

The Corporation of the Town of Bradford West Gwillimbury

By-law 2025-117

A By-law to Adopt Official Plan Amendment No. 6 to establish the Holland Street West Strategic Growth Corridor, the Holland Street Mixed Use Corridor, and update the Additional Residential Unit policies within the Town's Settlement Area.

WHEREAS Section 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended states that the council of a municipality may amend its Official Plan;

AND WHEREAS pursuant to Section 26 of the *Planning Act*, the Town of Bradford West Gwillimbury is undertaking a review and update of its Official Plan to ensure consistency with the Provincial Planning Statement, conformity with applicable provincial plans, and regard for matters of provincial interest, and for this purpose a Special Meeting of Council to discuss potential revisions was held on June 25th, 2024;

AND WHEREAS the Council of the Corporation of the Town of Bradford West Gwillimbury has, during the preparation of Amendment No. 6, ensured that the County of Simcoe, prescribed public bodies, Indigenous communities, and members of the public were consulted and provided with an opportunity to review all supporting information and material in accordance with the *Planning Act*;

AND WHEREAS in accordance with Section 17(16) of the *Planning Act*, a statutory Public Open House was held on August 21, 2025 to provide the public an opportunity to review and ask questions about the proposed Amendment;

AND WHEREAS in accordance with Section 17(15) of the *Planning Act*, a statutory Public Meeting was held on September 9, 2025 to provide the public an opportunity to make representations respecting the proposed Amendment;

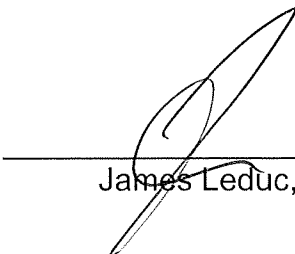
AND WHEREAS the Council of the Town of Bradford West Gwillimbury adopted the recommendations contained in Community Planning Report PLN-2025-50 at its meeting held on October 21, 2025;

NOW THEREFORE the Council of the Corporation of the Town of Bradford West Gwillimbury enacts as follows:

1. That the text, policies, and schedules attached hereto as Amendment No. 6 to the Town of Bradford West Gwillimbury Official Plan are hereby adopted pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
2. That the Mayor and Clerk are hereby authorized and directed to execute all required documents to give effect to this By-law and to affix the seal of the Corporation thereto.
3. That the Corporation of the Town of Bradford West Gwillimbury shall submit Official Plan Amendment No. 6 to the County of Simcoe for approval in accordance with the *Planning Act*, as amended.
4. That Official Plan Amendment No. 6 shall come into force and take effect upon approval by the County of Simcoe and/or in accordance with the provisions of the *Planning Act*, as amended.

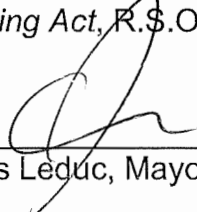
Enacted this 2 day of December, 2025.


Tara Reynolds, Clerk

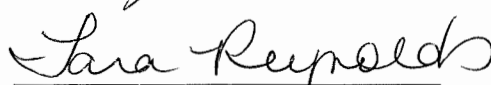

James Leduc, Mayor

AMENDMENT NO. 6
TO THE OFFICIAL PLAN OF THE
TOWN OF BRADFORD WEST GWILLIMBURY
RESIDENTIAL INTENSIFICATION WITHIN
SETTLEMENT AREA

The attached explanatory text and schedules constituting Amendment No.6 to the Official Plan for the Town of Bradford West Gwillimbury was adopted by the Council of the Corporation of the Town of Bradford West Gwillimbury by By-law 2025-117 on the 2nd day of December, 2025 in accordance with the provisions of Sections 17, 21 and 26 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.



James Leduc, Mayor



Tara Reynolds, Clerk

CORPORATE SEAL OF MUNICIPALITY

APPROVED BY THE COUNTY OF SIMCOE ON: ____ day of _____, 202__

Amendment No. 6 To The Official Plan of the Town of Bradford West Gwillimbury

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THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the Town of Bradford West Gwillimbury consists of three parts:

PART 1 – THE PREAMBLE – consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment;

PART 2 – THE AMENDMENT – which sets out the actual Amendment and consists of the text and schedules that constitutes Amendment No. 6 to the Official Plan for the Town of Bradford West Gwillimbury; and,

PART 3 – THE APPENDIX – consists of information pertinent to this Amendment in the form of a record of the Council of the Corporation of the Town of Bradford West Gwillimbury actions, and does not constitute a part of the actual Amendment.

