

TOWN OF BRADFORD WEST GWILLIMBURY O F F I C I A L P L A N



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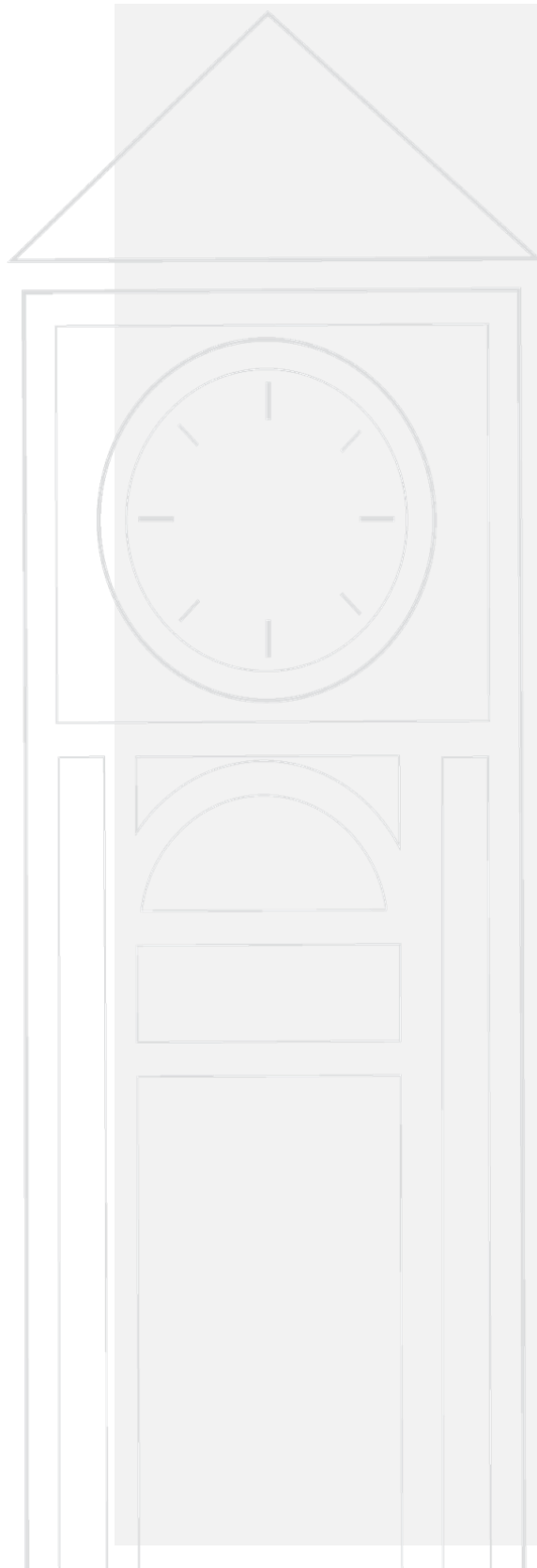
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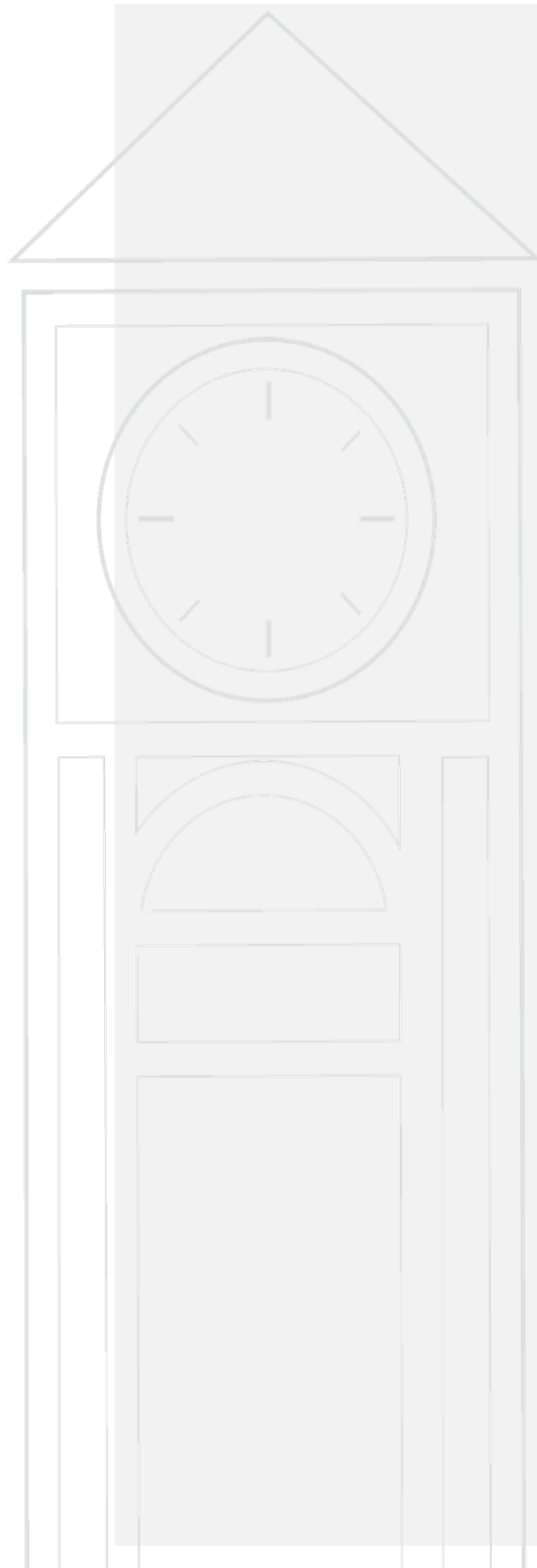
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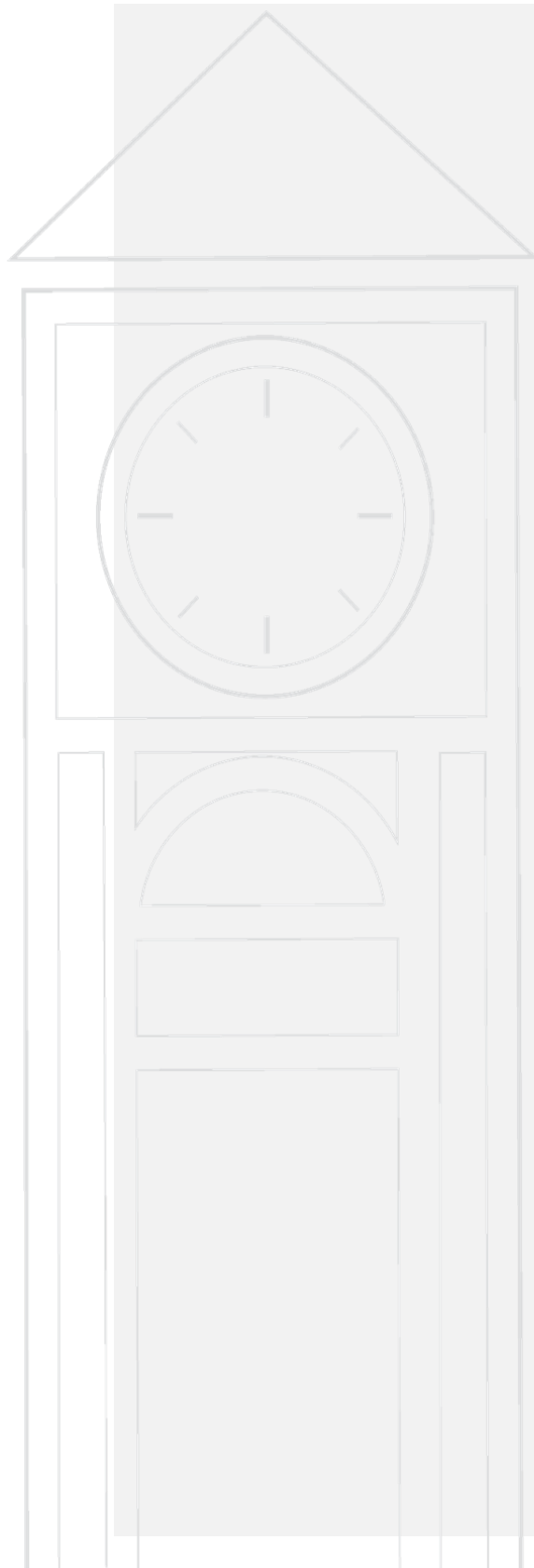
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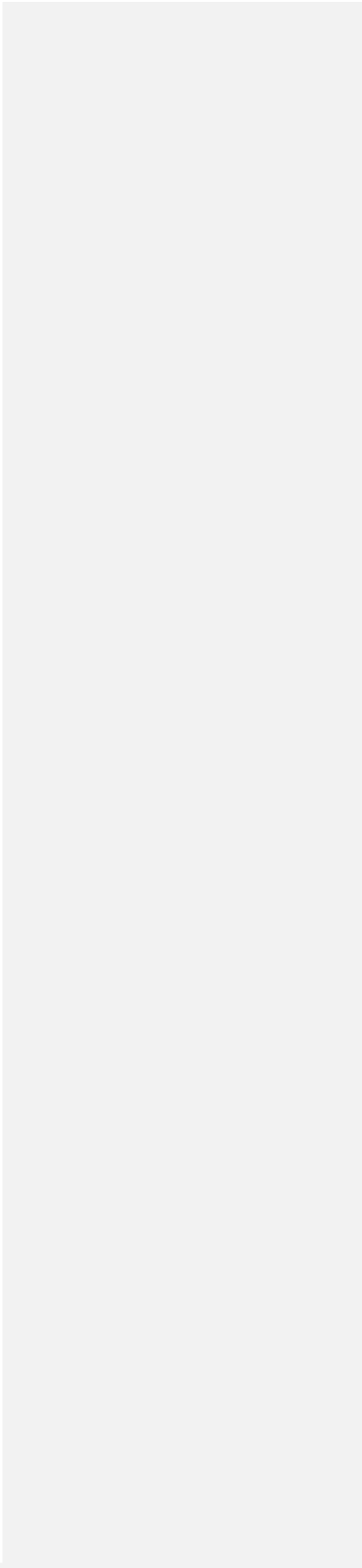
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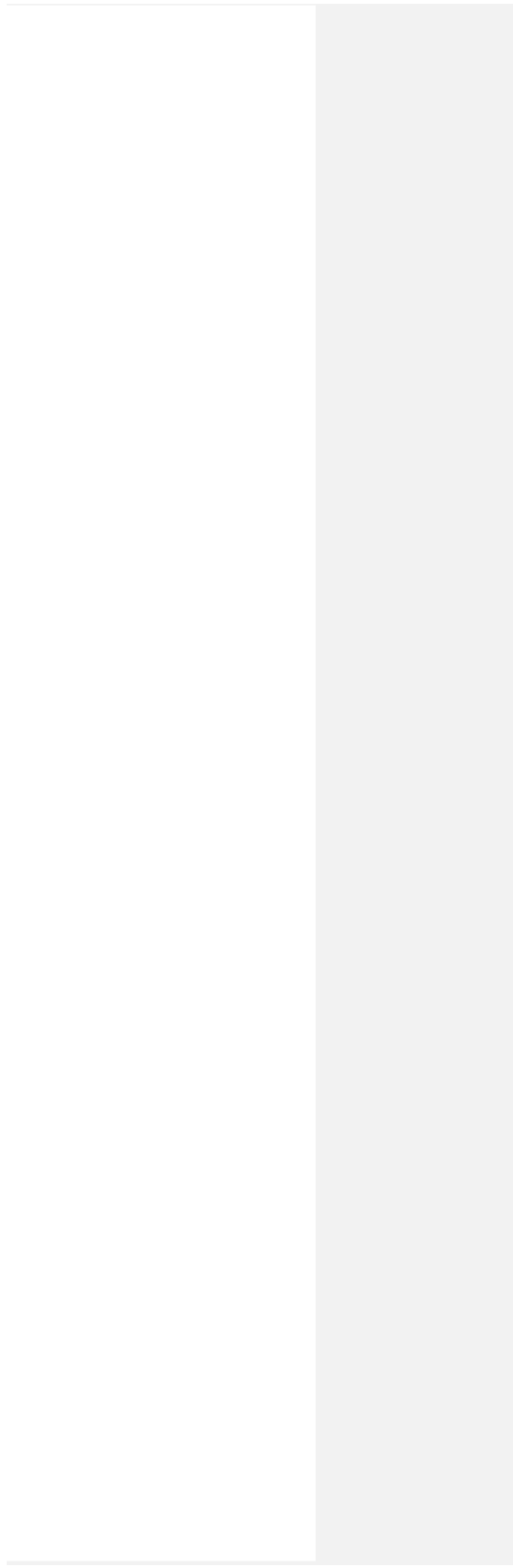






INTRODUCTION AND POLICY CONTEXT





1. Introduction

The Official Plan for the Town of Bradford West Gwillimbury (the “OP” or “Plan”) provides a policy framework for protecting natural resources and guiding the physical *development* of the Town. The Plan guides Council in the consideration of their responsibilities, while providing direction and certainty regarding development to the Town’s citizens and businesses.

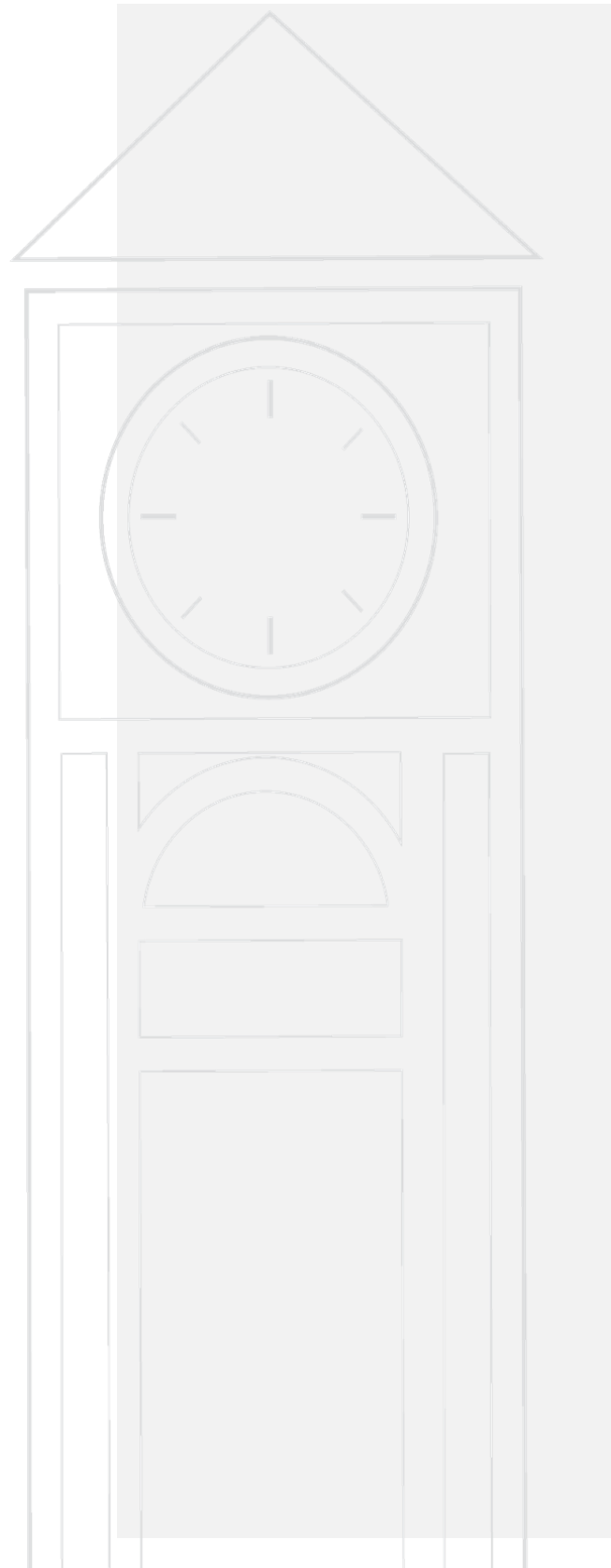
In 2014 the Town of Bradford West Gwillimbury initiated an Official Plan Review (“OPR”) of the OP, first adopted in 2002. It was restarted in 2016. Although portions have been updated since its initial adoption, this OPR marks the first *municipal review* of the OP. The OPR process included extensive visioning and consultation with Council, staff, the public, and agencies. The result is a Plan which represents the community through their input, consolidates all land use policy into one document, and brings the Town into conformity with recent Provincial and County land use policy direction.

