

The Corporation of the Town of Bradford West Gwillimbury

By-law 2025-119

A By-law to Adopt Official Plan Amendment No. 8 to update policies for employment uses.

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. 8, 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;

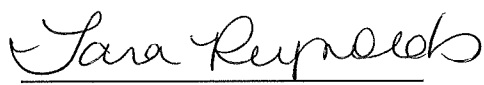
AND WHEREAS in accordance with Section 17(15) of the *Planning Act*, a statutory Public Meeting was held on September 9, 2025 to provide the public an opportunity to make representations respecting the proposed Amendment;

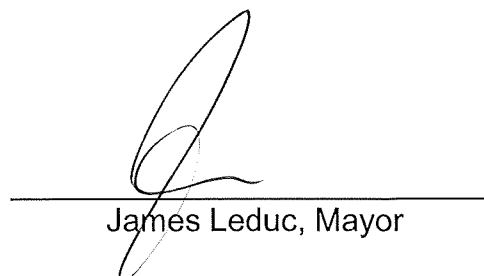
AND WHEREAS the Council of the Town of Bradford West Gwillimbury adopted the recommendations contained in Community Planning Report PLN-2025-50 at its meeting held on October 21, 2025;

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. 8 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. 8 to the County of Simcoe for approval in accordance with the *Planning Act*.
4. That Official Plan Amendment No. 8 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 2nd day of December, 2025.


Tara Reynolds, Clerk


James Leduc, Mayor

AMENDMENT NO. 8
TO THE OFFICIAL PLAN OF THE
TOWN OF BRADFORD WEST GWILLIMBURY
EMPLOYMENT LANDS REDESIGNATION

The attached explanatory text and schedules constituting Amendment No.8 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 2025-119 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. 8 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. 8 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 introduce Town-wide criteria for evaluating requests to remove lands from employment designations. Two sets of criteria are established: one applying to lands that meet the definition of “employment area” under the Provincial Planning Statement, 2024, and a second applying to employment supportive areas that accommodate a broader range of employment and employment-supportive uses but do not fall within the scoped PPS definition.

The criteria for the removal of lands designated as “employment areas” replicate and build upon the PPS 2024 requirements, while incorporating additional considerations that reflect the Town’s long-term economic needs. The criteria for employment supportive lands are tailored to local context while remaining consistent with the overall direction of the PPS 2024. These criteria apply Town-wide and are intended to guide the evaluation of all requests to redesignate employment lands or permit non-employment uses

1.2 .Location

The lands subject to this Amendment (“Subject Lands”) applies to all employment lands within the Town of Bradford West Gwillimbury.

1.3 Basis

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, including the Council adopted Amendment No. 7 (SCOPA 7), and consistency with the Provincial Planning Statement, 2024 (PPS 2024).

Recent changes to the Planning Act through Bill 97 and the introduction of the Provincial Planning Statement, 2024 have revised the definition of “employment area” and introduced a new framework for employment land removals that may occur outside of a municipal comprehensive review. As a result, municipal Official Plans must update their employment policies and establish clear, PPS-consistent criteria for considering the removal of employment lands.

This Amendment introduces new employment lands removal criteria into Section 3.5 of the Official Plan, including a policy for lands that meet the PPS 2024 definition of “employment area” and a separate policy for employment supportive lands. The Amendment also revises Section 4.3 to reflect updated employment permissions and prohibitions consistent with the PPS 2024.

This Amendment is supported by the following policy considerations:

The Provincial Planning Statement, 2024 provides updated direction for protecting employment areas, supporting job creation, and evaluating employment land removals. This Amendment implements that direction by establishing criteria for the removal of lands from an employment area or employment supportive area and ensuring that

employment permissions and prohibitions within the Town remain consistent with the PPS 2024.

The County of Simcoe Official Plan identifies Bradford and Bond Head as Settlement Areas, and the Highway 400 corridor as a Strategic Settlement Employment Area and Economic Employment District. This Amendment maintains conformity with the County's growth and economic development structure by ensuring that employment areas continue to be protected while allowing a structured process for evaluating removals where appropriate.