PART 1 – THE PREAMBLE

1.1 Purpose

The purpose of this Amendment is to establish a policy framework that supports mixed-use and residential intensification within the Town's Settlement Area to the 2051 planning horizon. The amendment implements policies for residential intensification within the settlement area boundary of the Town for the purposes of consistency with the Provincial Planning Statement, 2024 (PPS) and the Council adopted Simcoe County Official Plan Amendment No. 7 (SCOPA 7). Specifically, this Amendment introduces policies for the Holland Street West Strategic Growth Corridor, the Holland Street Mixed Use Corridor, updates the Town's Additional Residential Unit (ARU) policies, and revises related provisions. This amendment also updates Schedule B-1 of the Official Plan to reflect the newly identified corridors.

1.2 Location

The lands subject to this Amendment ("Subject Lands") generally comprise the entirety of the lands within the settlement area boundary of the Town of Bradford West Gwillimbury. Specific policy modifications are also introduced which pertain to lands along Holland Street West, generally between Professor Day Drive and Sideroad 10, as shown on Schedule 1 which amends Schedule B-1 – Land Use Bradford Urban Area of the Official Plan, as well as Schedule 2 titled "Schedule B-1B Holland Street West Strategic Growth Area", to this Amendment.

1.3 Basis

The basis for this Amendment arises from the Town of Bradford West Gwillimbury's ongoing Growth Management Strategy and municipally initiated Official Plan Review, undertaken pursuant to Section 26 of the *Planning Act* to ensure continued conformity with the County of Simcoe Official Plan and consistency with the Provincial Planning Statement, 2024 (PPS 2024). As the Town plans for population and employment growth to the 2051 planning horizon, the Growth Management Strategy identifies the need to expand residential and mixed-use intensification opportunities within the Town's Settlement Areas to promote the efficient use of land, infrastructure, and public service facilities.

Recent changes to the *Planning Act* and the introduction of PPS 2024 necessitate updates to the Town's Official Plan to reflect new provincial requirements for Strategic Growth Areas, corridor-based intensification, gentle density, and the provision of Additional Residential Units (ARUs). This Amendment responds to these requirements by:

- Updating Chapters 1, 2, and 3 of the Official Plan to reflect the new 2051 planning horizon;
- Updating the population and employment projections to 2051 in accordance with SCOPA 7;
- updating the policies related to the overarching planning and regulatory framework;

- Establishing the Holland Street West Strategic Growth Area and the Holland Street Mixed Use Corridor, and supporting land use, density, and built form policies;
- Introducing Additional Residential Unit permissions for lands in the urban area in accordance with the *Planning Act*;
- Updates the Settlement Area hierarchy

The proposed Amendment is consistent with the policy direction of the PPS 2024, which emphasizes directing growth to Settlement Areas, optimizing the use of existing infrastructure, identifying and supporting Strategic Growth Areas, planning for a range and mix of housing options, and enabling gentle intensification across the housing continuum. This Amendment implements these directions by identifying key areas for mixed-use and residential growth, expanding ARU permissions, and updating residential intensification policies to support complete communities.

This Amendment also conforms with the County of Simcoe Official Plan and SCOPA 7 which identifies Bradford as a Primary Settlement Area and directs growth to compact, efficient, mixed-use urban areas. The establishment of the Holland Street West Strategic Growth Area and the Holland Street Mixed Use Corridor, together with updated Town-wide intensification policies, supports compact development patterns and aligns with the County's settlement structure, intensification hierarchy, and growth allocations.

At the local level, the Town of Bradford West Gwillimbury Official Plan (2021) identifies the Bradford Urban Area as the Town's primary location for growth and permits intensification within the built-up area in support of complete communities. An amendment to the Official Plan is required to introduce a 2051 planning horizon, align policies with PPS 2024, SCOPA 7, recent legislative changes, establish new Strategic Growth Areas and corridors, and expand permissions for residential and mixed-use intensification, including Additional Residential Units.

Collectively, the policy updates introduced through this Amendment implement provincial, upper-tier, and municipal directions for growth to 2051. The Amendment maintains conformity with the County of Simcoe Official Plan, is consistent with the Provincial Planning Statement, 2024, aligns with recent changes to the *Planning Act*; and has regard for matters of provincial interest under Section 2 of the Act. The Amendment provides the required framework to direct compact, efficient, and mixed-use residential intensification within the Town's Settlement Areas in a manner consistent with provincial, County, and local objectives.

PART 2 – THE AMENDMENT

2.1 Introductory Statement

The Amendment consisting of the text and schedules referred to in Subsection 2.2 below constitutes Amendment No. 6 to the Official Plan of the Town of Bradford West Gwillimbury.

2.2 Details of the Amendment

The amendment includes both the changes to the text and Schedule B-1 of the Town Official Plan described below.

2.2.1 Textual Amendments

a) Part A, Section 1.2.2 of the Official Plan is hereby amended by:

- i. Replacing all references to the “Provincial Policy Statement, 2020” with “Provincial Planning Statement, 2024”.
- ii. Replacing the existing text with the following:

“Provincial Planning Statement, 2024

The Provincial Policy Planning Statement (PPS), 2024 provides direction on key Provincial interests related to land use planning and development in Ontario. These interests revolve around three key themes, being:

- Building Strong Healthy Communities;
- Wisely Using and Managing Resources; and
- Protecting Public Health and Safety.