This Official Plan provides the overarching tools to direct future growth and change and create a community that provides housing, *recreation*, retail and service, and employment opportunities for all. The intent of the Plan is to thoughtfully manage a growing community while preserving and enhancing its built and natural heritage. At large, this Plan will enable the Town to continue building on tradition.

1.1 Background

In 1991 the former Town of Bradford, and parts of the former Townships of West Gwillimbury and Tecumseth were amalgamated to form the Town of Bradford West Gwillimbury. The Town now consists of three settlement areas—Bradford, Bond Head, and Newton Robinson—which are linked together by a robust network of agricultural land with rural clusters (Coulson’s Hill, Deerhurst, Dunkerron, Pinkerton) and an expansive Greenlands network.

Given the rural landscapes and natural geographic features, agriculture has always been the dominating industry within the Town, and has remained this way through steady growth and



changing times. Growth has been driven by values of providing access to community facilities and programs while preserving the Town's unique heritage and protecting vital agricultural lands.

The Town of Bradford West Gwillimbury is strategically located along Highway 400 within the County of Simcoe, between the City of Toronto and City of Barrie. New growth is transforming the form and layout of the Town. According to the 2016 Census, the Town's population and employment numbers were approximately 36,700 (including 4% undercount) persons and 10,000 jobs respectively. Growth projections as contained in the County Official Plan state that the Town's population will reach 50,500 people and 18,000 jobs by the year 2031.

Proud of its past and secure in its future, Bradford West Gwillimbury is a Town designed to provide opportunities for all. The once rural locale has now developed into a vibrant urban community, which still maintains a small town charm and sense of community. This Plan will ensure the Town continues along this trajectory in the years to come.

1.2 Policy Context

The planning framework in Bradford West Gwillimbury is largely influenced by higher levels of government, as enabled by the *Planning Act*. The Province of Ontario provides broad policy direction with/to which municipalities must be consistent and conform. As an upper-tier government under the Province, the County of Simcoe provides specific policy direction to implementing Provincial legislation and plans.

Within this framework, Bradford West Gwillimbury is the lower-tier government, responsible for providing guidance tailored toward the Town's unique context. The following describes the regulatory framework in which the Town is obliged to administer its planning function.

1.2.1 Planning Act

The *Planning Act* is a legislative document which provides the basis and guidance for Ontario's fundamental land use planning framework. It establishes the hierarchy in which planning must be addressed within the Province, and provides authority to apply planning policies and tools at both provincial

and municipal levels (e.g. provincial plans, official plans, zoning by-laws, plans of subdivision, *site plan control*).

1.2.2 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020 provides direction on key Provincial interests related to land use planning and *development* in Ontario. These interests revolve around three key themes, being:

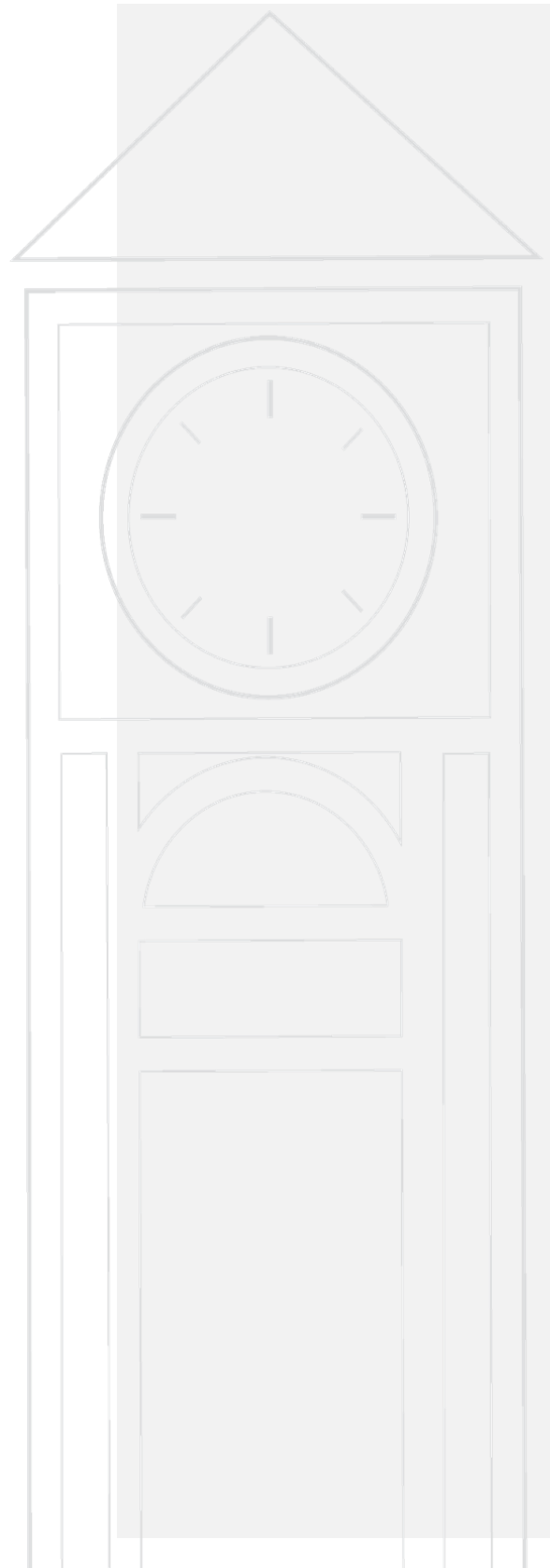
- Building Strong Healthy Communities;
- Wisely Using and Managing Resources; and
- Protecting Public Health and Safety.

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 25 years. At the time of adoption of this Plan, the County of Simcoe's *Municipal Comprehensive Review* is in progress, after which the Town must update this Official Plan to account for its projected needs beyond the current horizon of 2031, through to the timeframe specified by the County Official Plan.

1.2.3 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is a long-term plan that sets out policies to manage growth, build *complete communities*, and protect the *natural environment*. The Growth Plan builds on the PPS and establishes a more detailed Provincial policy framework for implementing Ontario's vision for building stronger, prosperous communities in the Greater Golden Horseshoe by better managing growth and establishing a long-term framework for where and how the region will grow.

The Growth Plan has been prepared under the *Places to Grow Act*, 2005. The original document was enacted in 2006 and was updated twice by amendment before its replacement in 2017 and further amendment in 2019 and 2020.



The 2020 consolidated Growth Plan is the version currently in effect, as of August 28, 2020. The Growth Plan works to support the achievement of *complete communities* through support for economic development, protection of the *natural environment*, and preservation of land for forecasted population and employment growth over the Plan's horizon.

All decisions on planning matters must conform to the Growth Plan including, as applicable, growth and *intensification targets* or alternatives thereto as established by the County of Simcoe Official Plan. Upon completion by the County of the current *municipal comprehensive review*, lower-tier municipalities like the Town of Bradford West Gwillimbury must subsequently update their Official Plans to ensure that growth and intensification targets remain in conformity with the County's Official Plan.

Through the OPR that led to the adoption of this Plan, conformity has been achieved with the 2020 Growth Plan through to 2031. A future OPR, following completion of the County's current *municipal comprehensive review*, will bring this document into conformity through to 2051.

1.2.4 **The Greenbelt Plan**

The Greenbelt Plan, together with the Growth 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.

1.2.5 **Lake Simcoe Protection Plan**

The Lake Simcoe Protection Plan was prepared and approved under the Lake Simcoe Protection Act, 2008, to take effect on June 2, 2009. The Plan generally applies to the Lake Simcoe watershed and provides objectives for the protection, improvement and restoration of the ecological health of the watershed. The Plan consists of targets, indicators and policies organized into chapters that address the following policy themes: aquatic life, water quality, water quantity, shorelines

and natural heritage, other threats and activities (including invasive species, climate change and recreational activities), and implementation.

Under Section 1(1) of the Planning Act, the Lake Simcoe Protection Plan is considered a “Provincial Plan”, meaning all planning decisions within its jurisdictional area must conform to the designated policies of the plan.

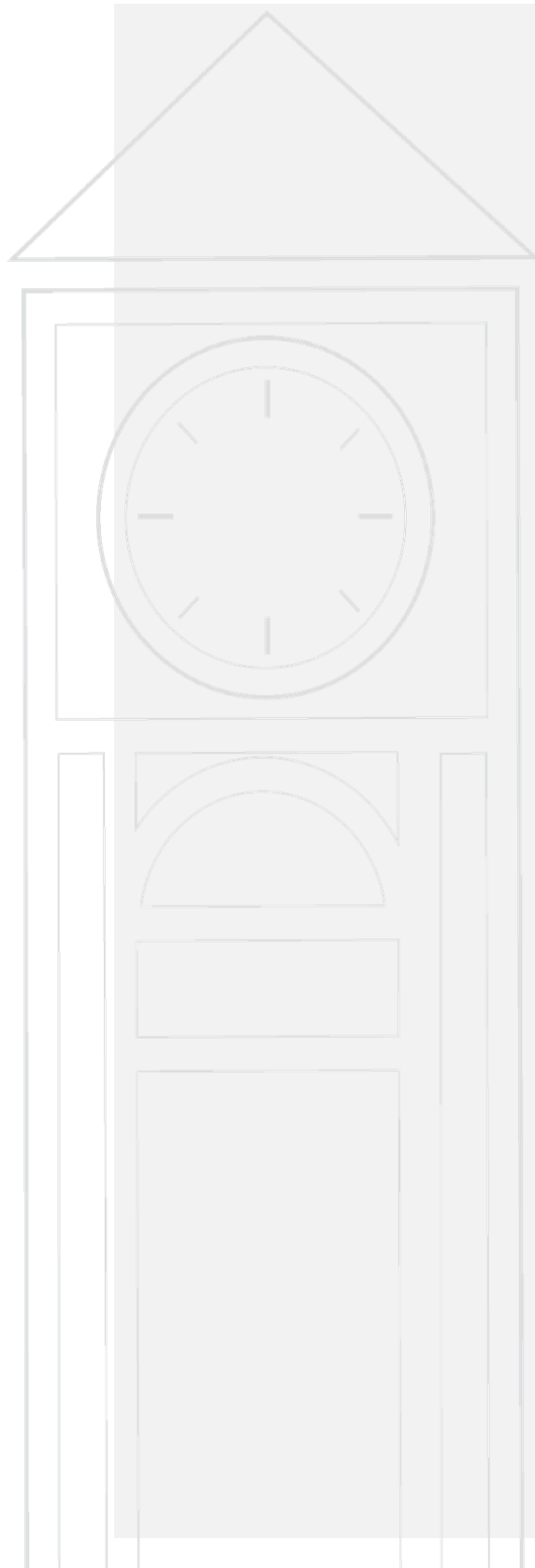
1.2.6 **County of Simcoe Official Plan**

The County Official Plan was adopted by the Council of Simcoe County on November 25, 2008, and was subsequently appealed to the OMB. On December 29, 2016 the OMB approved the County Plan, with select site-specific appeals remaining outstanding.

The County Plan sets out goals and objectives and further outlines the policies that govern how land in Simcoe County (the “County”) will be used on a broad level. Policies of the County Official Plan provide a framework for local municipalities to undertake more detailed planning that implements its requirements.

The over-arching goals of the County Plan are:

- To protect, conserve, and enhance the County's natural and cultural heritage;
- To achieve wise management and use of the County's resources;
- To implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, *development* and land use;
- To achieve coordinated land use planning among the County's local municipalities and with neighbouring counties, districts, regions, separated cities, and First Nations lands;
- To further community economic development which promotes economic *sustainability* in Simcoe County communities, providing employment and business opportunities; and



- To promote, protect and enhance public health and safety.

The County Plan directs population and employment growth and *development* to designated settlement areas, with a particular focus on primary *settlement areas*. The Bradford Urban Area is one such primary *settlement area*. Policies stimulate a compact, *mixed use* built form that promotes settlement areas as strong, healthy and vibrant places. To achieve the compact *development* of settlement areas, the County OP provides specific density and *intensification targets*, in keeping with the approved alternative targets for the Town.

There are three *settlement areas* within the Town—the Bradford Urban Area, Bond Head, and Newton Robinson, in addition to the Highway 400 Employment Lands Strategic Settlement Employment Area (SSEA). Outside of this, the majority of land within the Town is identified as Prime Agricultural lands, which are to be protected for long-term use for agriculture.

1.3 Purpose of an Official Plan

The OP is a policy document adopted by Council under the provisions of the *Planning Act*, which requires that an official plan “contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and *natural environment* of the municipality” (Section 16(1)). Additionally, the *Planning Act* identifies matters of Provincial interest which municipalities must have regard to within their official plans, and establishes the two-tier relationship which the Town holds with the County.

As such, this Plan is essential in not only implementing a vision for managing growth and change in the Town, but also directives of the *Planning Act* and the various policy documents it enables. Specifically, the Plan:

- Conforms or does not conflict with provincial plans, has regard to matters of provincial interest, and is consistent with the Provincial Policy Statement;
- Conforms with the County OP in all areas where the County has jurisdiction;

- Complies with or has regard for the relevant *watershed* plans, policies, programs and mandate of the Lake Simcoe Region Conservation Authority and the Nottawasaga Valley Conservation Authority;
- Defines a framework and policy context for decision making that provides certainty for the planning process;
- Establishes the desired land use patterns based on the needs and aspirations of the Town; and
- Coordinates land use and *infrastructure* requirements to ensure that the anticipated growth can be accommodated.

This Plan is a Local Official Plan, and provides the planning framework for growth and *development* in the Town.

Additionally, this Plan is not a regulatory document by itself. The policies of the Plan are implemented by the decisions of Council and in conformity with zoning and other regulatory by-laws adopted by Council from time to time.

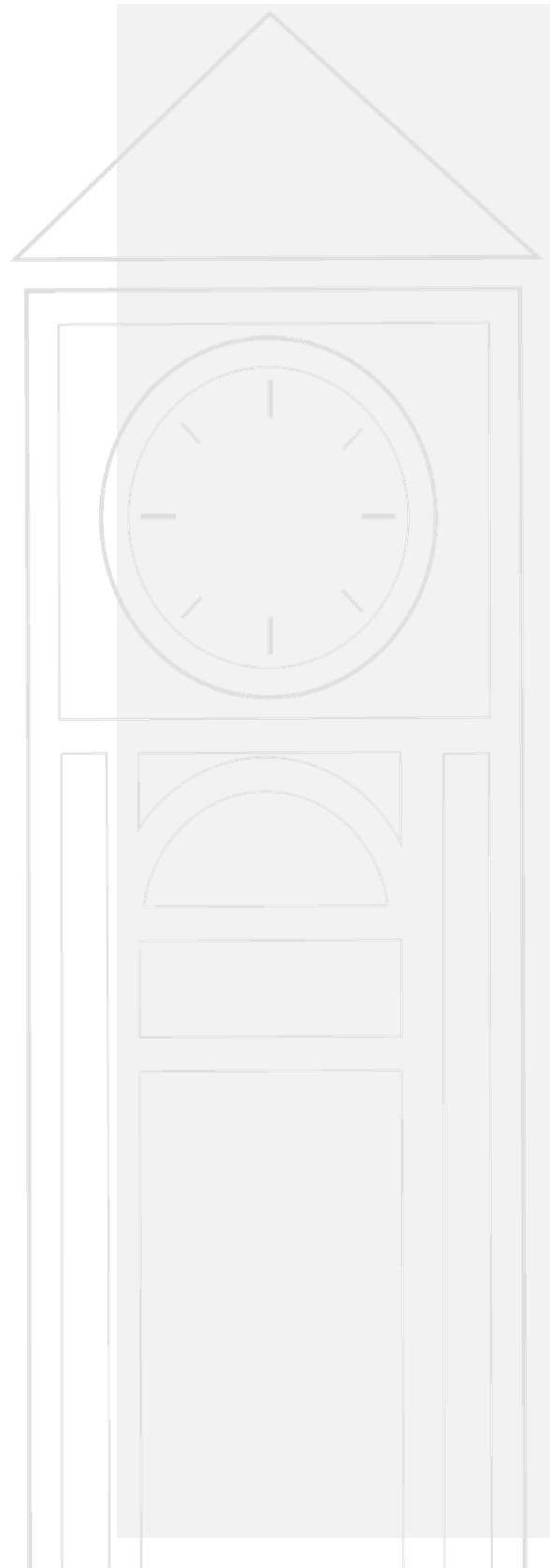
1.4 The 2016 – 2020 Official Plan Review

The *Planning Act* requires municipalities to undertake an Official Plan Review every 10 years and update their Plan every 5 years thereafter, unless it has been replaced by a new Plan. It is important to regularly update the Plan to ensure that it is still reflective of the Town's vision for growth and that local planning documents evolve in parallel with issues and matters of upper-tier and Provincial interests in order to provide a consistent policy framework.

