

# Mayoral Decision

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Mayoral Direction Number: 2026-A1

Date: March 20th, 2026

Purpose: To require Council to consider a by-law regarding a Zoning By-law Amendment application for lands at 2856 Line 6, at the Council Meeting of March 31st, 2026.

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Under the Authority: Part VI.1 of the *Municipal Act, 2001*, Section 284.11.1(2), if, despite the procedure by-law, the Mayor is of the opinion that a by-law could potentially advance a prescribed provincial priority, the Mayor may propose the by-law to the council and require the council to consider and vote on the proposed by-law at a meeting. The Mayor shall provide a copy of the by-law to the Clerk and each Member of Council and the by-law may be passed by more than one-third of the Members of Council. The Mayor may vote to pass the by-law.

This power applies to the following by-laws:

- Under the Municipal Act and its regulations except for those under:
  - Section 238 (Procedure By-law)
  - Section 263 (Filling Vacancies of Members of Council)
  - Sections 289 and 290 (Budget)
- Under the Planning Act and its regulations (unless otherwise prescribed)
- Any other prescribed Act currently only including:
  - Section 2 of the Development Charges Act

Whereas I, James Leduc, Mayor of the Town of Bradford West Gwillimbury am of the opinion that a by-law should be considered in the matter of a Zoning By-law Amendment for 2856 Line 6 to permit townhouse dwellings because, in my opinion, it could potentially advance the following prescribed provincial priorities of:

1. Building 1.5 million new residential units by December 31, 2031.
2. Constructing and maintaining infrastructure to support housing, including, transit, roads, utilities, and servicing.

The reasons for this are as follows:

- WHEREAS the owner of the lands at 2856 Line 6 has submitted complete Draft Plan of Subdivision and Zoning By-law Amendment applications to permit the development of 38 townhouse dwellings.
- AND WHEREAS planning staff produced report PLN-2026-3 which advises the applications comply with all relevant provincial policies, the Simcoe County Official Plan and the Town's Official Plan. The report further advises the applications exceeded the statutory public consultation requirements of the Planning Act and concludes by recommending the applications be approved.
- AND WHEREAS the staff report and applications were considered and approved by the Committee of the Whole on March 3, 2026. The Committee's position was considered by Council on March 17, 2026. Council approved the Draft Plan of Subdivision but denied the Zoning By-law Amendment.
- NOW THEREFORE approving the Zoning By-law Amendment, which is compliant with all applicable provincial, county and town policy, will produce new housing and related housing-supportive infrastructure that is consistent with provincial priorities.

Therefore, I require Council to consider and vote on:

1. The attached by-law regarding a Zoning By-law Amendment application for 2856 Line 6, at the Council Meeting of March 31<sup>st</sup>, 2026.

Dated this 20th day of March, 2026.

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James Leduc, Mayor