The Town's Official Plan (2023) currently protects employment areas and restricts conversions to municipal comprehensive reviews. With provincial policy updates and the removal of Growth Plan and Simcoe Sub-Area requirements, the Town's policies must be updated to reflect the PPS 2024 employment area definition and conversion framework. This Amendment provides the necessary criteria to evaluate requests for employment land removal, ensures appropriate long-term protection of employment lands, and supports a resilient and diversified job base to the 2051 horizon.

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. 8 to the Official Plan of the Town of Bradford West Gwillimbury.

2.2 Details of the Amendment

The amendment includes the changes to the text the Town Official Plan described below.

2.2.1 Textual Amendments

a) Policy 3.5.1(d) is deleted and replaced with the following:

“A municipality is permitted, under the Provincial Planning Statement, 2024, to protect employment lands supply beyond the 30-year planning horizon. Accordingly, the Town believes it is a key policy and goal to protect this supply beyond 2051.”

b) Part B, Policy 3.5.1(g) is deleted and replaced with the following:

“Estimates of available land supply and demand have been updated as part of the 2025 Growth Management Strategy. The Town shall monitor supply and land absorption rates, in conjunction with the County of Simcoe, as part of the County’s growth management planning program.”

c) Part B, Policy 3.5.1(h) is deleted in its entirety.

d) Part B, Policy 3.5.1(j) is deleted in its entirety.

e) Part B, Policy 3.5.1.2 is added as follows:

“To ensure conformity with the Provincial Planning Statement, 2024, the Town shall protect an adequate supply of employment lands, with priority given to sites near Provincial and County highway interchanges, goods movement corridors, and other locations offering direct access and visibility. These lands are critical to accommodating long-term growth and supporting employment uses that rely on highway access, goods movement capacity, and strategic locations.

The Town’s entire designated Employment Area supply will be required to accommodate employment forecasts to 2051. Nearly 9,000 new employees are expected to generate a demand of approximately 444 net hectares or an average of 16 hectares (40 acres) annually. While the Town has sufficient supply to 2051, the margin is limited and provides little surplus beyond the planning horizon.

Given this constrained supply, any reductions in designated employment land, decreases in average employment densities, or increases in absorption rates could compromise the Town's ability to accommodate long-term employment growth. Accordingly, the Town shall maintain a comprehensive monitoring program, updated regularly, to assess employment land needs and ensure a sufficient designated supply is maintained through 2051.

To further safeguard employment lands, any request to remove lands from the "Industrial" land use designation shall require an Official Plan Amendment (OPA), supported by a Planning Justification Report (PJR) and all other required studies, addressing the criteria in this section. An Official Plan Amendment seeking the removal of such lands must demonstrate that:

- a) there is an identified need for the removal by demonstrating that the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
- b) the proposed non-employment uses would not negatively impact the overall viability of the employment area by:
 - 1. demonstrating that, for any lands proposed for removal from employment areas, or redesignation within 300 metres of employment areas, potential impacts to existing or planned employment area uses shall be avoided, or where avoidance is not possible, minimized and mitigated in accordance with the land use compatibility policies of the Provincial Planning Statement [Policy 3.5] and this Plan [Section 3.4];
 - 2. maintaining access to major goods movement facilities and corridors;
- c) the proposed location of the non-employment uses would not compromise the Town's ability to achieve its minimum density and intensification targets (e.g., in the Major Transit Station Area) or other policies of this Plan;
- d) In accordance with the Provincial Planning Statement, existing or planned infrastructure is available to accommodate the use [Policy 2.8.2.5], and the proposed development shall promote the efficient use of existing or planned sewage and water services [Policy 3.6.1];
- e) In accordance with the Provincial Planning Statement [Policy 2.1.6 and 2.8.2.5], and in order to support the achievement of complete communities, the proposed development demonstrates that there are existing or planned public service facilities available to accommodate the proposed uses;
- f) the lands do not offer a strategic function for employment purposes, by demonstrating that:
 - 1. they are not in proximity to Provincial or County goods movement facilities and corridors (e.g., Highway 400, future Highway 400–404 Link, interchanges, or rail corridors);