The changing policy framework and demographic, economic and environmental conditions over the period since the last Plan was approved, set the stage for preparing a new Plan for the Town. Given the lack of a comprehensive update since adopted in 2002, this Review was undertaken through a three phase process, spanning four years.

Phase 1 was implemented through a series of individual Official Plan Amendments (OPAs) on four matters reflecting important Council priorities. Specifically, this Phase addressed:

- Seniors Housing Policy (OPA 24)



- Growth/Population Review, in accordance with Provincial targets (OPA 25)
- 2016 Employment Lands Review (OPA 26); and
- Downtown Bradford Revitalization Strategy (OPA 27).

The public was engaged through four issue-oriented workshops for the issue groups listed above, along with two public open houses and a statutory public meeting for the suite of OPAs.

Phase 2 involved a review and analysis of policies and studies related to topics not covered in Phase 1, including:

- Implementing changes to the *Planning Act* (Bill 51 and 73 Amendments);
- Conformity with a range of Provincial and County plans, including:
 - Provincial Policy Statement, 2020;
 - Growth Plan for the Greater Golden Horseshoe, 2020;
 - Greenbelt Plan, 2017;
 - Lake Simcoe Protection Plan, 2009;
 - Strong Communities through *Affordable Housing Act*, 2011;
 - *Building Better Communities and Conserving Watersheds Act*, 2017 (Bill 139);
 - County of Simcoe Official Plan; and
 - South Georgian Bay Lake Simcoe Source Protection Plan.
- Residential and commercial use permissions;
- *Attainable* housing;
- Agricultural and rural lands policies;
- Economic development;
- Environmental policies;
- Heritage planning;
- Public and community uses.

Additionally, this phase included a community visioning workshop in which participants provided input – through various activities – on their ideas for a “vision” for the Town, and supporting goals to be implemented by this Official Plan.

Phase 3 involved drafting the new Official Plan policies. This Phase involved various statutory and non-statutory consultations, with the public, stakeholders and Council to review the draft Official Plan policies, prior to Council consideration and adoption. Prior to this Review, no up-to-date consolidation of the Plan existed, meaning all users were relying on multiple documents to determine applicable policies.

The following amendments and updates were incorporated through this process:

- OPA 16, Bond Head Settlement Area;
- OPA 17, Transportation Network; and
- Phase 1 OPR amendments (OPA 24 – 27).

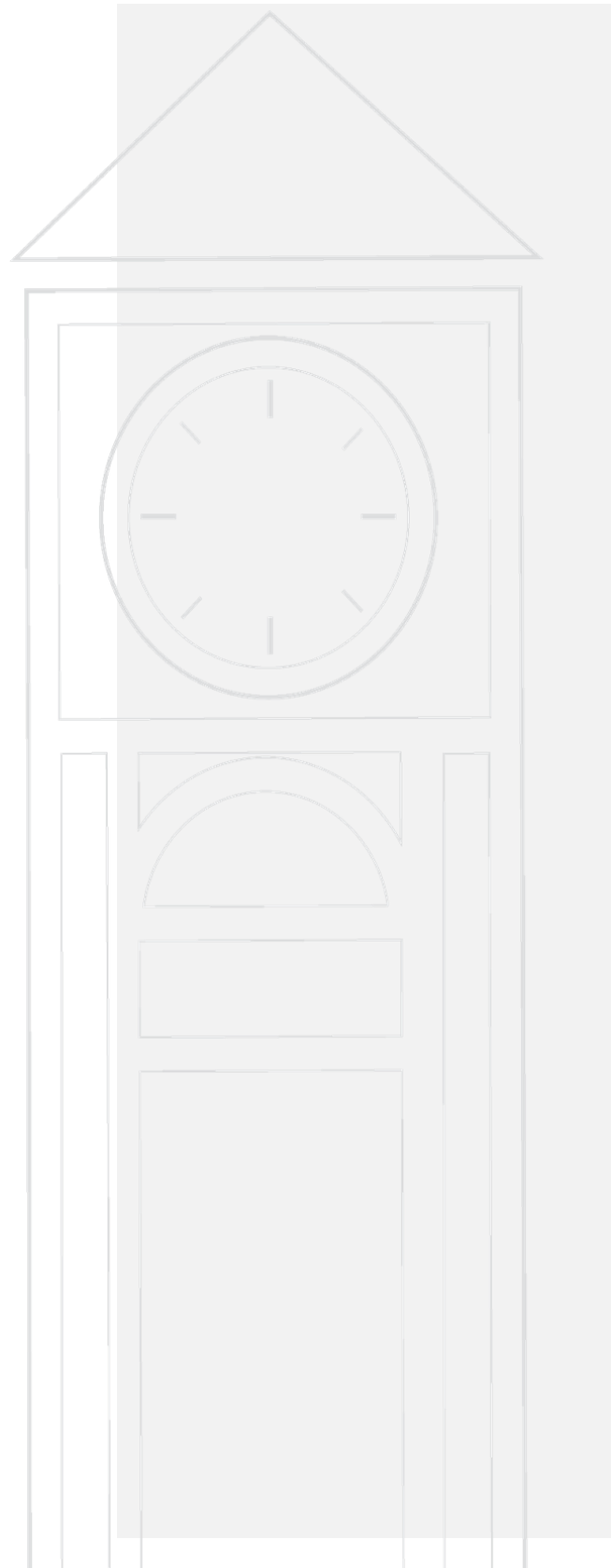
OPAs 16, 17, and 24 through 27 were approved through separate by-law and are in force and effect and have only been incorporated for reference purposes. They have been incorporated as approved and/or pursuant to any settlement with the Local Planning Appeals Tribunal and, therefore, are not subject to appeal. Text related to OPAs 24-27 have been identified throughout the text for convenience purposes.

1.5 Organization of the Official Plan

This Plan includes several inter-related components, which must be read in their entirety as a comprehensive and integrated policy framework for setting priorities and making decisions. This Plan consists of the text and the schedules attached hereto and shall include any future amendments that may be approved. The text and schedules are inter-related and should be read in conjunction with one another.

The Official Plan is organized in the following manner:

Part A – Introduction: Sections 1 and 2 provide context to the Plan, outline the basis upon which it was prepared, and lay out the vision, goals, and objectives in which the policies work to implement.



Part B – Town-wide Policies: Section 3 provides detailed policies related to urban structure, growth management, built and cultural heritage, economic development, community design, the transportation network, functional services, and environmental and natural heritage *conservation*.

Part C – Land Use Designations: Section 4 provides the uses permitted in the various designations in the Town, and the related land use and built form policies.

Part D – Secondary Plans: Section 5 provides additional policies related to the sub-areas of Bond Head and Highway 400 Employment Lands.

Part E – Special Policy Areas: Section 6 provides policies related to a number of Special Policy Areas with additional policy related to individual properties or neighbourhoods in Bradford.

Part F – Implementation, Interpretation and Monitoring: Section 7 describes and enables the mechanisms and processes to implement the policies of the Plan.

Part G – Glossary of Terms: Section 8 provides a number of definitions for words used in the Plan that provide further clarification.

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: Heights in Downtown Bradford

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

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

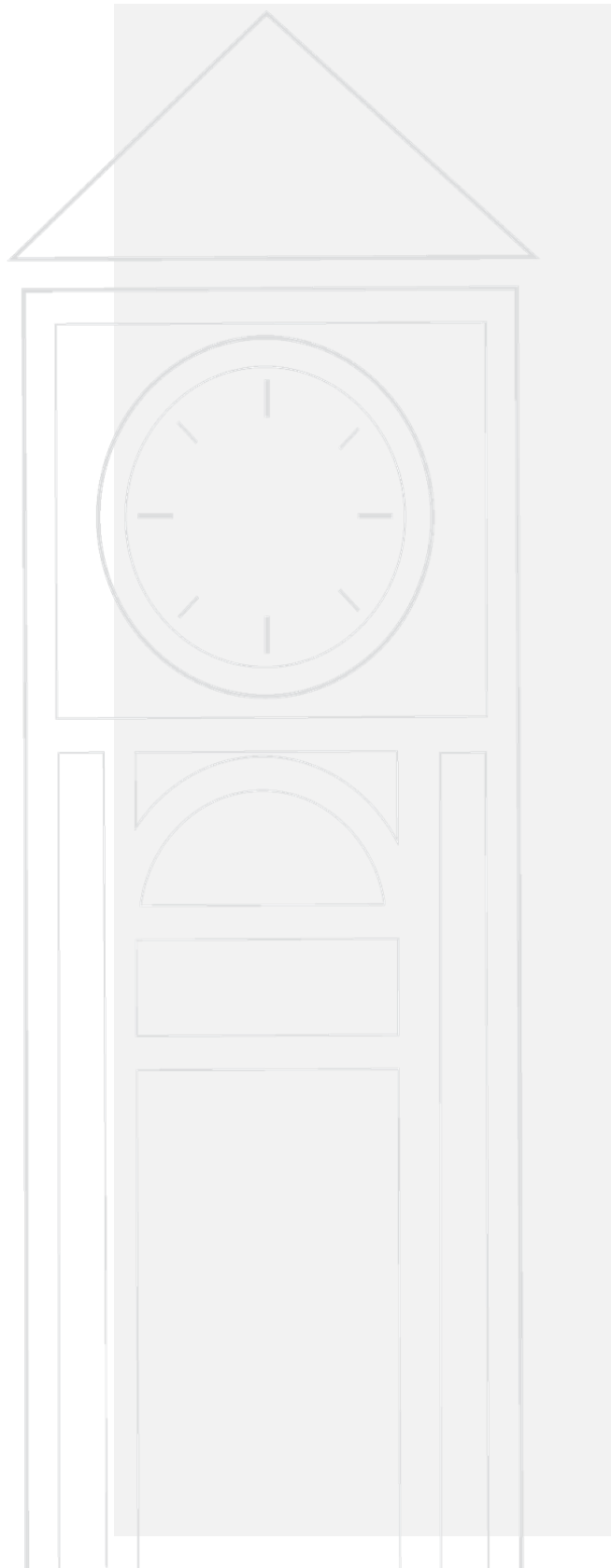
Schedule C: Transportation Plan

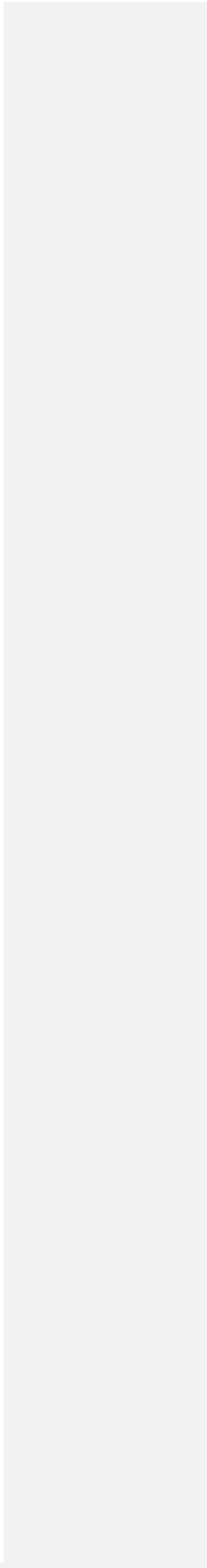
Schedule D-1: County and Greenbelt Features

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

Schedule D-3: Source Protection

Schedule D-4: Aggregate Resources, Constraints and Hazards





2. Building our Tradition: Goals of the Official Plan

This Plan is the product of the community's fundamental vision, goals and objectives, identified and refined through consultation with Town staff and the public, and based on relevant background materials. This Section provides the framework for managing growth in the Town, as well as the vision goals and objectives, which guide the policies of this Plan.

2.1 Vision

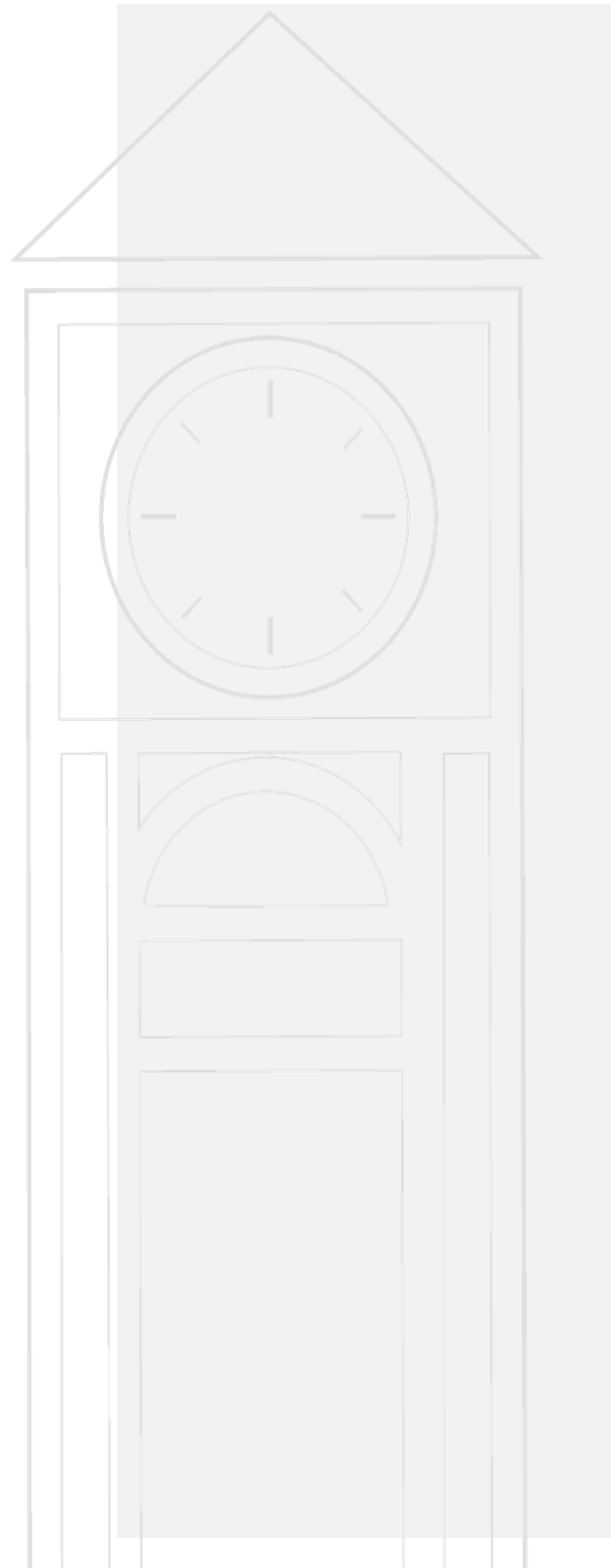
The Town's vision is an aspirational statement that identifies what is important to the community, now and in the future. It provides a broad direction for the Town's future planning and development trajectory and creates a basis for establishing the goals and objectives to follow.