The Town’s Official Plan and land use planning decisions “shall be consistent with” the PPS, requiring Council to ensure that PPS policies are applied within relevant decision-making processes. The policies of the PPS are to be incorporated into municipal plans through a municipal review. The PPS requires municipalities to make sufficient land available to meet projected needs, and allows for planning to a time horizon of up to 30 years”

- b) Part A Section, 1.2.3 is deleted in its entirety.
- c) Part A, Section 1.2.4 is renumbered to Section 1.2.3 and amended by deleting references to the Growth Plan and revising the text as follows:

“The Greenbelt Plan

The Greenbelt Plan builds on the Provincial Policy Statement (PPS) to establish a land use planning framework for the Greater Golden Horseshoe, including the south-eastern portion of the Town of Bradford West

Gwillimbury. The Protected Countryside lands identified in the Greenbelt Plan are intended to enhance the spatial extent of agriculturally and environmentally protected lands. Planning decisions within the Greenbelt Plan Area are required to conform to the Greenbelt Plan”

- d) Part A, Section 1.2.6 is renumbered to Section 1.2.5 and amended by:
- i. Revising the text in the first paragraph to reflect the transition from the OMB to the Ontario Land Tribunal (OLT) as follows:

“The County Official Plan was adopted by the Council of Simcoe County on November 25, 2008, and was subsequently appealed to the Ontario Municipal Board (OMB). The OMB has since been restructured and is currently known as the Ontario Land Tribunal (OLT). On December 29, 2016 the OMB approved the County Plan, with select site-specific appeals remaining outstanding.”
 - ii. Adding the following paragraph to the end of the section:

“On August 9, 2022, the County of Simcoe adopted Official Plan Amendment No. 7 to the County Official Plan (SCOPA 7). This amendment updated the growth management policies and land use designations of the County's Official Plan. SCOPA 7 provided updated growth projections to the year 2051.

The Town of Bradford West Gwillimbury is required to amend its Official Plan to conform with the policies and growth projections of SCOPA 7 within one year of those policies coming into effect. At the time of adoption of this Official Plan Amendment, the Minister of Municipal Affairs and Housing has not approved SCOPA 7 and it is not in effect.”
- e) Part A, Section 1.4 is deleted in its entirety.
- f) Part A, Section 1.5 is renumbered to Section 1.4 and the list of schedules at the end of the section is amended to include the new schedules, as follows:

“The Plan also includes Schedules that are described in the policies and enhance an understanding of the Plan as follows:

Schedule A: Urban Structure and Built Boundary

Schedule B: Land Use

Schedule B-1: Land Use – Bradford Urban Area

Schedule B-1A: Bradford GO Major Transit Station Area

Schedule B-1B: Holland Street West Strategic Growth Area

Schedule B-2: Land Use – Highway 400 Employment Lands
Secondary Plan

Schedule B-3: Land Use – Bond Head Secondary Plan

Schedule C: Transportation Plan

Schedule D-1: County and Greenbelt Features

Schedule D-2: Wetlands and Areas Of Natural and Scientific Interest

Schedule D-3: Source Protection

Schedule D-4: Aggregate Resources, Constraints and Hazards

g) Part A, Section 2.3.1 is amended by:

- i. Replacing references to the 2031 planning horizon with the 2051 planning horizon.
- ii. Replacing the population and employment forecast text with the new allocations
- iii. Section 2.3.1 is hereby replaced with the following text:

“The Official Plan uses a horizon year of 2051. The population and employment forecasts within this Plan are based on background analysis that was prepared in support of the County of Simcoe’s municipal comprehensive review in 2022.

It is intended that this Plan will be reviewed and updated to reflect desired changes in managing growth and to remain in conformity and consistency with various Provincial and County plans and policies.

The background analysis prepared for the County’s Plan municipal comprehensive review provides a population forecast of 83,470 people and 30,900 jobs in the year 2051. These projections are to be achieved by meeting intensification targets within the delineated built-up area and minimum density targets on designated greenfield areas within settlement areas.”

h) Part A, Policy 2.3.2(a) is amended by:

- i. Replacing “Provincial Policy Statement” with “Provincial Planning Statement”.
- ii. Removing references to the Growth Plan.
- iii. Replacing the planning horizon with 2051 and revising the final clause as follows:

“This Plan is consistent with the Provincial Planning Statement and conforms to the Greenbelt Plan, Growth Plan, Lake Simcoe Protection Plan, and South Georgian Bay Lake Simcoe Source Protection Plan. The timeframe for this Plan is to the year 2051, with respect to growth management and a twenty-five year timeframe and beyond for

infrastructure, the protection of future employment lands and provision of public services.”

