, the County, in consultation with the Town, will consider including the Subject Lands within the Bradford Settlement Area utilizing the 2031 population projections if appropriate justification exists to do so, (otherwise the 2041 planning horizon and population projections as provided for through the Growth Plan would be used as the basis to consider bringing the subject lands into the Bradford Settlement Area). If it is determined through the MCR exercise that the Subject Lands should be included within the Bradford Settlement Area using the 2031 population, and if doing so would result in the Subject Lands being urbanized more efficiently than would otherwise be the case, then the County agrees to give serious consideration to such an approach.” [emphasis added]*

The Minutes of Settlement indicate that the signatories (i.e. the County, the Town and BHJV) will act reasonably and in good faith when dealing with each other in these matters. As such, we understand the Subject Lands would be given particular and specific consideration in the County's MCR process as it plans to undertake its assessment as to where settlement area boundary expansions should occur. These Minutes of Settlement, endorsed by the local municipality are a serious and important consideration indicating the acknowledgment from both the County and the Town as to the appropriate inclusion of the Subject Lands in the Bradford urban area. Our client is requesting and we are recommending that the Minister modify and approve COPA 7 as indicated earlier. In so doing the intent of the Minutes of Settlement will be given effect and the Subject Lands will, through a further local OPA process, eventually be included in the Bradford urban area.

## Conclusion

We are pleased to see that the County has recognized through its work that a balanced approach to accommodating growth is required, including providing a sufficient land supply to accommodate ground-related housing options.

As such, we are requesting that given that there is proven insufficient land to accommodate the allocated population to 2051, that the Province, include the Subject Lands within the urban settlement area as we believe these lands represent the most logical area for new residential use.

Our client is requesting, and we are recommending that the Minister modify and approve the County of Simcoe Official Plan Amendment 7 by including the Subject Lands within the Bradford Settlement Area and redesignating it to “Settlements”. See Appendix 3 for a reference to the necessary mapping.

The Subject Lands represent a logical area for residential use (as further confirmed with the County) and are required to achieve the population assigned to the Town by the County. The Subject Lands are no longer suited for agricultural uses. The Subject Lands can be fully serviced with minimal infrastructure investment, and this provide an immediate opportunity to respond to the diverse housing needs of the Town and County.

In conclusion, we thank you for the opportunity to provide input into the County’s MCR process. If you have any questions or wish to discuss this letter, please do not hesitate to contact the undersigned at any time.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

cc: *Client*

Atth: *Appendices*

**Appendix 2: Bradford Highlands Compliance with Settlement Area Boundary Expansion Evaluation Criteria**

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies – Bradford Highlands
<p>2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</p>				
<p>a) based on the minimum intensification and density targets in this Plan and a lands needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas:                      i) within the upper- or single tier municipality, and                      ii) within the applicable lower-tier municipality;</p>	<p>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that                       a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p>	<p>3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that:                       a) Sufficient opportunities to accommodate forecasted growth contained in Table 1, through intensification and in designated Greenfield areas, using the intensification target and density targets, are not available within the applicable local municipality to accommodate the growth allocated to the municipality pursuant to this Plan;</p>		<p>We have reviewed the County Land Needs Assessment (“County LNA”) as well as the associated tables and we agree with its conclusions. Based on our review of the County LNA, it recognizes the rapid population growth occurring in the County, specifically in established urban centres such as Bradford West Gwillimbury, which the County LNA identifies as a Category 1 Primary Settlement Area.</p> <p>As it relates to Bradford, we note that the County LNA concludes that 449 hectares of additional Community Area land to accommodate the forecasted population growth to 2051 is required. We agree that a settlement area expansion will be required to accommodate growth to 2051.</p>
<p>b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a), while minimizing land consumption, and</p>		<p>3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: ...                       b) The expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in subsection (a) above;</p>		<p>The County LNA, conducted in accordance with the Province’s methodology, provides the required analysis to determine an appropriate and sufficient amount of land to make available to 2051, taking into consideration housing demand and need by housing type, housing supply, employment and job forecasts, density targets, and balancing intensification with a market-based supply of housing, which will minimize land consumption.</p> <p>The County LNA analysis of required urban area expansion considers the intensification and density targets for the County as well as the housing demand and supply by housing type, which generates a land needs requirement that is the minimum to accommodate forecasted growth to this planning horizon. The Subject Lands, located adjacent to the settlement area of Bradford, are strategically located to contribute to the required community land needs of the County to 2051 without unnecessary land consumption.</p>
<p>c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density</p>		<p>3.5.17 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.8 and where it has been demonstrated that: ...</p>		<p>The requested inclusion of the expansion area in Bradford within an expanded urban area will provide a portion of the required land to accommodate growth to 2051, providing the opportunity to plan complete communities with a diverse range and mix of housing types based on market demand. These lands will be planned to achieve higher residential densities than has historically been the case for designated greenfield areas and will therefore assist in achieving the County-wide density target for the designated greenfields, which is planned for higher than the minimum Growth Plan density target of 51 people and jobs per hectare. The requested expansion does not</p>