This vision was created through extensive consultation to ensure that it accurately reflects the needs of the community. Through collaboration with stakeholders, councillors, business owners, and the community, this resulted in the following vision for the Plan, and for the Town at large:

"In Bradford West Gwillimbury, we are building on our tradition of agriculture and history within a growing community that will provide opportunity for all who call it home."

This vision is supported by the following principles, which support the goals and objectives to come:

- Managing growth and *development* in a sensitive manner;
- Providing housing options that recognize demographic change;
- Protecting and enhancing our built, natural, and agricultural heritage;
- Supporting choice in mobility and movement; and
- Being open and ready for business.



2.2 Goals and Objectives

The goals, objectives, and policies of the Plan, while divided into distinct Sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.

2.2.1 Create Healthy and Complete Communities

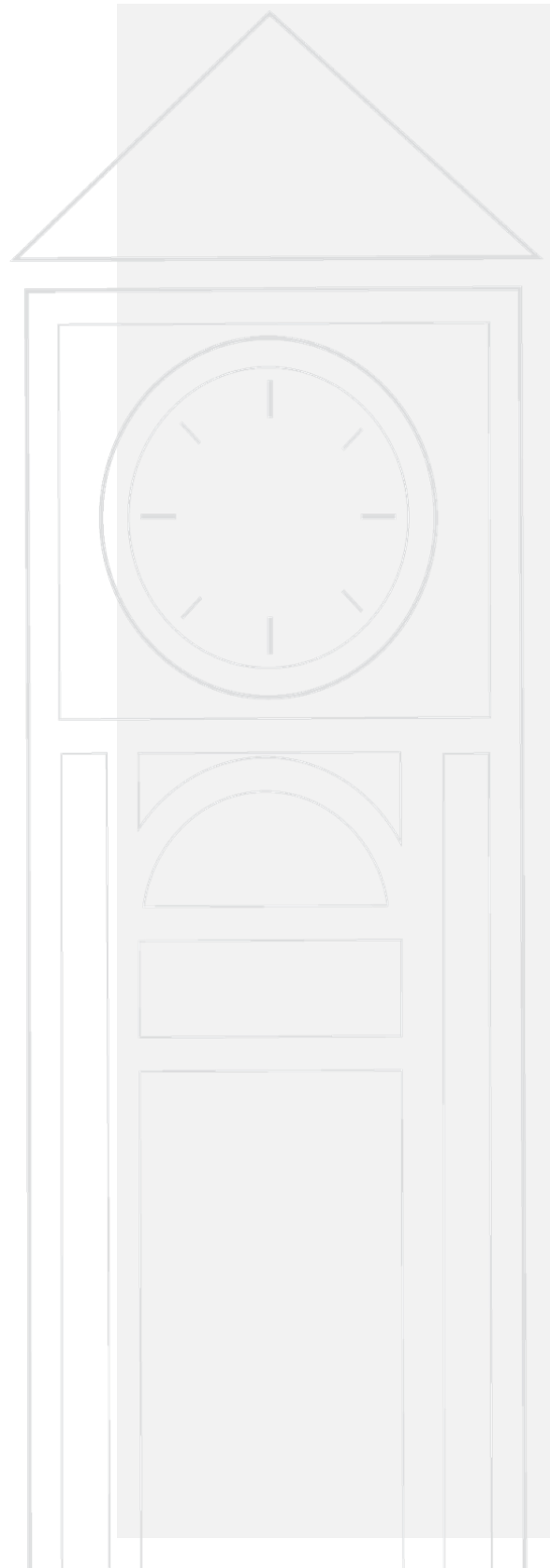
- a) Promote a mix of land uses, which provide for at-grade animated uses and residential uses above the ground floor.
- b) Prioritize *affordable* and accessible housing by providing access to different housing types and tenures.
- c) Encourage the *development* of “complete streets” that support pedestrian and cycling activity, a “Vision Zero” approach to design safety which aims to eliminate all traffic fatalities and severe injuries while increasing mobility, accessible public spaces, and enhanced street treatment on all streets.
- d) Promote and diversify commerce, employment and residential growth within *settlement areas*, specifically in commercial cores and along arterial corridors.
- e) Utilize good community design principles which strive for compatible integration of built and *natural environments* and enhance the *character* and identity of existing communities.
- f) Enhance sense of place through built form and urban design policies, particularly in core areas, to create safe communities.
- g) Ensure *infrastructure* can meet the needs of future *developments* within the planning horizon.
- h) Promote sustainable growth and development of the community and the overall health and wellbeing of its population and the environment. A community and its ability to prosper can only be achieved if its population is healthy.
- i) Established Bradford West Gwillimbury as a growing community that strives to support the health, wellbeing and prosperity of its citizens.
- j) To ensure that a full range of community facilities, including open spaces, recreational areas and parks to create an interconnected system is developed to serve the expanding residential community, the adequacy of school sites and other community facilities such as trails will be evaluated during the preparation of Community Plans, secondary plans or plans of subdivision.

2.2.2 Promote Economic Development

- a) Provide for an appropriate mix and range of employment uses to meet long term needs.
- b) *Preserve* existing employment lands and direct employment-related growth toward existing *employment areas* to allow for the efficient use of land and *infrastructure*.
- c) Strengthen economic development policies to foster local job opportunities and ensure long-term economic vitality within the Town.
- d) Promote home-based businesses and live/work housing forms, and allow for flexibility in the types and intensity of permitted uses, provided potential nuisances can be appropriately mitigated.
- e) Ensure appropriate, compatible integration of employment uses adjacent to non-employment lands through transitions that include but are not limited to buffering and landscaping.
- f) Facilitate job creation by fostering expansions to the operations of existing employers and attracting new employers to reduce out-migration by young people from Bradford West Gwillimbury.
- g) Improve flexibility in appropriate areas to ensure that *development* can proceed in an efficient manner.
- h) Improve local employment rates is important to support the concept of complete communities where residents can live, work and play.

2.2.3 Promote Food Security

- a) Protect rural area *character* to continue supporting the Town's viable rural economy.
- b) Support opportunities for local food, urban and near-urban agriculture, and agri-food businesses by protecting agricultural resources and minimizing land use conflicts.
- c) Strengthen prime agricultural areas by limiting use permissions, *lot* creation, and *lot* size for optimal compatibility with *agricultural uses*, *agriculture-related uses*, and *on-farm diversified uses*.
- d) Protect and enhance critical agricultural assets and mitigate against *negative impacts* that may occur from growth.
- e) Ensure compatibility with sensitive uses by implementing appropriate *development* setbacks.



- f) Preserve and protect land currently used and land with the potential for use in the growing and production of food and ensure that healthy food is available in every neighbourhood.
- g) Protect the agricultural industry and land currently that is used or has the potential to be used for growing and producing food (both in the Holland Marsh and on the highlands) because of its importance to the economy of the Town and because it employs the largest proportion of the total workforce in the Town.

2.2.4 **Conserve and Enhance Natural and Cultural Heritage Resources**

- a) Protect the *natural heritage features and areas* and their ecological function and conserve cultural heritage resources by ensuring future *development* decisions do not pose *negative impacts*.
- b) Develop a local *natural heritage system*, consistent with the Provincial natural heritage system mapping, which identifies a connected and continuous network of environmentally *significant* lands throughout the Town.
- c) Create and strengthen connections between built and *natural environments* by ensuring *development* compatibility.
- d) Strengthen natural heritage policies to include enhancement and restoration opportunities.
- e) Promote principles of environmental *sustainability* within all new *developments* and ensure they are the basis of land use planning decisions.
- f) Protect the quality and quantity of ground and surface water resources.
- g) Conserve and protect cultural heritage resources through enhancement in their current locations in existing communities or through the incorporation of *significant built heritage resources* and *significant cultural heritage landscapes* into new developments or redevelopment.
- h) Conserve and protect cultural heritage resources through municipal incentives, where available, and identifying and listing resources in a Municipal Register. Where appropriate, the resources may be designated under the *Ontario Heritage Act*.

2.2.5 **Develop Resilient, Sustainable Infrastructure**

- a) Promote the use of *green infrastructure*.

- b) Encourage sustainable building practices such as low impact *development* techniques and considerations of energy efficiency and water *conservation* in all new *developments*.
- c) Ensure transportation *infrastructure* can serve the needs of existing and future *development* and adequate *infrastructure* is in place prior to proceeding with new *development*.
- d) Develop *active transportation infrastructure* and support *development* which maximizes on these opportunities, including subdivision street layout, major road locations and design, utilitarian as well as recreational trail use, public and private parking and rural road use.
- e) Plan for transit-supportive densities in appropriate areas to better support the success of an intensified *active transportation* network.

2.3 Conformity and Monitoring

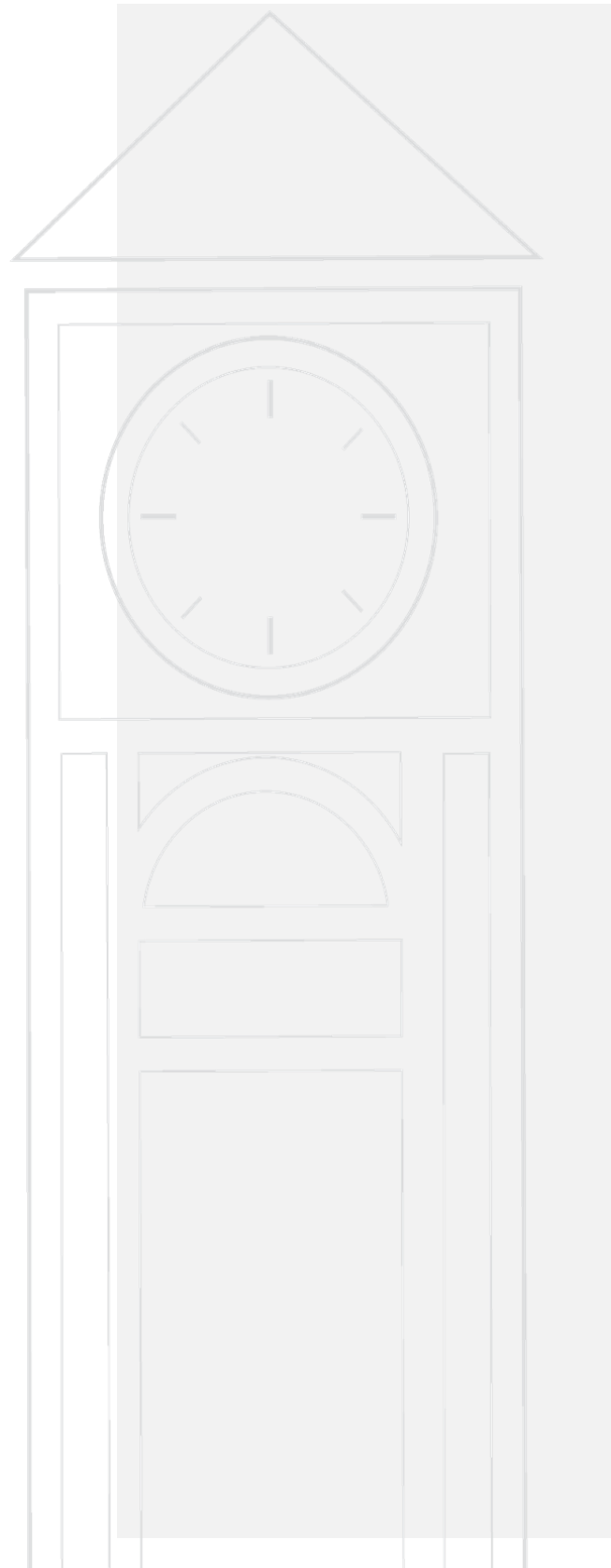
2.3.1 Conformity


As part of the Official Plan Review launched in 2016, the Official Plan is being reviewed to plan to a 2031 horizon with respect to growth management based on the population and employment forecasts contained in Section 3.2, Table 1 of the County of Simcoe Official Plan in effect as of the date of adoption of this Plan. 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.

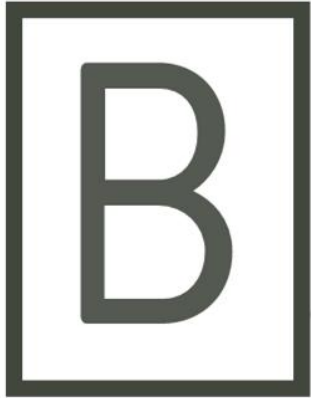
The County Plan provides a population forecast of 50,500 people and 18,000 jobs in the year 2031. These projections are to be achieved by meeting *intensification targets* within the *delineated built-up area* and minimum density targets on designated greenfield areas within *settlement areas*.

2.3.2 Effect and Duration

- a) This Plan is consistent with the Provincial Policy 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 2031, 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.



- 
- b) The County must undertake a *municipal comprehensive review* to implement the new forecasts and monitoring-related policies contained in the Growth Plan. An amendment to this Plan based on the policy updates arising from the next Simcoe County *municipal comprehensive review* is anticipated and can be used to harmonize the vision, goals, objectives and policies to extend the timeframe for this Plan to the year 2051.
 - c) No by-law may be passed, and no public work may be undertaken by the Town that does not conform to this Plan. The Town's capital works planning shall provide the *infrastructure* required to implement the objectives of this Plan.
 - d) It is intended that this Plan will be reviewed and updated to reflect refinements in managing growth and to remain in conformity and consistency with various Provincial and County plans and policies.



TOWN-WIDE POLICIES





3. Town-wide Policies

This Section contains the general policies of this Plan, which are designed to support the Town's overall vision, goals and objectives outlined in Section 2. These policies are intended to be general and apply across the Town to support the Town's growth and *development* as a healthy, sustainable and complete community.

3.1 Settlement Area Hierarchy

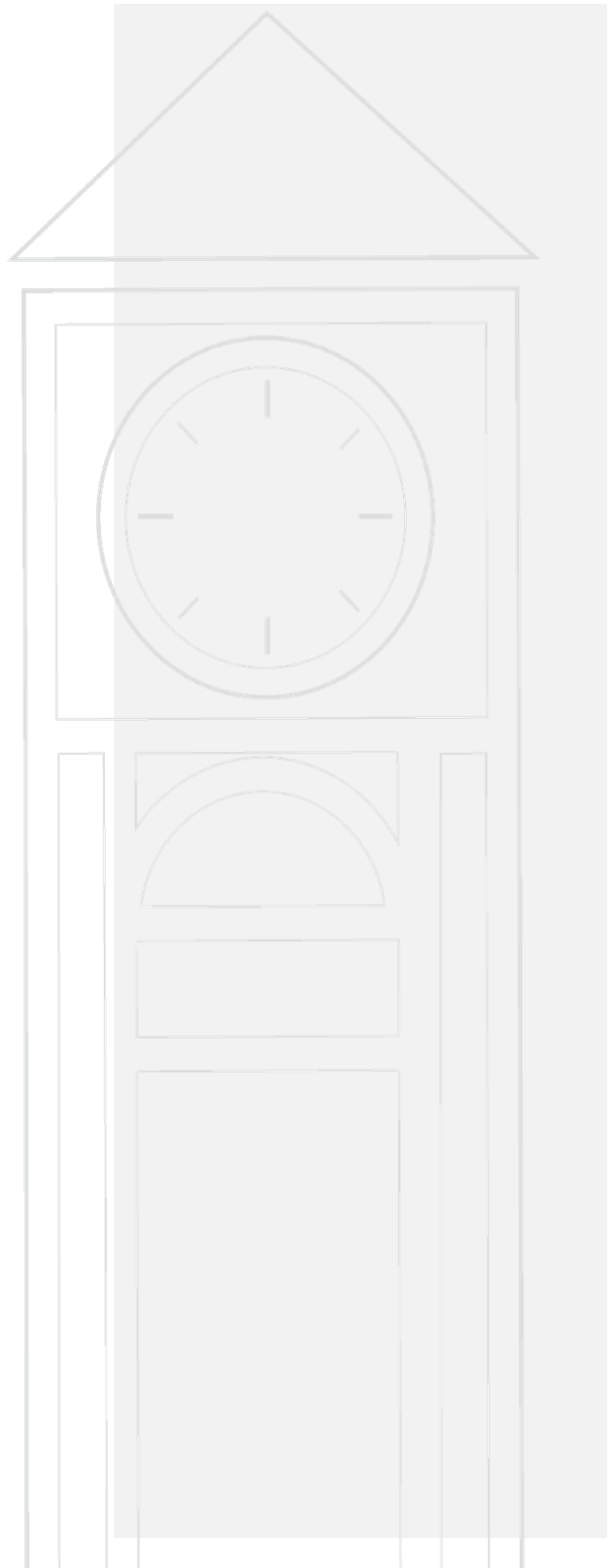
Bradford West Gwillimbury has been shaped by the Holland Marsh and other environmental features, agricultural lands and the original settlements which have grown around these natural areas. It still remains dominantly rural, but has developed three structure areas which house major activity within the Town.