- i) Part A, Policy 2.3.2(b) is deleted in its entirety
- j) Section 3.1(b) is amended by:
 - i. Replacing the existing reference to Downtown Bradford as the “primary location for development” with updated language to reflect new intensification areas introduced through this Amendment; and
 - ii. Replacing the existing text with the following:

“The Bradford Urban Area shall be the primary settlement area in the Town, as identified in the County of Simcoe Official Plan. Lands here shall be developed on full municipal sewage services and municipal water services.”
- k) Section 3.2.1 is amended by:
 - i. Replacing references to the Growth Plan with references to the PPS 2024;
 - ii. All references to the year 2031 are replaced with the year 2051; and
 - iii. Section 3.2.1 is hereby replaced with the following:

“Population and employment forecasts for the Town have been identified through to the year 2051 in the background analysis that was prepared for the County of Simcoe’s municipal comprehensive review in 2022.

 - a) The population forecast to 2051 for the Town is 83,470 persons. This population is anticipated to be accommodated in approximately 16,280 new housing units to be constructed between 2021 and 2051. On an annual basis, this represents approximately an average of 543 dwelling units being constructed per year to the year 2051.
 - b) A minimum of 42% of the additional dwelling units forecasted in subsection 3.2.1(a) shall be constructed within the delineated built-up area in the Bradford Urban Area, including lands within the major transit station area.
 - c) Intensification is permitted in any location within the delineated built-up area, subject to the permissions and policies of the various applicable land use designations. However, the primary location for intensification shall be the Strategic Growth Areas shown on Schedule B-1A.
 - d) On remaining lands in the Bradford Urban Area, development shall meet a minimum density target of 55 persons and jobs per hectare and contribute to creating complete communities.
 - e) The employment forecast is for 30,900 total jobs by 2051. Employment growth in Bradford West Gwillimbury will be driven by

the strategic location of the Highway 400 Employment Lands, as well as future Bradford Bypass.”

l) Section 3.2.2 is amended by:

- i. Delete outdated reference to Town's 2016 municipal review as well as requirements for a comprehensive review and references to the OMB.
- ii. Insert updated County allocation language.
- iii. Section 3.2.2 is hereby replaced with the following:

“3.2.2 Land Supply and Demand

- a) The growth allocations prepared in support of the County's 2022 municipal comprehensive review anticipate that sufficient land is available to accommodate planned residential growth and provide the basis for Bradford's evaluation of future land needs.
- b) Bradford West Gwillimbury shall plan for an additional 38,980 residents between 2021–2051. Of the 38,980 new residents:
 - i) 20,700 will be accommodated within the existing Settlement Area Boundary as it existed on September 20, 2022. Of which:
 - 10,100 will be accommodated within the Major Transit Station Area; and
 - 10,600 will be accommodated through the development and redevelopment of lands within the Settlement Area Boundary, outside of the Major Transit Station Area.
 - ii) 18,280 will be accommodated on new community area lands.
- c) The County analysis noted that no extra employment area lands would be needed to accommodate job growth to 2051. However, all of the Highway 400 “Employment Lands Reserve” would be required.”

m) Section 3.2.3 is amended by

- i. Including the new Strategic Growth Area and corridor policies;
- ii. Updating the additional residential unit permissions;
- iii. Removing outdated policies accordingly.
- iv. Section 3.2.2 is hereby replaced with the following text:

“3.2.3 Strategic Growth

Strategic Growth Areas are key locations within the built-up area that are intended to accommodate significant residential and mixed-use intensification in support of complete communities, transit-supportive development, and efficient land use patterns.”

- v. A new subsection 3.2.3.1 is added and shall contain the following text:

“3.2.3.1 Strategic Growth Areas

- a) The two strategic growth areas are shown on Schedules B-1, B-1A and B-1B of this Official Plan. They are the Bradford GO major transit station area and the Holland Street West strategic growth area. Strategic growth areas will act as key neighbourhood hubs and main streets, offering diverse opportunities for work, shopping, recreation, and housing. These areas will be designed in forms and scales that complement the surrounding community.
- b) The Bradford GO Station represents a significant asset with respect to attracting opportunities for intensification and is considered a major transit station area. Anticipated future service and its location at the eastern edge of Downtown Bradford contribute to this facility as an important hub for all forms of transportation in the Town—as well as south Simcoe County and northwestern York Region.
- c) The Strategic Growth Areas are the primary locations for intensification in the Town.
- d) Specific direction for planning in the major transit station area is provided through the policies of Special Policy Area 22 in this Plan.”