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies – Bradford Highlands
<p>targets in the Plan, as well as the other policies of this Plan.</p>		<p>c) The timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density target, and the other policies of this Plan;</p>		<p>adversely affect the intensification and density targets of the Growth Plan as an appropriate amount of high-density growth is still allocated to the existing settlement areas.</p> <p>The proposed expansion area in Bradford represents a contiguous, orderly, and logical expansion to the existing Bradford Settlement Area Boundary that is adjacent to existing and planned community lands. These lands are considered an appropriate size and location for a Settlement Area Boundary Expansion given its proximity to the existing road network, the existing settlement boundary, and the ability for the lands to be comprehensively planned. Expansion of these lands avoids leapfrogging or fragmentation of development and promotes compact, multi-modal complete communities that will reduce GHG emissions. In addition to access to the existing municipal road network, road connections are being provided into the existing residential community to the east integrating the residential communities.</p>
<p>2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined based on the comprehensive application of all of the policies of this Plan, including the following:</p>				<p>See below.</p>
<p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and ....</p>	<p>1.1.3.8 b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;</p>		<p>3.2.29 In addition to the above, the local municipality will be required to demonstrate in support of the recommended location(s) for additional urban development that: i) There is sufficient capacity in existing or planned infrastructure and public service facilities;</p>	<p>The Subject Lands are located in an area well served by existing infrastructure. As demonstrated in the Preliminary External Servicing Investigation prepared by SCS Consulting, sanitary and water servicing is readily available with only minimal extensions required. A comprehensive stormwater management strategy for the subject lands is the preferred approach for the ultimate development of the area, which is detailed in the Servicing Brief prepared by UEL.</p> <p>In addition, the Subject Lands can be adequately serviced through the extension of existing utilities including hydro, gas, cable TV, and telephone.</p>
<p>2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;</p>		<p>3.5.17 e) The existing or planned infrastructure and services required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;</p>	<p>3.2.28 For those municipalities that are required to plan for additional designated greenfield area through a settlement area expansion in accordance with this section, a comprehensive planning process shall be undertaken to identify the most appropriate location(s) for additional growth and development that best iii) Promotes fiscal responsibility; and</p>	<p>Development of the proposed expansion area makes efficient use of vacant land within an area where roads, sanitary, and municipal services can be provided with minimal extensions to existing infrastructure. Development on these lands are planned to achieve a cost-effective development pattern by proposing development at a density that efficiently uses the available land in a compact built form.</p> <p>Development on these lands will provide the County and Town significant one-time revenues from Development Charges and Building Permits and ongoing revenues from Property Taxes.</p> <p>In regards to the public facilities, there are a number of them near the Subject Lands given it is in close proximity to the existing settlement area. Public facilities in close proximity to the Subject Lands include the public elementary and secondary schools, Bradford Leisure Centre, Bradford &amp; District Community Centre, a fire station, public parks (including Alan Kuzmich Memorial Park) and libraries.</p>

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies – Bradford Highlands
			<p>3.2.29i) The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;</p>	<p>As such, these lands can be serviced in a cost-effective manner and will aid the County in maintaining a healthy supply of housing. Further technical studies will be provided as part a future planning process.</p> <p>The creation of new neighbourhoods on the proposed expansion areas adjacent to the Bradford settlement area will ensure a return on the investment of infrastructure related to growth in this area over their full life cycle.</p>
<p>2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p>		<p>3.5.20 The preferred form of servicing for major long-term expansion of settlement areas is full municipal sewage services and municipal water services, in accordance with Section 4.7 of this Plan.</p> <p>3.5.21 The secondary plan or official plan amendment for settlement area boundary expansion shall indicate proposed land uses, major streets, road, storm water and utility services, population density, and staging of development over a period of up to 20 years. The plan should include an analysis of factors listed in Section 3.5.18.</p> <p>3.5.22 Local municipalities will work with the County to manage the land inventory within settlements across the County to include sufficient land for residential, commercial, industrial, institutional, and recreational growth for a period of up to 20 years, including opportunities for intensification, redevelopment, and future growth areas including those urban areas listed in 3.5.23. The timing and availability of municipal water services and sanitary sewage treatment capacity to service up to the 20 year growth projection shall be considered and may require phasing of the development in accordance with service availability.</p>	<p>3.2.29iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p>	<p>The development of the proposed expansion areas and the infrastructure required can be accommodated within the applicable Water and Wastewater Master Plans, as required to be updated. This will be detailed in technical studies submitted with future planning and development applications including subdivision and zoning approvals.</p>