Schedule A to this Plan identifies the Town's community structure, the elements of which are defined as follows:

- Settlement Areas;
 - Bradford Delineated built-up area;
 - Highway 400 Employment Lands;
 - Highway 400-404 Link; and
 - Lands outside of Settlement Areas, called the Countryside, including Agricultural and Rural Lands and the Natural Heritage System, which includes County Greenlands and subject to the Greenbelt Plan shown on subsequent schedules to this Plan.
- a) The Town will continue to grow as an important and attractive community within south Simcoe County. *Development* will maintain the Town's 'small town' *character* while allowing residents to be able to live, work, play, and shop close to where they live in a municipality planned to continue to grow into the future.
 - b) The Bradford Urban Area shall be the primary *settlement area* in the Town, as identified in the Growth Plan for the Greater Golden Horseshoe and County of Simcoe Official Plan. Lands here shall

be developed on full *municipal sewage services* and *municipal water services*. (OPA 25)

- c) Bond Head shall be a secondary *settlement area* in the Town. Current *development* is based on partial and private services, with future *development* to be based on full *municipal sewage services* and *municipal water services* and existing *development*, over the long term, to be connected to full *municipal sewage services* and *municipal water services*. (OPA 25)
- d) Newton Robinson, is a small rural *settlement*, is planned to remain on private services, and has no settlement area expansion potential. Minor infilling and rounding out may occur provided it can be privately serviced. (OPA 25)
- e) The Highway 400 Employment Lands are a Strategic Settlement Employment Area, to be planned and protected for employment uses that require large *lots* of land and depend upon efficient movement of goods and access to Highway 400. It is not a *settlement area* per the definition of the Growth Plan. (OPA 26)
- f) Lands outside of the three settlement areas and the Highway 400 Employment Lands are planned as part of the County of Simcoe's Agricultural, Rural, and Greenlands systems.



3.2 Managing Growth and Population

Growth management policies are important not just to meet Provincial planning legislative requirements, but to ensure the Town can serve and accommodate the expected population growth in neighbourhoods attractive in both form and function for a full range of citizens.

3.2.1 Population, Household and Employment Projections

Population and employment forecasts for the Town have been identified through to the year 2031 in the Growth Plan and County Plan. The household projections have been developed as part of a *municipal review* in 2016.

- a) The population forecast to 2031 for the Town is of 50,500 persons. This population is anticipated to be accommodated in approximately 5,200 additional dwelling units to be constructed between 2016 and 2031. On an annual basis, this represents approximately an average of 350 dwelling units being constructed per year to the year 2031.
- b) A total of 40% of the additional dwelling units forecasted in subsection 3.2.1(a) above shall be constructed within the *delineated built-up area* in the Bradford Urban Area, including lands within the major transit station area; however, this target may be refined through the County *municipal comprehensive review*.
- 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 Downtown Bradford designation.
- d) On remaining lands in the Bradford Urban Area, development shall meet a minimum density target of 35 persons and jobs per hectare and contribute to creating *complete communities*.
- e) The employment forecast for 2031 is a minimum of 18,000 total jobs. This employment figure is anticipated to be primarily located in the Bradford Urban Area (and primarily on employment lands, but also in commercial and residential designations) and the Highway 400 Employment Lands.

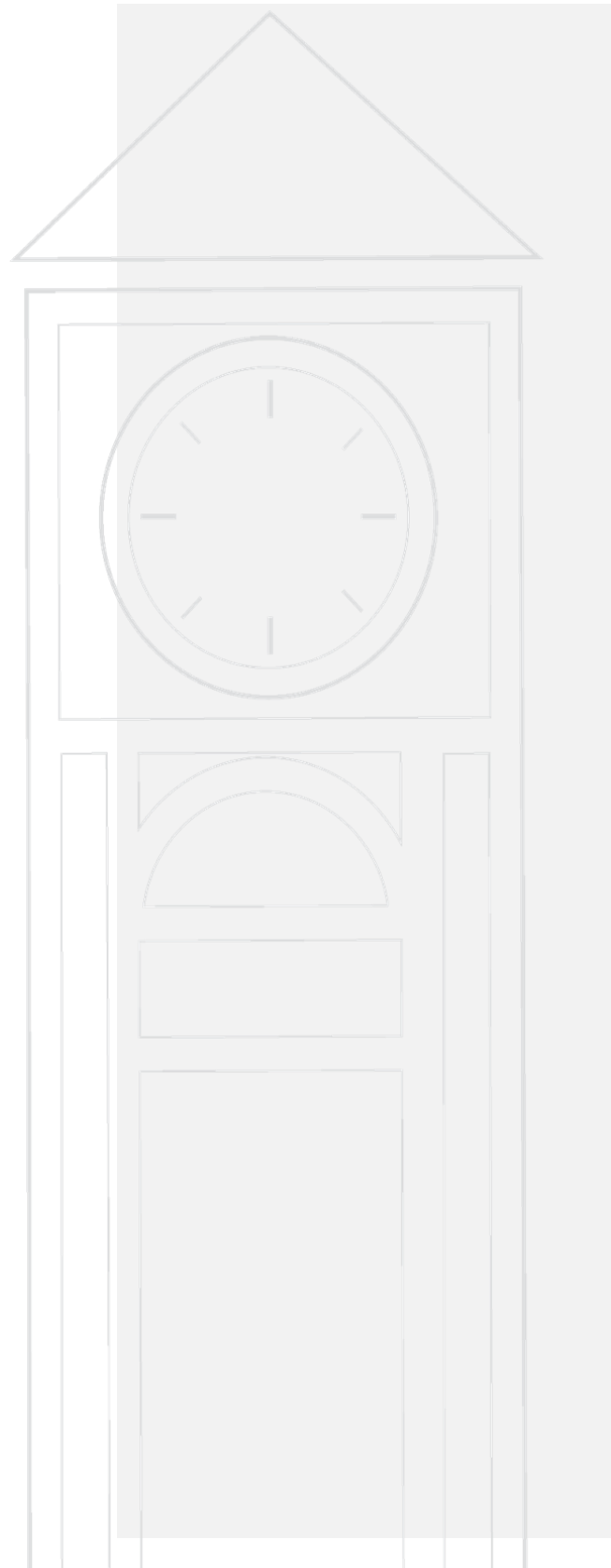
3.2.2 Land Supply and Demand

Estimates of available land supply and demand have been developed as part of the Town's *municipal review* undertaken in 2016. (OPA 25)

- a) This Plan anticipates that sufficient land is available to accommodate planned residential and employment growth through to the year 2031. (OPA 25)
- b) The Ontario Municipal Board approved, in 2002, an expansion to the Bradford Urban Area of approximately 1,100 hectares to accommodate expected growth to 2026. The 2016 Official Plan Review confirmed that the current supply of land in the Town's *settlement areas* would continue to be sufficient to accommodate residential growth to the year 2031. (OPA 25)
- c) All policies in Section 3.2 of this Plan shall be updated, as appropriate, following the County's *municipal comprehensive review* and update of the County of Simcoe Official Plan that allocates growth management forecasts to lower-tier municipalities to the year 2051. (OPA 25)
- d) A *settlement area* expansion shall only be considered as part of a *municipal comprehensive review, undertaken by the County.* (OPA 25)

3.2.3 Strategic Growth

- a) The 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. (OPA 25)
- b) Downtown Bradford is the primary location for intensification in the Town, with two nodes connected by a main street with a historic core at its heart. (OPA 27)
- c) Additional dwelling units are primarily planned to be located in Downtown Bradford, with the two Special Policy Areas as key nodes anchoring the Holland Street corridor, where there is no maximum density. Intensification in this area is intended to provide for commercial uses at grade along public streets, as detailed throughout this Plan. (OPA 25)



- d) The major transit station area shall be planned to achieve a minimum density of 150 persons and jobs combined per hectare. (OPA 25)
- e) Additional lands are available for intensification and intended to provide for single use residential. (OPA 25)
- f) Any intensification shall be evaluated using the compatibility criteria in this Plan and associated Community Plan Area 2 urban design guidelines. (OPA 25)
- g) The Town shall monitor dwelling units created through intensification, to inform the County of Simcoe growth management planning program. (OPA 25)
- h) 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.
- i) Residential intensification in the form of accessory apartments, granny flats, secondary units, and attached additions are encouraged throughout the Bradford Settlement Area. (OPA 25)
- j) Development applications, including limited infill on smaller lots, within a stable residential community will maintain and protect the existing residential character. This is evaluated through the following criteria:
 - i) The built form of *development* is to be compatible with the surrounding neighbourhood.
 - ii) *Development* should be compatible with the setbacks, orientation and coverages within the surrounding neighbourhood.
 - iii) 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.
 - iv) When applicable, the proposed lotting pattern of *development* shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
 - v) Confirmation of sufficient reserve sewage and water system capacity.
 - vi) *Infrastructure* and *utilities* shall be adequate to provide water, wastewater, waste management, *stormwater management*, and fire protection.

- vii) 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.
- viii) Impacts on adjacent properties from *development* in relation to grading, drainage, location of service areas, privacy, and shadowing shall be minimized.
- ix) Where a designated *built heritage resource* is involved, that resource shall be *conserved*.
- x) Access to community amenities, such as schools, *parks*, and commercial uses, should be maintained or enhanced.
- xi) The *transportation system* should adequately accommodate anticipated traffic volumes. (OPA 25)

3.2.4 Designated Greenfield Area

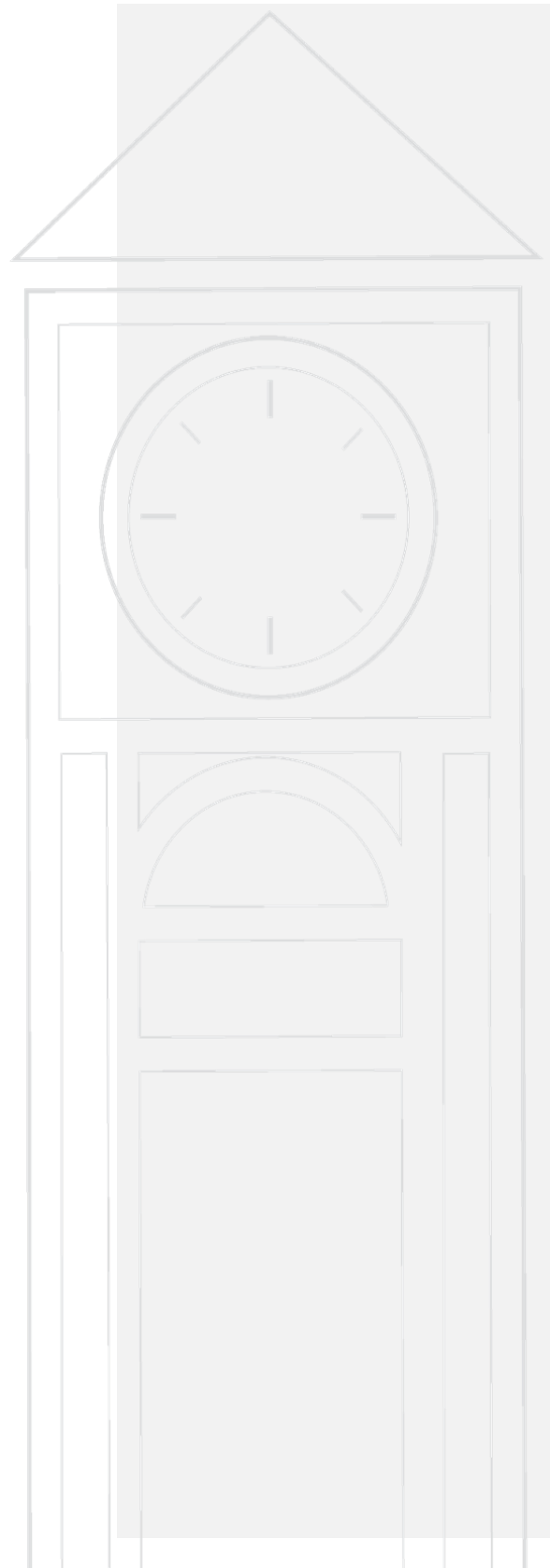
Designated Greenfield Area (DGA) identifies all lands located outside of the Town's *delineated built-up area*. It applies to lands that were undeveloped at the time of delineation of that boundary (June 16, 2006), which includes undeveloped lands within the Bradford Urban Area.

3.2.4.1 Density Target

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

3.2.4.2 General Policies

- a) DGA contemplates an integrated residential community focused on the natural features of the site and oriented to the urban core of the Town. The residential *development* will occur on the basis of varied and distinct residential neighbourhoods.
- b) The dwelling mix and average household sizes allowed in any given *development* will be established at the time of *development application*, and will be supported by a planning study that demonstrates how the proposal contributes to achieving the Town's density targets.
- c) Neighbourhood commercial uses may be permitted in accordance with Section 4.2.4 of this plan.
- d) On remaining DGA to be developed after March 21, 2017, a minimum proportion of 20% of dwelling units are to be developed in forms that broaden housing choice in the Bradford Urban Area



consistent with the changing demographic profile including the older persons' population. (OPA 24)

- e) The design of townhouse and apartment dwellings should consider the overall form, massing, proportions, and the rhythm of major repetitive building elements and roof designs to create a street facade that is composed of a consistent and attractive variety of building elements.
- f) Connectivity within neighbouring communities is a primary principle of *development* within the DGA. This will be achieved by ensuring that *parks*, schools, transit stops, and other such community facilities can be readily accessed by pedestrians and persons with disabilities within walkable, *complete communities*. Pedestrian links are considered to be key features throughout the DGA.
- g) *Development* within the DGA shall incorporate any required trunk services needed to service lands external to the DGA, which may be eligible for cost recoveries for services benefiting other land owners as may be determined through municipal development charge by-laws, developer cost sharing agreements, and/or front ending agreements. Trunk services may be internal or external to the DGA.