- vi. A new subsection 3.2.3.2 is added and shall contain the following text:

“3.2.3.2 Holland Street West Strategic Growth Area

- a) The Holland Street West strategic growth area is shown on Schedule B-1B.
- b) The underlying land use designations continue to apply in the Holland Street West strategic growth area.
- c) As shown in Schedule B-1B, the Holland Street West strategic growth area consists of the following sub-areas:
 - i. Area 1, which includes the properties on the north and south sides of Holland Street West, between the westbound lanes of Professor Day Drive and generally, the eastbound lanes of Thornton Avenue. The north end of Area 1 is an appropriate location for mid-rise intensification between 4- to 8-storeys in building height.
 - ii. Area 2, which includes the properties on the north (extending to John Street West) and south sides of Holland Street West, generally between the westbound lanes of Thornton Avenue and the eastbound lanes of Moore Street. The north and south

end of Area 2 is an appropriate location for low- to mid-rise intensification between 2- to 8-storeys in building height.

- iii. Area 3, which includes the properties on the westbound lane of Barrie Street, generally between John Street West and Frederick Street. Area 3 is an appropriate location for low-rise mixed-use intensification between 2- to 4-storeys in building height.
- d) Development within the strategic growth area should achieve the following criteria:
 - i. Ensure that the strategic growth area efficiently connects with and enhances the surrounding area;
 - ii. Create focal points for community activity and civic pride;
 - iii. Identify opportunities to support growth that balances new residents and jobs;
 - iv. Revitalize and preserve existing cultural heritage in historic areas through urban design standards;
 - v. Establish consistent setback and frontage provisions for continuous building forms along the main street for strategic growth areas;
- e) Implement regional streetscaping policies that promote walkable, connected, multi-modal streets;
- f) Limit new individual driveway entrances onto Holland Street.”
- vii. A new subsection 3.2.3.3 is added and shall contain the following text:

“3.2.3.3 Holland Street Mixed Use Corridor

 - a) The Holland Street West Corridor is the Town’s main commercial strip from Professor Day Drive West to Sideroad 10. Over the long term, this corridor has the potential to transform into a pedestrian friendly corridor that supports residents and businesses alike.
 - b) The underlying land use designations continue to apply in the Holland Street Mixed Use Corridor.
 - c) Intensification along this corridor, particularly in the form of new residential developments, can contribute significantly to the achievement of the Town’s intensification target.
 - d) Development within this designation should achieve the following criteria:
 - i. Ensure that new developments can efficiently connect with and enhance the surrounding area;
 - ii. Create focal points for community activity and civic pride;

- iii. Identify opportunities to support growth that will contribute to both new population and jobs;
 - iv. Implement regional streetscaping policies that promote walkable, connected, multi-modal streets;
 - v. Limit new individual driveway entrances onto Holland Street.”
- viii. A new subsection 3.2.3.4 is added and shall contain the following text:

“3.2.3.4 Town-Wide Residential Intensification

- a) The Town will direct growth in accordance with the following intensification hierarchy:
 - i. Major Transit Station Areas (MTSAs);
 - ii. Strategic Growth Areas; and,
 - iii. Town-Wide Intensification.
- b) Intensification should be directed to areas where development can efficiently utilize existing and/or planned transit, water, wastewater, road infrastructure, and/or servicing capacity.
- c) Any intensification shall be appropriately scaled with existing residential and employment uses, including commercial and/or institutional uses, where compatible and in accordance with applicable planning policies.
- d) Any intensification shall be evaluated using the compatibility criteria in this Plan and the Town-Wide Urban Design Guidelines.
- e) The Town shall monitor dwelling units created through intensification to inform the County of Simcoe growth management planning program.
- f) In any intensification project, a minimum proportion of **20%** of dwelling units are to be developed in forms that broaden choice in the Bradford Urban Area consistent with the changing demographic profile including the older persons population.
- g) In accordance with policy 3.12.4, up to three residential units are permitted throughout the Bradford Settlement Area on any parcel of residential land.
- h) The Town will encourage higher-density housing in developed areas by promoting compact structures, investing in public spaces, and enhancing mobility and community amenities.
- i) The Town will ensure that planning policies support intensification and the Town’s economic goals for sustainable development.
- j) The Town will work with the development community to establish guidelines on desired dwelling mix and unit sizes.

k) Outside of the strategic growth areas shown on Schedule B-1B, development applications for infill intensification on smaller lots within a stable residential community will maintain and protect the prevailing residential character. This will be evaluated through the following criteria:

- i. Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used on lands subject to the development application to achieve appropriate transition;
- ii. Confirmation of sufficient reserve sewage and water system capacity;
- iii. Infrastructure and utilities shall be adequate to provide water, wastewater, waste management, stormwater management, and fire protection;
- iv. Proposals to extend the street network should ensure appropriate connectivity, traffic circulation, extension of and alignment with existing networks, and connectivity for pedestrians and cyclists;
- v. Impacts on adjacent properties from development in relation to grading, drainage, location of service areas, privacy, and shadowing shall be minimized;
- vi. Where a designated built heritage resource is involved, that resource shall be conserved;
- vii. Access to community amenities, such as schools, parks, and commercial uses, should be maintained or enhanced;
- viii. The transportation system should adequately accommodate anticipated traffic volumes."