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		<p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> <li>an analysis of servicing and transportation facilities, ensuring the efficient use and expansion of servicing infrastructure including sidewalks, trails and transit;</li> </ul>		
<p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water</p>			<p>3.2.29 iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;</p>	<p>The development of the proposed expansion areas can be accommodated within the watershed studies and minimize any potential impacts on watershed conditions and the water resource system. This will be detailed in technical studies submitted with future planning and development applications.</p>
<p>2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;</p>		<p>3.5.17 d) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;</p> <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on:</p> <ul style="list-style-type: none"> <li>protecting natural features and ecological functions within the natural heritage system;</li> <li>avoiding hazardous lands and hazardous sites</li> </ul>	<p>3.2.28 i) Protects natural heritage features and areas;</p> <p>3.2.29 v) Key hydrologic areas and the Natural Heritage System for the Growth Plan have been avoided where possible;</p>	<p>The development of the Subject Lands will have consideration for the Natural Heritage System (NHS), including natural heritage features and/or areas of natural heritage significance including environmentally protected lands identified within the Town’s Official Plan (OP).</p> <p>The approach to the NHS within the Subject Lands is in line with the policies and their intent within the Town’s OP. BHJV has had an Environmental Impact Study completed by Beacon Environmental to assess environmental conditions and constraints. Prior to any development, BHJV will continue to work with the Town and the Conservation Authority in order to ensure the protection and integrity of the NHS.</p> <p>We believe the proposed plan for the Subject Lands adheres to the guiding principles and criteria set fourth by the Town as they relate to the Natural Heritage System and natural heritage features for settlement boundary expansion.</p>

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		<ul style="list-style-type: none"> <li>conservation of significant built heritage resources, significant heritage landscapes and significant archaeological resources, all in keeping with the policies of this Plan and the Niagara Escarpment Plan, the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan where applicable. Such factors shall be determinant in achieving the objectives of 3.5.17 and other sections of this Plan.</li> </ul> <p>3.5.19 Secondary plans or other official plan amendments which recommend settlement area boundary expansions shall be based on, among other matters as described in Sections 3.2 and 3.5, an EIS that demonstrates to the County and appropriate agencies, that there will be no negative impacts on the natural heritage features and areas and functions of Greenlands Designation as described in Section 3.8.10, as appropriate.</p>		
<p>2.2.8.3. f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <p>i) expansion into specialty crop areas is prohibited;</p> <p>ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and</p> <p>iii) where prime agricultural areas cannot be avoided, lower</p>	<p>1.1.3.8 c) in prime agricultural areas:</p> <p>1.the lands do not comprise specialty crop areas;</p> <p>2.alternative locations have been evaluated, and</p> <p>i. there are no reasonable alternatives which avoid prime agricultural areas; and</p> <p>ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p>	<p>3.5.17 f) In prime agricultural areas:</p> <p>i. The lands do not comprise specialty crop areas</p> <p>ii. There are no reasonable alternatives that avoid prime agricultural areas</p> <p>iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p> <p>g) Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;</p> <p>3.5.18 Where settlement area boundary expansion is needed to meet projected development needs</p>	<p>3.2.29vi) Prime agricultural areas have been avoided where possible;</p>	<p>There are no other reasonable alternative areas within the County that could accommodate settlement expansion that would avoid prime agricultural lands. Through a future development review process with the County, any opportunities to avoid or mitigate impacts on adjacent or nearby existing agricultural uses will be assessed. There are no specialty crop areas in the Subject Lands.</p> <p>Any lands within the County required for expansion into the urban boundary to meet growth needs would have to consider potential impacts on nearby agricultural operations. This issue is not unique to the Subject Lands.</p>