3.3 Alternate Development Standards

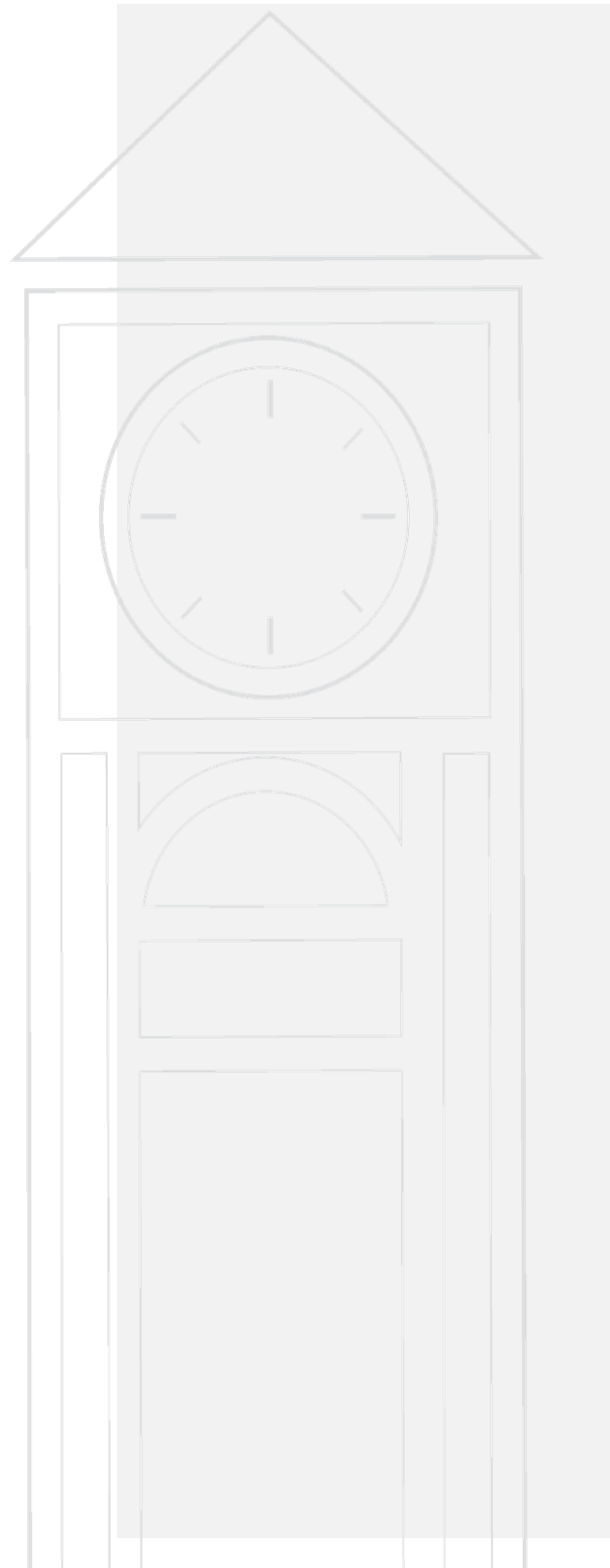
In addition to traditional subdivision design, the Town may consider alternate designs in order to make efficient use of the land resource to reduce development costs and long term maintenance costs to the Town. In addition, alternate development standards are intended to enhance social interaction within neighbourhoods by encouraging activity in front yards and are intended to work hand in hand with Urban Design Guidelines to create cohesive and visually attractive neighbourhoods.

- a) In those instances where landowners are prepared to develop a residential community characterized by non-traditional subdivision design by including elements of new approaches to design, enhanced public spaces, enhanced landscape elements or enhanced *streetscape* design, the Town may support the following alternate development standards:
 - i) Minimum *lot* frontages of 9 metres together with appropriate limitation on total *lot* coverage;

- ii) Reduction in side yard setbacks with appropriate maintenance agreements and encroachments, if necessary; and
 - iii) Reduction in front yard setbacks where no driveways are located between the road and the front of the dwelling and where rear lanes or communal parking facilities are provided.
- b) Rear lanes may be permitted for access to parking where front yard parking or garages are not provided.
- c) In reviewing applications for subdivision approval which take advantage of the alternate development standards set out in any applicable Urban Design Guideline, the Town will ensure that:
- i) Adequate provision is made for off street parking and that driveways are designed so as not to conflict with each other or conflict with on street traffic movements or pedestrian movements on sidewalks. Consideration will be given to paired driveways so as to maximize the space available for on street parking.
 - ii) No more than 50% of the front facade of a residential structure can be devoted to an attached garage and this will be established as a condition of subdivision approval.

3.4 Compatibility

- a) In locations where residential *development* is to be situated directly abutting and/or in proximity to existing industrial uses, the appropriate studies shall be required prior to draft plan approval in accordance with Provincial Guidelines. Such studies should address (if applicable) potential noise, vibration, light, odour and visual impacts of industrial uses on future residential lands and recommend mitigation measures such as, but not limited to, distance separations, buffering, berming and/or noise walls as appropriate.
- b) In locations where residential *development* is situated directly abutting and/or in proximity to the Highway 400/404 Link, or to 8th Line, the appropriate studies shall be required prior to draft plan approval. Such studies will address potential noise impacts of the Highways and Arterial Roads on future residential lands and recommend appropriate mitigation measures such as, but not limited to, possible distance separations, buffering, berming and/or noise walls as appropriate.



- c) The location of parking, open storage, loading and garbage facilities must minimize the impact on adjacent *sensitive land uses* and adhere to the policies of Section 8.10 of the Plan.

3.5 Staging of Development

- a) *Development* may proceed only when the Town confirms that reserve capacity is available for either all or parts of the lands.
- b) Priority may be given to *affordable* housing initiatives and *special needs housing*, as determined by the Town.
- c) Public infrastructure shall be designed to account for the scale of *development* contemplated in the DGA.
- d) A Secondary Plan is required for any *development* to occur within Special Policy Area 8 (former Community Plan Area 5).

3.5.1 Employment Growth and Opportunities

General Policies

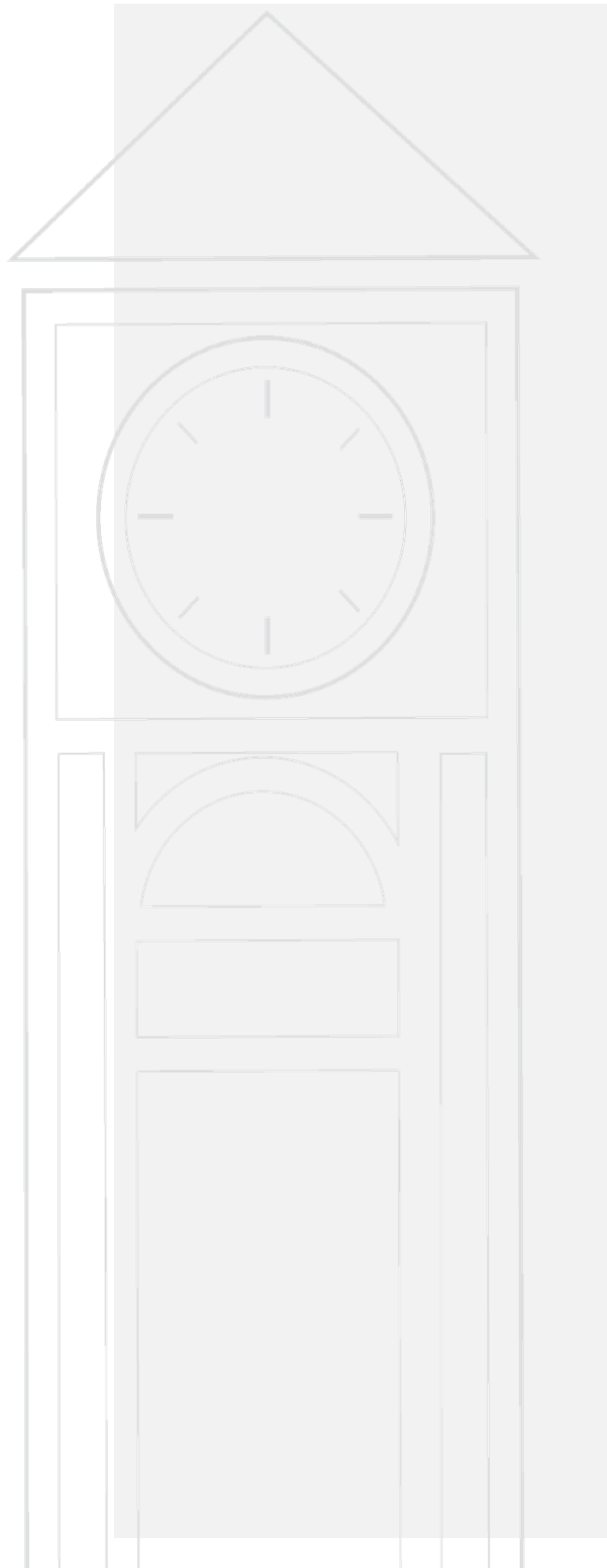
- a) The Town will encourage employment growth that achieves sustainable economic prosperity, improved competitiveness, a positive business environment and a more diversified economic base. (OPA 25)
- b) The Town must continue to support an active and responsive economic development policy to secure additional jobs in all employment sectors and to reduce the proportion of the work force that commutes to other areas.
- c) The Town will aggressively work towards “the creation of a complete community where all services are accessible and employment is available to community members.
- d) A municipality is permitted, under the Provincial Policy Statement, to protect employment lands supply beyond the 25-year timeframe of an Official Plan. Accordingly, the Town believes it is a key policy and goal to protect this supply beyond 2031.
- e) *Development* in the vicinity of the Highway 400-404 Link will be compatible with the functioning of the highway and its access points.
- f) In order to accommodate future demands for employment lands, a supply of adequately serviced lands will be maintained. This includes the Highway 400 Employment Lands, where a phasing strategy is recommended to manage that supply.
- g) Estimates of available land supply and demand have been developed as part of the 2016 Official Plan Review. 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.

- h) The 2016 Official Plan Review included an employment lands strategy as a component of the work. This study may need to be updated following the next County *municipal comprehensive review*.
- i) A proposal to create a new Employment Area shall only be considered through a *municipal comprehensive review* undertaken by the County; however, boundaries may be slightly refined and rounded out as the Town deems appropriate. A proposal to adjust an Employment Area boundary that does not result in a net increase of Employment Lands may be permitted without an amendment to this Plan.
- j) Employment Areas shall be protected and preserved for employment uses and the Town shall discourage the conversion of Employment Areas for other uses. The conversion of lands from Employment Areas to non-employment uses shall only be considered through a *municipal comprehensive review* undertaken by the County.

3.5.2 Protecting the Countryside and the Natural Heritage System

- a) Following the lead of the Province of Ontario and the County of Simcoe, the Town will protect the agricultural industry (both in the Holland Marsh and on the highlands) because of its importance to the economy of the Town and because it employs the largest proportion of the total workforce in the Town. While not designated, the Holland Marsh Specialty Crop Area, identified on Schedule D-1, and further protected through the Marsh Agricultural and Marsh Protection Buffer Overlays on Schedule B, is a significant resource that shall be protected for the long-term.
- b) Lands within the Marsh Agricultural Overlay consist of Specialty Crop lands containing muck soil, which has a high capability for the growing of vegetables. They have and will continue to support intensive farming and growing operations and are dependent on the continued operation and maintenance of a mechanical drainage and water table lowering system.
- c) Lands within the Marsh Agricultural Overlay shall be used exclusively for the intensive growing of vegetables and



associated crops together with supporting uses such as grading, sorting, drying, packaging, storage and transportation of the products.

- d) Lands within the Marsh Protection Buffer Overlay, east of Highway 400 and between Canal Road and the top of bank, provide additional protection to the Holland Marsh. The top of bank is approximate, and the boundaries shall be confirmed at the time of submission of any development application located above the top of bank. Uses shall be limited to agricultural uses, conservation and forestry uses, and existing uses, subject to the Lake Simcoe Protection Plan and the Greenbelt Plan. Agricultural and forestry uses are not permitted in the Dunkerron Forest ESA.
- e) Farmers are encouraged to be proactive in regard to the 'Nutrient Management Planning Strategy' prepared by the Ontario Farm Environmental Coalition and supported by the Simcoe County Federation of Agriculture.
- f) Given the thrust of this Plan to encourage the agricultural industry and to confine urban *development* to the areas where full urban services can be provided, the *development* of rural residences that are not farm related should be prohibited.
- i) Section 3.2.6(c) applies to all lands designated Agriculture and affects country (or estate) residential subdivision *development*, consents and the use of existing *lots* of 10 hectares (25 acres) or less.
- g) The protection of the *natural environment* has become a focus of both rural and urban living. Policies to improve the level of protection offered to *natural environment* and heritage areas and circumstances are an important part of the Provincial Policy Statement, the County Official Plan, and this Plan.
- h) The Province has developed Natural Heritage and Agricultural System mapping, which applies across the Town, and the Town understands and appreciates that growth and development shall conform to this mapping. However, until such time that it is contemplated and implemented by the County and/or the omissions and errors have been resolved to the satisfaction of the Town, this mapping will not be incorporated into the Town's Official Plan.

3.5.3 Infrastructure Capacity

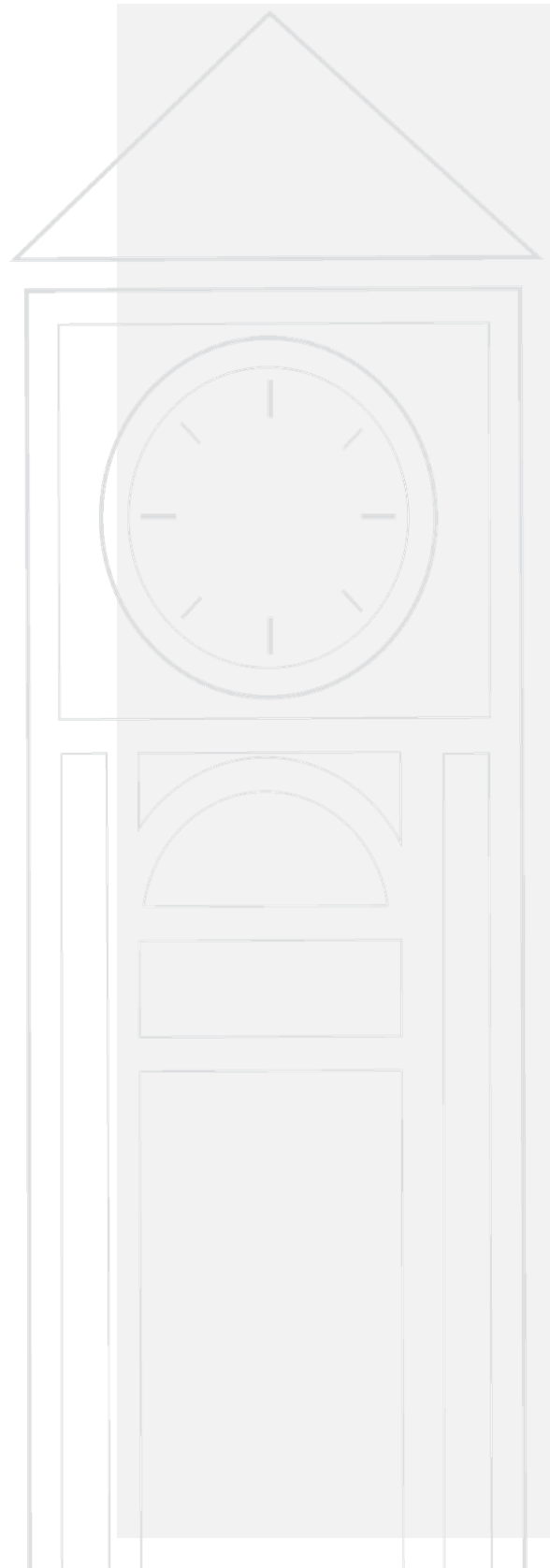
Existing and planned *infrastructure* is and shall be sufficient to accommodate the minimum growth targets to the year 2031.

Updates to the Town's various servicing strategies, including the Master Servicing Plan and Transportation Master Plan, shall be required as part of implementing planning policies and capital planning to accommodate growth to the year 2041. The County will also be updating upper and lower-tier servicing policies as part of their *municipal comprehensive review*, which will be undertaken in the near-term. (OPA 25)

Planning for new or expanded *infrastructure* will occur in an integrated manner, including evaluations of long-range scenario-based land use planning and financial planning, and will be supported by *infrastructure* master plans, asset management plans, community energy plans, *watershed* planning, environmental assessments and other relevant studies where appropriate, as part of the County *municipal comprehensive review*. (OPA 25)

Permissions and Development Application Review

- a) *Development* within the Bradford Urban Area, Highway 400 Employment Lands, and the Bond Head settlement area shall only proceed on full *municipal sewage services* and *municipal water services*, and shall only be permitted at such time as water and sewage treatment capacities are confirmed and have been allocated by the Town. Infrastructure forming part of new *developments* shall be provided in accordance with the Town's Engineering Design Criteria Manual.
- b) On lands outside of a *settlement area* and, notwithstanding subsection (a) above, on lands designated Employment Lands Reserve in the Highway 400 Employment Lands, individual private services compliant with the Ontario Building Code and designated policies of the Lake Simcoe Protection Plan will be permitted.
- c) Notwithstanding subsection (a) above, interim private servicing may be permitted on lands within a *settlement area* for expanding existing established uses at the discretion of the Town provided such interim servicing is disconnected when full *municipal sewage services* and *municipal water services* are available and the landowner contributes the applicable development charges or contributes to any applicable cost sharing agreement for the full *municipal sewage services* and *municipal water services*.