n) Part B, Policy 3.2.4.1 a) shall be amended to reflect the new density target, with the text replaced with the following:

"Development on lands within the DGA shall meet a minimum density target of 35 55 persons and/or jobs per hectare and contribute to creating complete communities."

o) Part B, Section 3.12.4 shall be amended to replace the text with the following:

"3.12.4 Additional Residential Units

On lands within the Settlement Area Boundary, as shown on Schedule B – Land Use, that are connected to full municipal services, up to three residential units shall be permitted per parcel. This can include:

- i) up to three residential units in existing and proposed single-detached dwellings, semi-detached dwellings, and row houses, where ancillary buildings and structures do not contain any residential units.
- ii) two residential units in existing and proposed single detached dwellings, semi-detached dwellings and row houses, and in ancillary residential buildings where all ancillary residential buildings and structures cumulatively contain no more than one residential unit.

one additional residential unit in an ancillary building or structure where the single detached dwelling, semi-detached dwelling or row house contains no more than two residential units, and no other ancillary building or structure contains any residential units.”

p) Part B, Section 4.1.4 is modified to add the following text:

“b) A density of up to 80 units per net hectare is permitted”

q) Part B, Section 4.1.5 is modified to add the following text:

“b) A density of up to 80 dwelling units per net hectare is permitted”

r) Part B, Section 4.2.2 d) shall be modified and revised with the following:

“d) Minimum and maximum heights shall be in accordance with the policies in this plan and as shown in Schedule B-1B of this plan. Additional maximum height may be provided through a zoning by-law amendment in the following circumstances:

- Where Council is satisfied that appropriate community benefits as described in the bonusing provisions of this Plan are met;
- Where the entire first storey of a building (except for access lobbies, stairs, and mechanical or utility rooms) is 100% occupied by retail or service commercial uses; and
- Other circumstances as may be appropriate with approval from Council.

Such additional height shall require appropriate stepbacks or recesses from the storeys below on façades adjacent to public streets and public lands in another land use designation. This stepback or recess shall be detailed in the implementing zoning by-law amendment.

Any maximum height in the zoning by-law shall measure this height to the top of the building roof, with rooftop elements to be additional to this policy maximum.”

s) Part B, Section 4.2.3 is hereby replaced with the following text:

“4.2.3 Holland Street Mixed Use Corridor Designation

The Holland Street Mixed Use Corridor Designation is intended to drive the transformation of the Town's main commercial strip into a dense, mixed-use urban environment with a pedestrian scale. Non-residential uses on these lands are intended to serve the entire Town and, to an extent, regional markets.

- a) Permitted residential uses include a range of more dense or traditionally mid-rise dwelling units: townhouse dwellings and apartment dwellings.
- b) Permitted non-residential uses include the full range of retail, service commercial, small-scale office, recreational, and institutional uses, including retirement homes.
- c) Residential and Mixed-Use developments in this designation shall be between 3- to 8-storeys in building height."
- t) Sections, subsections, and policies of the Official Plan shall be renumbered accordingly.

2.2.2 Schedule Amendments

- a) That Schedule B1 of the Official Plan titled "Land Use Bradford Urban Area" is hereby replaced with Schedule 1 to this Amendment.
- b) That Schedule 2 to this Official Plan Amendment titled "Holland Street West Strategic Growth Area" be added to the Official Plan as a new Schedule B1-B.

2.3 Implementation

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

2.4 Interpretation

The policies set forth in the Town Official Plan, as amended from time to time, regarding the interpretation of that Plan, shall apply to this Amendment and as may more specifically be set out or implied within the policies contained therein. Unless precluded, altered, or exempted by any policies contained herein, all the relevant policies of the Town Official Plan shall apply to this Amendment.