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies – Bradford Highlands
priority agricultural lands are used;		as outlined in Section 3.5.17 above, the decision on direction or location of settlement area expansions shall be based on: <ul style="list-style-type: none"> <li>• agricultural land quality, directing growth to areas of lower land quality where feasible;</li> <li>• expansion into specialty crop lands is not permitted;</li> <li>• ensuring that aggregate and agricultural resource development potential is not compromised by the expansion; and</li> </ul>		
2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;	1.1.3.8 d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and	3.5.17 h) Compliance with the minimum distance separation formulae	3.2.29vii)The settlement area to be expanded is in compliance withthe minimum distance separation formulae;	The Subject Lands can comply with the MDS formulae similar to other potential areas for settlement expansion. This can be achieved with the inclusion of policies requiring that MDS will continue to apply.
2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;	1.1.3.8. e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.		3.2.29viii)Any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment; and	The Subject Lands can be included in an expanded urban boundary in compliance with this policy and will ensure impacts on the agri-food network are either minimized or mitigated to the extent possible.
2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety of the PPS are applied;	2.1.1 Natural features and areas shall be protected for the long term.  2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas,		3.2.29ix)The policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied.	Detailed watershed, environmental, and agricultural studies will be conducted as part of the planning process that will demonstrate compliance with all the policies of the PPS, as well as the County and Town OP. As noted earlier, an Environmental Impact Study was completed and submitted to the Town/County as part of the official plan amendment applications.  Development will be located outside of the significant natural heritage system and preserve, where possible, significant ecological features in accordance with all applicable policies.

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	<p>surface water features and ground water features.</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water...</p> <p>3.0 Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>			
<p>2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;</p>		<p>3.5.17 e) Where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans;</p>		<p>Not applicable; the portion of the Subject Lands to be included in the expansion area are not within the Greenbelt, Oak Ridges Moraine, or Niagara Escarpment. The requirements of the Lake Simcoe Protection Plan will be considered in the context of future planning and development applications.</p>
<p>2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: ...</p>				<p>Not applicable; the portion of the Subject Lands to be included in the expansion area are not within the Protected Countryside in the Greenbelt Area.</p>
	<p>1.1.1 Healthy, liveable and safe communities are sustained by: ... b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), ... to meet long-term needs;</p> <p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and</p>	<p>3.1.4 Development of communities with diversified economic functions and opportunities and a diverse range of housing options</p>		<p>Allowing for the inclusion of the expansion area in Bradford will provide additional land to help satisfy housing demand and an opportunity to plan and construct a complete community with a balanced mix of housing types anticipated for the County based on market demand and supply. The specific land uses and housing mix will be determined during the future development application process for the Subject Lands, but will be in conformity with Provincial, and County policies respecting housing needs for the planning horizon.</p> <p>The development of these lands will allow for compact residential development including medium density forms of housing, which aids in meeting the market desire for grade-related, family-oriented housing, while also realizing a significant move away from the historically high proportion of low-density units and maintaining a shift to higher density housing in the County. This type of growth in the County will allow new families and retirees more affordable housing that they will prefer.</p> <p>Medium density housing can achieve both intensification in Strategic Growth Areas and a variety of housing in new communities. Based on the current market information, it is this type of housing that provides opportunities for improved housing affordability, increased density, complete communities, and desirable housing mix and forms for residents. This is especially true</p>

Growth Plan, 2020 Criteria	PPS, 2020	Simcoe County Official Plan	Simcoe County OPA 7	Satisfaction of Criteria/ Policies – Bradford Highlands
	<p>future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> <li>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and</li> <li>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</li> </ol>			<p>for young families and retirees who want 2-3 bedrooms in their current neighbourhoods without moving into an apartment.</p> <p>More attainable housing that is attractive to residents and provides primarily grade-related units is essential to the quality of life in the County and its continued ability to attract new employers and businesses who wish to house their employees. The primary means of ensuring long-term affordable housing in the County is to provide an abundant, or at least sufficient, supply of all housing types to meet market-based demand.</p> <p>As noted earlier, including the Subject Lands within the urban area can help achieve these objectives. The proposed expansion is located in close proximity to community amenities such as grocery stores, elementary and high schools, recreation opportunities and community centres.</p> <p>The university and colleges specifically provide or attract a wealth of opportunities including high-tech startups/incubators for access to information technology and agri-food.</p> <p>Planning for a complete community that is compact and supports multi-modal transit in proximity to employment lands (northeast of the lands) will contribute to lowering GHG emissions in the face of a changing climate.</p>



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