- d) The Town may commit water and sewage treatment allocation either prior to or at the time of final approval of the draft Plan of Subdivision (or at final Site Plan Approval, if a Plan of Subdivision is not required and allocation has yet to be allocated). The intent is to commit allocation to those *developments* which conform to the phasing policies and which achieve the Town's objective to utilize existing *infrastructure* in an economical manner.
- e) *Infrastructure* and necessary public works shall be permitted in all land use designations.
- f) Notwithstanding subsection (e) above, *infrastructure, utilities*, and necessary public works proposed to be located in the Natural Heritage System or Environmental Protection designation shall only be permitted as a condition of approval for a *development application* or if approved through an environmental assessment.
- g) *Municipal sewage services* and *municipal water services* shall be designed to meet the current standards in place at the time the Town reviews complete engineering submissions including detailed engineering drawings, reports and calculations.
- h) New *infrastructure* and connections are encouraged to be located underground, in one common trench, with above-ground facilities either eliminated or located in the most inconspicuous locations feasible with respect to the public realm.
- i) The Town shall encourage the gradual replacement of above-ground *infrastructure* in favour of underground services through *redevelopment* and reconstruction.
- j) To prevent the premature *development* of lands, the Town shall consider utilization of a Holding symbol in the Zoning By-law, phased approvals or registration within individual *development*, or by establishing appropriate conditions in a draft plan of subdivision or condominium or other *development* agreement, to restrict *development* to levels supported by the level of available *infrastructure*.

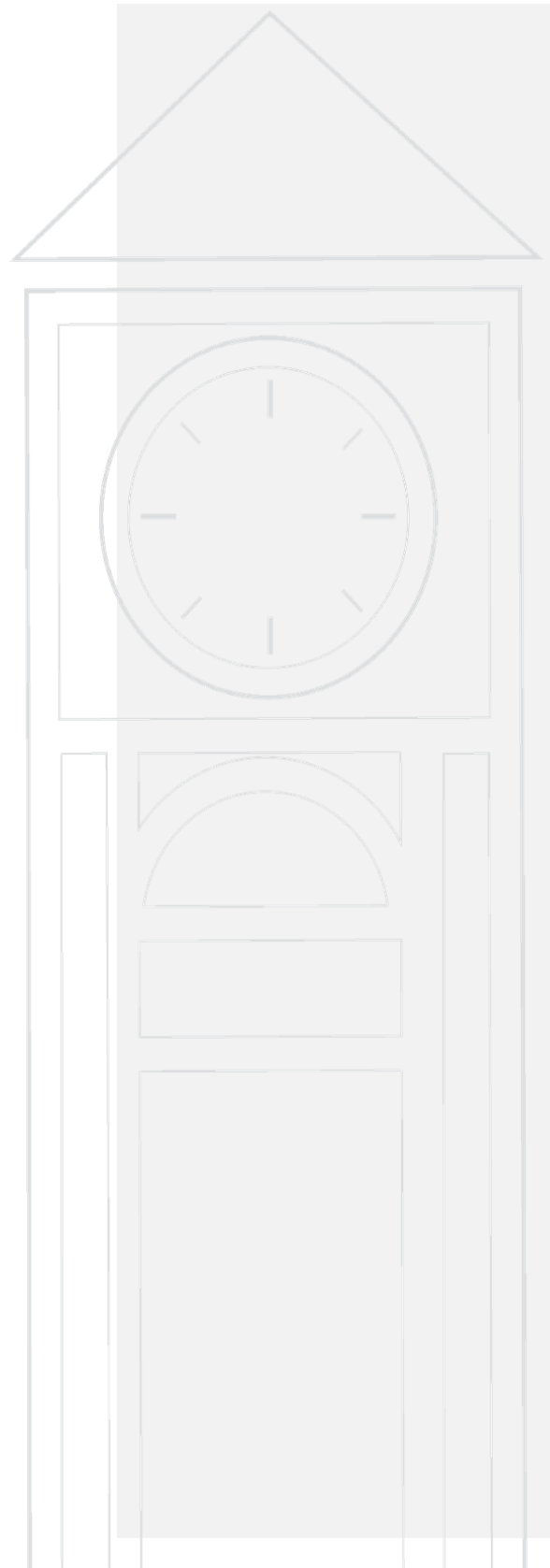
Utility Policies


- a) *Utilities* are intended to be constructed within municipal road rights-of-way or on other municipally owned properties. Easements for *utilities* shall be provided on privately owned lands in situations where no public right-of-way is available, or other municipally owned lands are available for such *utilities*.

- b) The Town will ensure that municipal road allowances are sized and designed to accommodate *utility infrastructure* requirements.
- c) The Town will ensure that adequate space is available for existing and potential future *utility* requirements within the proposed road allowances.
- d) Development proponents shall consult with public and private *utility* providers to ensure that adequate servicing networks, are or will be established to serve the anticipated *development* and that these networks can be phased in an appropriate manner.
- e) All large, above-ground *utility infrastructure* is to be located and designed to be compatible with its environment.

Stormwater Management Facilities

- a) Stormwater management facilities shall be integrated into *development* and the Town's open space network. The design of stormwater management facilities will contribute to the natural, open space *character* of the area, and shall occur in accordance with the policies of this plan and any applicable master servicing study.
- b) Stormwater management facilities will be required to control run-off (quantity and quality) for a range of storm events, as approved by the Town, Ministry of the Environment and Climate Change and the applicable Conservation Authority.
- c) In addition to providing quality and quantity control, stormwater management facilities should be developed to form part of the open space system where possible through perimeter trails, potential incorporation of *recreational* uses and naturalized landscaping. Stormwater management facilities shall, to the extent practicable, not require fencing and will be publicly visible and accessible.
- d) Stormwater management shall improve the ecological health of the Town's two *watersheds*.
- e) The application of low impact development (LID) techniques shall be considered in *development applications*.
- f) Interim stormwater management facilities at locations other than permanent facilities may be considered for approval by the Town in consultation with the applicable Conservation Authority, provided:
 - i) The temporary location is evaluated against any applicable design criteria;



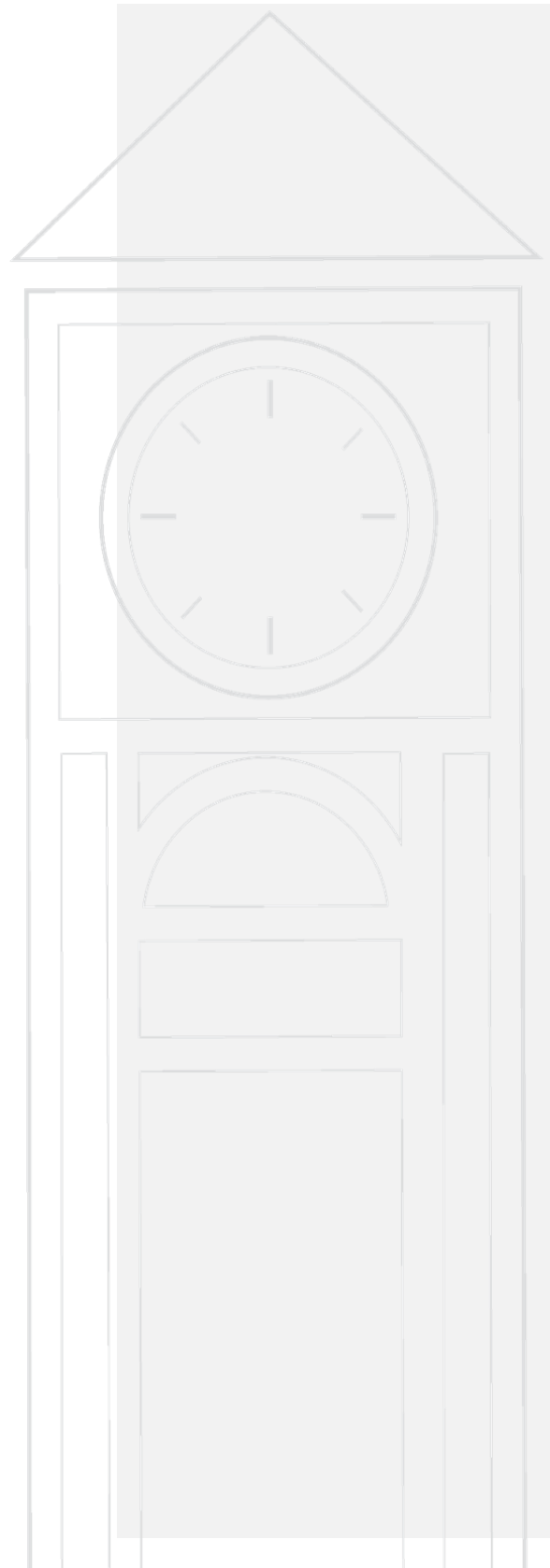
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- ii) The temporary facility is designed to meet the requirements of a permanent facility, including enhanced protection levels;
 - iii) Any appropriate conditions are applied to the applicable *development* to provide assurance that a specific facility will not be made permanent (such as required decommissioning at the time the location of the permanent facility is developed); and,
 - iv) Appropriate securities are provided, if requested, to decommission of the interim facility.
- g) Where technically feasible and appropriate, the construction of specific stormwater management facilities may be staged to coincide with the size and extent of the *development* that it is intended to serve, subject to approval of the Town in consultation with the applicable Conservation Authority.
 - h) *Development* plans shall be designed to maximize infiltration to emulate pre-development conditions. Stormwater management facilities will be required to control run-off (quality and quantity) during and after significant storm events in accordance with Town standards and any applicable Provincial, County and Conservation Authority guidelines.
 - i) Final location, sizing and design of stormwater management facilities must be approved by the Town and the applicable Conservation Authority. The proposed storm drainage system and potentially the stormwater management facilities may be required to accept pre-existing drainage from external upstream properties.
 - j) Improvements and replacements of road culverts shall be permitted as a means to reduce upstream flooding provided such improvements are at the expense of the landowners and are approved by the applicable Conservation Authority and road authority.
 - k) Stormwater management facilities may be relocated or resized without amendment to this Plan subject to the approval of the Town and the applicable authority having jurisdiction/ Conservation Authority.

3.6 Built and Cultural Heritage

Built heritage has long been an interest for many in the Town. The Town now has a Heritage Committee, is planning for heritage planning studies, and the *Ontario Heritage Act* has been amended to provide a number of new powers to municipalities. The Town values its cultural heritage and shall create a culture of *conservation* as part of a sustainable, healthy, and complete community.

3.6.1 Cultural Heritage Resources

- a) *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*. The Town shall use the power and tools provided in applicable legislation to enforce the built and cultural heritage policies of this Plan.
- b) *Conservation* may include the incorporation of *significant built heritage resources* and *significant cultural heritage landscapes* into new *developments* or *redevelopment*, and the protection or enhancement of resources in their current locations in existing communities.
- c) *Development* and *site alteration* shall not be permitted on *adjacent lands* to a *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.
- d) The Town will create and maintain an inventory of local and *significant* cultural heritage resources. This inventory includes, but is not limited to:
 - i) *Heritage resources* designated under Parts IV and V of the *Ontario Heritage Act*,
 - ii) Sites or areas having historical, archaeological, cultural, scenic, or architectural merit both on land and underwater;
 - iii) Cemeteries; and,
 - iv) Other cultural *heritage resources* of community interest and significance.
- e) The inclusion of resources on the register of properties shall be based on a set of criteria as described in the *Ontario Heritage Act*, and as approved by Council.
- f) Existing buildings contained on *development* sites must be assessed for their heritage value as part of the development



approvals process, and shall be afforded an appropriate level of protection, if warranted.

- g) Existing buildings will be assessed for their heritage value as part of the *development* approvals process for a property through the submission of a Cultural Heritage Assessment Report, where warranted.
- h) The Town may impose, as a condition of any development approvals, the implementation of appropriate *conservation*, restoration, mitigation or documentation measures.
- i) All options for on-site retention of *significant built heritage resources* shall be considered before approval of any relocation or demolition of *significant built heritage resources*.

3.6.2 Archaeological Resources

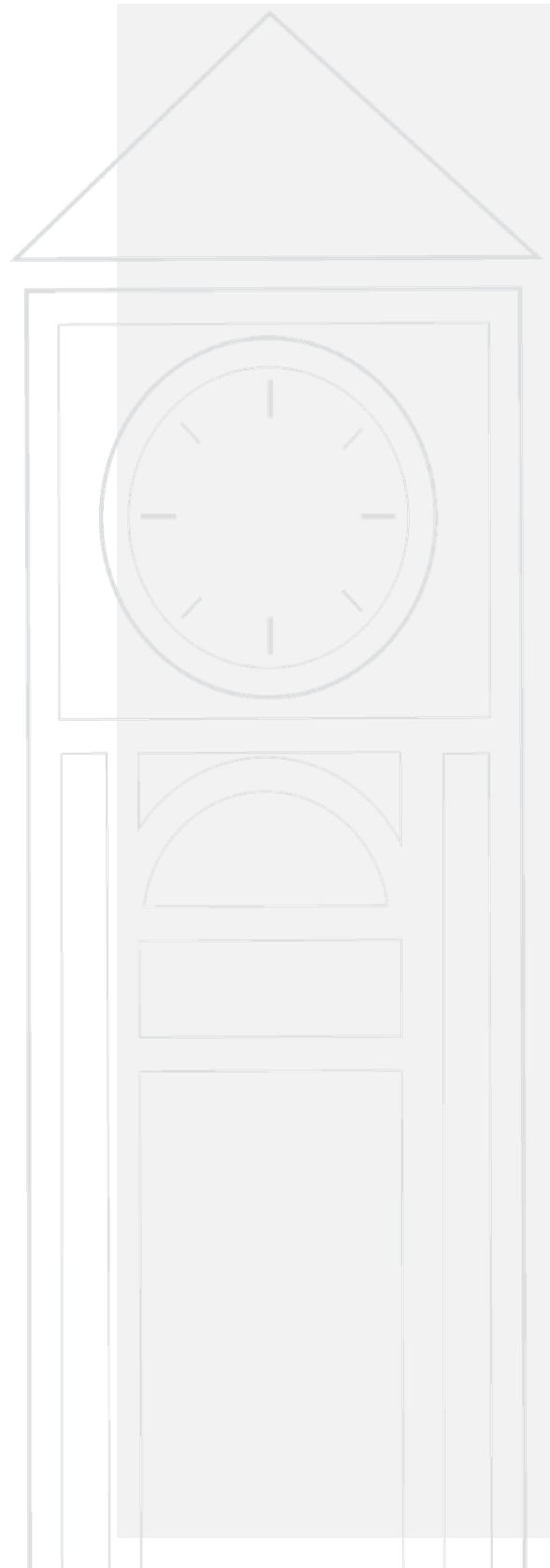
- a) *Development* and *site alteration* shall not be permitted on lands containing *archaeological resources* or areas of archaeological potential unless *significant archaeological resources* have been *conserved*.
- b) The County shall determine and notify the local municipality of the need for *archaeological assessment* by an archaeologist licensed under the *Ontario Heritage Act*, for applications for official plans and amendments, secondary plans, and plans of subdivision, where it is the approval authority, in accordance with the County's Cultural Heritage Guidelines. All *archaeological assessment* reports are to comply with current Provincial *archaeological assessment* standards and guidelines.
- c) Where subsection (c) above does not apply Stage 1 and 2 Archaeological Assessments shall be completed prior to the submission of *development applications*.
- d) Following the Stage 2 Study, Council may maintain the integrity of *significant archaeological resources* through zoning, parkland dedication or other appropriate means.
- e) Prior to *development* occurring in the vicinity of an identified cultural heritage site, a Stage 3 or 4 Archaeological Assessment shall be completed, as required, unless the site is *preserved*.