PART 3 – THE APPENDIX

3.1 Record of Council Action

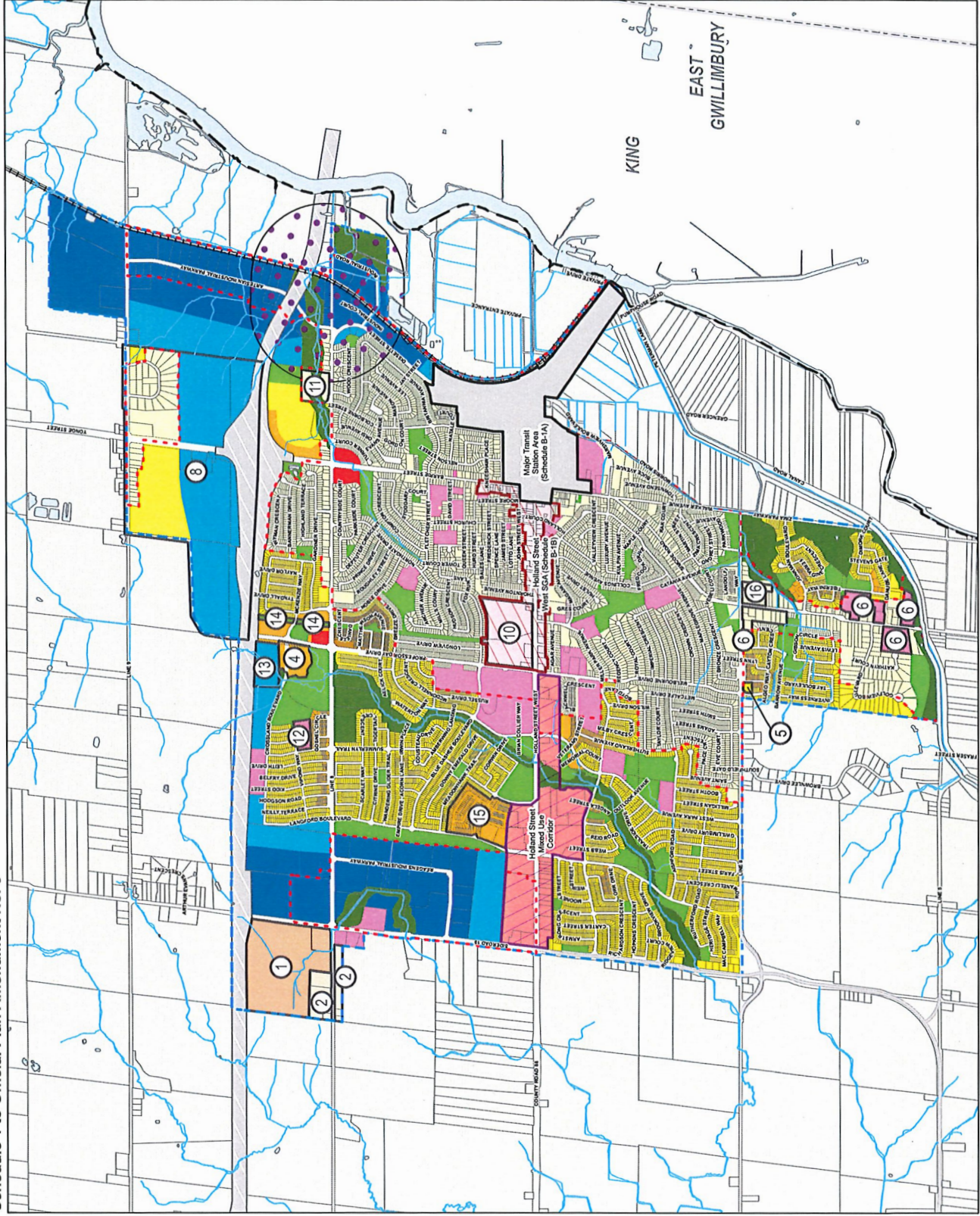
In accordance with Section 26 of the Planning Act, the Town of Bradford West Gwillimbury held a Special Meeting of Council on June 25, 2024 to consider potential revisions to the Official Plan. A statutory Public Open House was held on August 21, 2025 under Section 17(16), followed by a statutory Public Meeting on September 9, 2025 under Section 17(15), to provide opportunities for public review, questions, and representations regarding the proposed Amendment.

At its meeting of October 21, 2025, Council considered Community Planning Report PLN-2025-50 and adopted the recommendations contained therein. The report recommended adoption of a four (4) sets of Official Plan Amendments forming Part 1 of the Town's Growth Management Strategy, these consisted of amendments related to:

- Intensification within existing Settlement Area boundaries;
- the Bradford GO Major Transit Station Area and Bridge Street Corridor;
- the Highway 400 Employment Lands; and
- the Employment Land Removal Criteria.

Council endorsed these recommendations at its meeting and directed staff to prepare the necessary by-laws for adoption.

On December 2, 2025, the Council of the Corporation of the Town of Bradford West Gwillimbury adopted Official Plan Amendment No. 6.