2. they do not have unique economic or strategic characteristics that play an important role in the Town or County which cannot be commonly replicated; and
 3. they are not suitable for expansion of adjacent employment uses;
- g) the physical and locational characteristics of the site make it appropriate for removal, including that:
1. the lands are located at the edge or fringe of an Employment Area so as not to disrupt clustering of employment uses;
 2. the parcel size is comparable to other parcels in the area; and
- h) the removal will not adversely affect servicing or mobility, by demonstrating that:
1. it will not limit or prevent adequate transportation or servicing to remaining employment parcels;
 2. it will not adversely impact the transportation network or goods movement; and
 3. land use compatibility is maintained where sensitive uses are present;
- i) where residential uses are proposed as the purpose for the removal, the development will achieve a minimum residential net density of 35 units per hectare and introduce a housing typology that has been identified as needed through a housing strategy completed by the municipality; and
- j) the proposed removal will not compromise the Town's ability to accommodate long-term employment growth, as evaluated against the Town's comprehensive monitoring program, which is updated regularly to assess land needs and ensure a sufficient designated supply to 2051"
- f) The following policy is added as Policy 3.5.1.3:
- "The Town shall protect employment supportive areas that provide for a range of employment, institutional, and commercial uses. These lands play a critical role in supporting Employment Areas and accommodating future employment growth.
- Requests to redesignate Industrial/Commercial lands to introduce residential uses or materially reduce their employment function shall require an OPA supported by a Planning Justification Report and shall demonstrate:
- a) the proposed location will not compromise the Town's density and intensification targets;
 - b) servicing is adequate and efficient;
 - c) public service facilities can support the use;
 - d) the lands do not offer a strategic employment function, demonstrated by:
 1. lack of proximity to goods movement corridors;
 2. no unique economic/strategic characteristics;

- 3. unsuitability for expansion of adjacent employment uses;
- e) the physical and locational characteristics make the site appropriate, including comparable parcel sizes;
- f) no adverse servicing or mobility impacts, including goods movement;
- g) development introducing residential uses shall achieve a minimum residential net density of 35 units per hectare and support a needed housing typology."

g) Part B, Policy 3.5.3 is deleted and replaced with:

"Existing and planned infrastructure shall be sufficient to accommodate the minimum growth targets to the year 2051. Updates to the Town's servicing strategies, including the Master Servicing Plan and Transportation Master Plan, shall be required to accommodate growth to 2051."

h) Part B, Policy 3.5.3(b is deleted in its entirety.

i) Part C, Section 4.3 – Introductory Paragraph is deleted and replaced with:

"All lands designated Employment—including Industrial, Industrial/Commercial, Highway 400 Industrial, Highway 400 Industrial/Logistics, and Highway 400 Interchange—are intended to be protected and preserved for employment and business uses including industrial and office uses. Protecting this supply is essential to maintaining long-term employment opportunities in the Town."

k) Part C, Policy 4.3(a) is amended as follows:

"Maintain an appropriate supply of employment lands, both in employment areas and in other lands for employment uses, to accommodate growth to 2051."

l) Part C, Section 4.3.1 is amended to incorporate all revised language shown in the redline, including updates to subsections (a) through (f) and associated target sectors. (All strikeout text removed, all blue additions included.)

m) Part E, Policy 6.8(d) is deleted and replaced with:

"Any removal of lands from an Employment Area must be in accordance with Provincial and County planning policies and the criteria outlined in Policy 3.5.1.2 of this Plan."

n) Part E, New Policy 6.8(g) is added as Policy 6.8(g):

“Any redesignation of lands from the Industrial/Commercial designation must be in accordance with Provincial and County planning policies and the criteria outlined in Policy 3.5.1.3 of this Plan.”

o) Various Sections, subsections, and policies of the Official Plan shall be renumbered accordingly.

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. 8.