BRADFORD WEST GWILLIMBURY

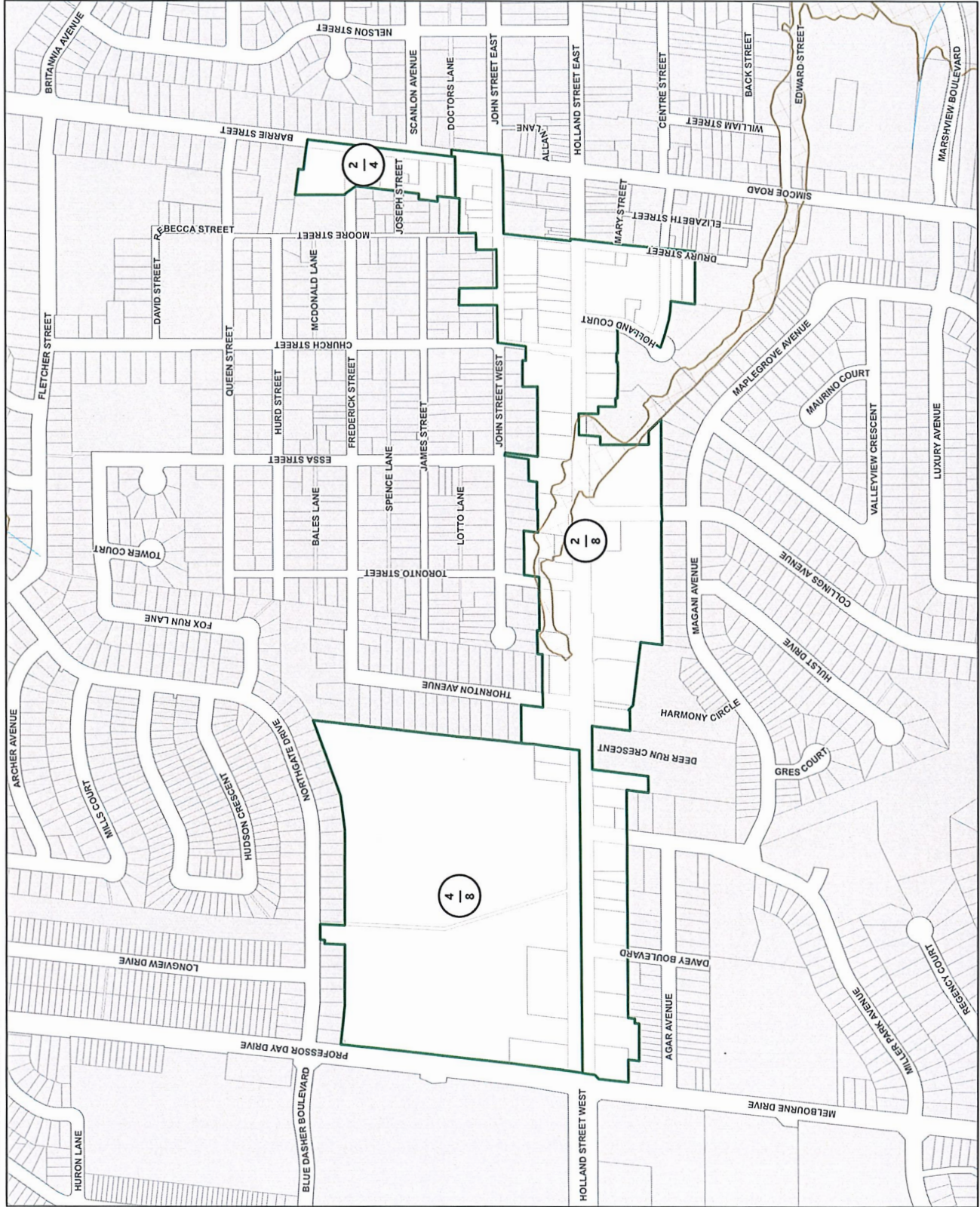
SCHEDULE B-1 LAND USE

BRADFORD URBAN AREA



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Delineated Built Boundary
- Roads
- Highway 400 - 404 Link (Future)
- Railroad
- Watercourses
- Waste Disposal Assessment Area
- Major Transit Station Area
- Holland Street West Strategic Growth Area
- Holland Street West Strategic Growth Area
- Land Use Designations
- Residential Built Up
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Commercial
- Community Uses
- Downtown Bradford
- Open Space/Recreation
- Environmental Protection
- Industrial
- Industrial/Commercial
- Special Policy Area 1 (Section 6.1)
- Special Policy Area 2 (Section 6.2)
- Holland Street West Strategic Growth Area
- Other Special Policy Areas







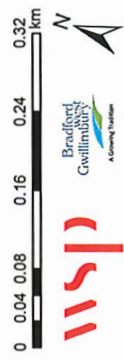
**BRADFORD WEST GWILLIMBURY
OFFICIAL PLAN**
Building Our Tradition

**BRADFORD WEST GWILLIMBURY
SCHEDULE B-1B
HOLLAND STREET WEST
STRATEGIC GROWTH AREA**



- Settlement Area Boundary
- Holland Street West SGA
- Roads
- Watercourses
- Floodplain (LSRCA)

Minimum / Maximum Heights
A "A" represents the Minimum Number of Storeys
B "B" represents the Maximum Number of Storeys



0 0.04 0.08 0.16 0.24 0.32 km

WSP
Bradford West Gwillimbury
A Growing Tradition