3.6.3 Heritage Committee

- a) The Heritage Committee prepare and monitor an inventory of heritage resources within the Town, and generally advise on cultural heritage matters. The Town will consult its Heritage Committee on decisions to designate a property under Part IV of

the *Ontario Heritage Act* or the establishment of a Heritage Conservation District.

- b) The Heritage Committee is responsible for monitoring properties on the municipal heritage register and recommending new properties to be added to the register. The following criteria identified in the *Ontario Heritage Act* shall be used in determining the value or interest of heritage resources included, or proposed to be included in the registry:
- i) The property has design value or physical value because it
 - is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - displays a high degree of craftsmanship or artistic merit; or
 - demonstrates a high degree of technical or scientific achievement.
 - ii) The property has historical value or associative value because it
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - iii) The property has contextual value because it
 - is important in defining, maintaining or supporting the character of an area;
 - is physically, functionally, visually or historically linked to its surroundings; or
 - is a landmark.
- c) The Town may also seek the advice of local historical societies and genealogical societies in addressing cultural heritage matters.



3.7 Economic Development

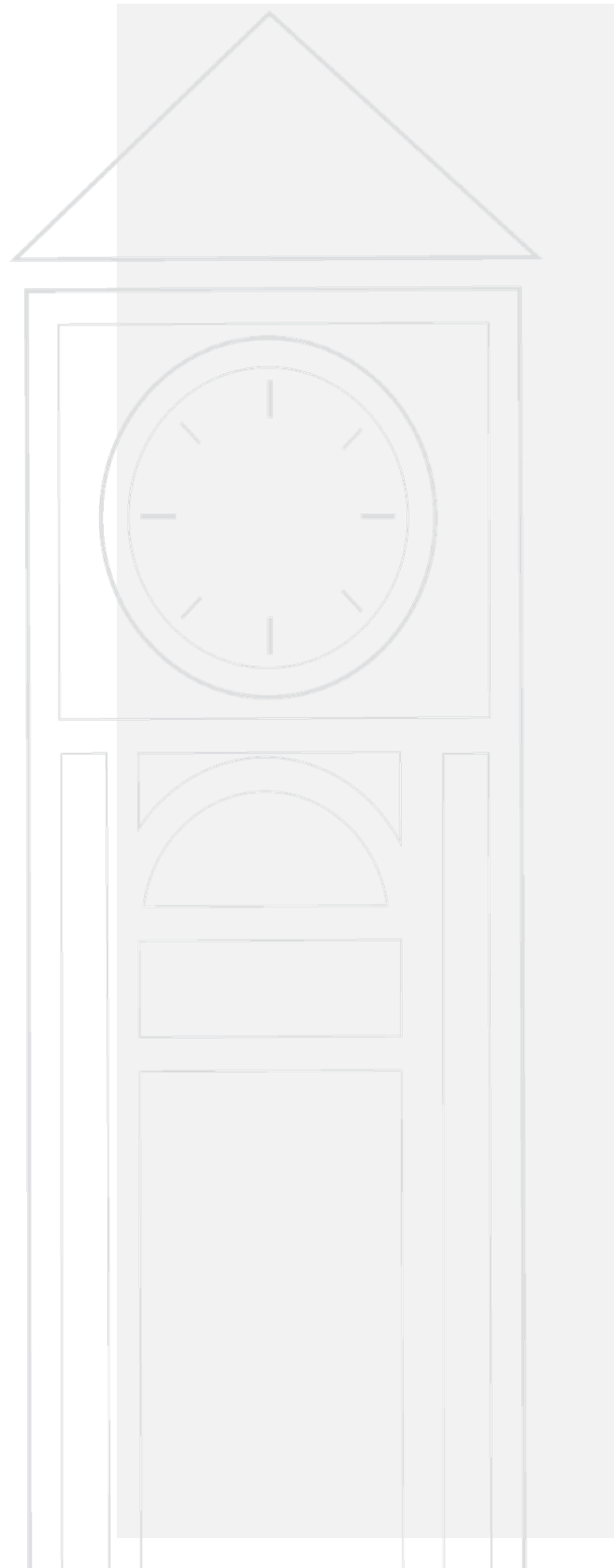
The 2015 Economic Development Strategy identified six principles to position the Town as a welcoming location to establish and grow a business:

- Provide quality employment opportunities;
- Develop, attract, and retain a well trained workforce;
- Provide community amenities to support a high quality of life;
- Be ready to support business investment;
- Foster positive relationships with businesses, residents and new-comers; and
- Pursue inter-municipal and organizational collaboration.

The overall policy framework for the Town provides this positioning and policy. This includes a new employment lands policy framework for traditional employment uses and a streamlined commercial and *mixed use* policy framework for population-related employment demands. The next County *municipal comprehensive review* shall serve to further inform the policy directions and planning to offer more opportunities to work within the Town.

- a) Designated employment lands in the Town provide investment-ready locations for job growth. Lands should be protected for employment purposes in accordance with the policies of the applicable land use designations.
- b) *Intensification areas* within the Bradford Urban Area provide an efficient opportunity for the Town to increase assessment and job numbers without significant investments in new infrastructure. The intensification strategy of this Plan represents the Town's preferred approach to accommodating *intensification*.
- c) The Town supports and encourages the development of a local post-secondary public and/or private institutional presence and supports local educational centres to foster opportunities for continued training and innovation in the Town, over the lifespan of this Plan. This may include securing a larger parcel of land for the longer term *development* of a post-secondary institution.

- d) The Town shall actively participate in County *municipal comprehensive reviews* to ensure, among other matters, that the Town's economic development objectives are factored into upper-tier planning and coordination.
- e) The Town will work to widen the range of employers and industries in the Town.



3.8 Town-Wide Design

Town-wide design policies provide a strategy for ensuring that new *developments* are designed to achieve exemplary standards for built form, *streetscapes* and interface with open space features.

The Town-wide design policies are intended to provide the Town, public agencies, property owners, developers, consultants, *utilities* and others, with design direction and criteria in the creation of design concepts and plans, and the subsequent review of *development applications* contemplated under the *Planning Act*. Exemplary urban design shall be achieved through:

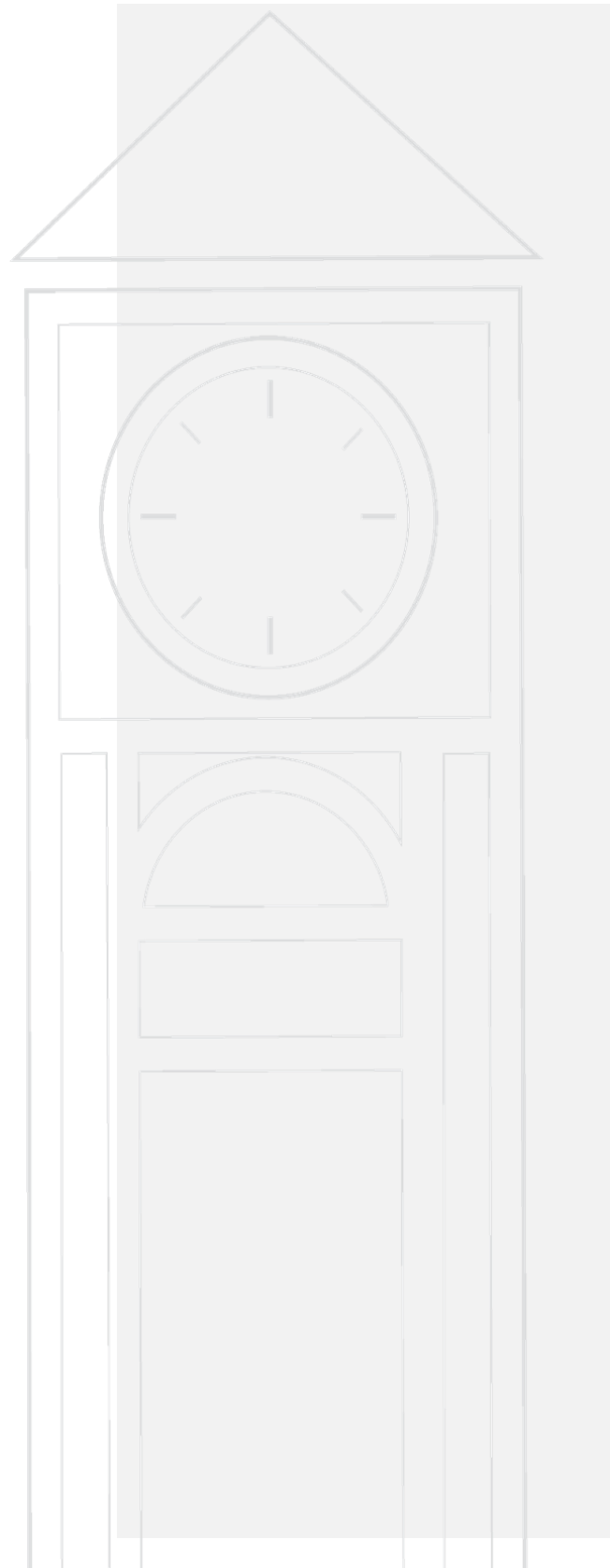
- a) The creation of a strong community framework and identity;
- b) The creation of distinct yet integrated neighbourhoods;
- c) The creation of a transitional interface between urban and *significant* natural features;
- d) A compatible and complimentary interface between existing and new *development*; and,
- e) Pedestrian-oriented neighbourhoods and *streetscapes*.

3.8.1 General Policies

The overall intent of the Town's design program is to achieve a high standard of physical design and architectural quality in pursuit of a sustainable, innovative community. New development is encouraged to be similar in character to adjacent existing development while achieving the overarching objectives of the Official Plan.

- a) *Development* shall be evaluated using applicable Community Plan Area 2 urban design guidelines to determine conformity with the general policies of this plan.
- b) The Town shall encourage a residential built form which results in a distinctive community *character* or a cohesive, consistent quality of architectural style. This may be achieved by incorporating a variety of features such as front porches, interesting roof lines and building massing.
- c) The Town will seek to be self-sufficient and to provide a complete community for its residents while protecting the natural environment.

- d) The Town shall promote a high quality of architecture and site design for commercial and institutional uses such as schools and churches in addition to residential uses.
- e) *Streetscapes*, public open space areas and private *developments* will be provided in a coordinated and attractive manner throughout the Town.
- f) *Park* and open space features will be visibly prominent and easily accessible, especially to pedestrians, within the community. The visibility and accessibility of these features will in part be accomplished with road designs which provide substantial direct frontage to these features in appropriate locations.
- g) As *development* occurs, efforts should be made to integrate, where possible, existing *development* with the evolving community, through a variety of methods including design of the evolving *development*, use of and access to open space.
- h) Buildings should be flexible in design to accommodate future conversions between residential, mixed and commercial uses.
- i) Design guidelines for public facilities are intended to create a network of *parks*, streets and open space as the predominant features and amenity of the Town. In order to enhance the visibility and public accessibility of these features, a variety of road design options will be encouraged, including use of roads with frontage directly on to open space, *stormwater management* and environmental protection features in appropriate locations.
- j) As a condition of subdivision or site plan approval, the Town may require that applicants retain a design consultant to formulate an architectural control statement to be submitted to and approved by the Town prior to final approval of any subdivision application or site plan approval for any other *development*, generally consistent with the Town-wide design policies. The *development*, subdivision or site plan agreement shall provide for the implementation of the architectural control statement through the use of a control architect.
- k) In those instances where impact studies recommend physical structures such as acoustical fencing to mitigate noise or other impacts, such structures shall be of a consistent design of high standard and shall be to the satisfaction of the Town, implemented through conditions of draft plan of subdivision approval or site plan approval. This policy is not intended to require that all mitigation structures be identical throughout the



Town, but rather is intended to ensure a uniform approach for mitigation measures required from one land holding to the next.

- l) Alternative design approaches to those contemplated by this Plan or applicable Community Plan Area 2 urban design guidelines may be proposed with appropriate justification and through a collaborative approach with the Town.
- m) Other policies that affect design located elsewhere in this plan shall be considered in evaluating conformity with Section 3.5 of this Plan.
- n) Development shall comply with the Integrated Accessibility Standards (O.Reg 191/11) of the *Accessibility for Ontarians with Disabilities Act*.

3.8.2 Residential Design

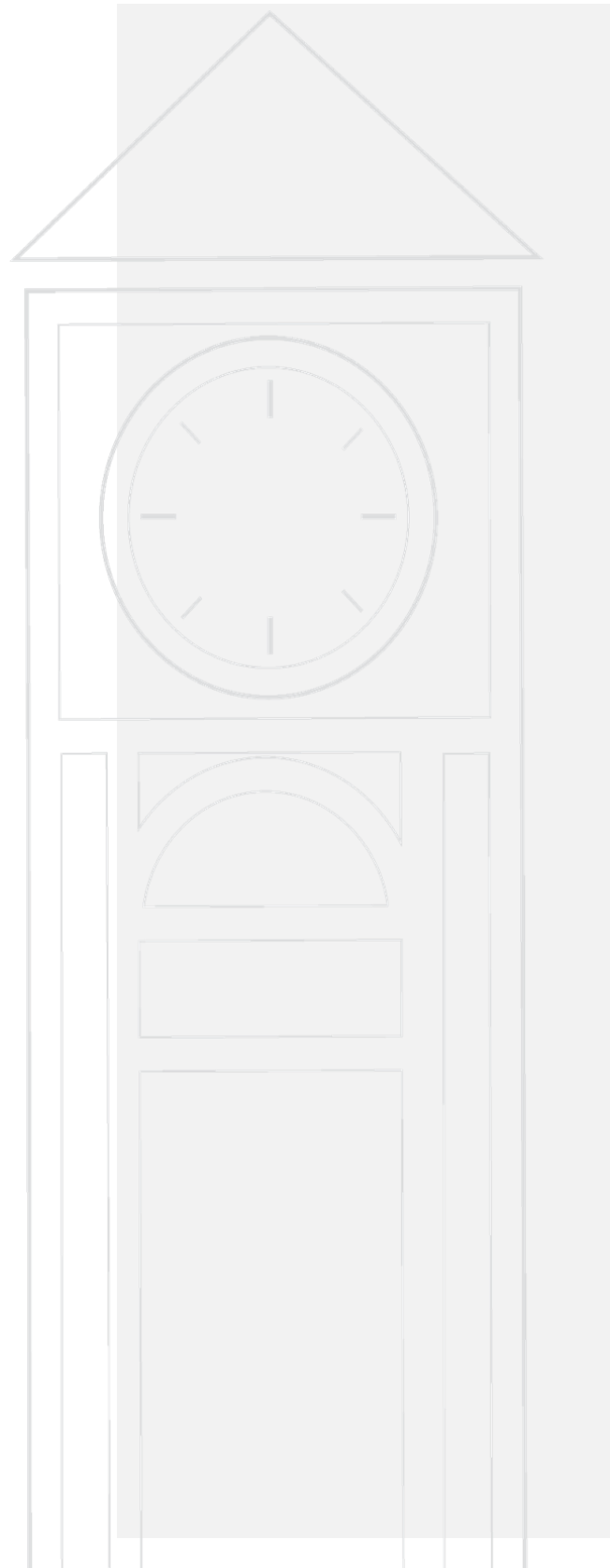
- a) Design of residential *development* will consider the following:
 - i) The creation of a strong public face that creates the image of the *streetscape*;
 - ii) Automotive storage should be subordinate;
 - iii) To create dual frontages on corner *lots*; and
 - iv) To create a consistent, high quality design approach.
- b) A mixture of *lot* sizes, building types and architectural types that contribute to a diverse *streetscape* image is encouraged. In particular, *development* shall be designed to remove the garage as a dominant feature from the frontage of the dwelling.
- c) "Reverse frontage" *lots* are generally prohibited by this Plan. A variety of local road designs will be considered in place of reverse frontage *lots*, including "window" roads and rear lane-based designs.
- d) Street townhouse units and semi-detached dwellings are encouraged to be located adjacent to *parks*, open space, environmental protection lands, *stormwater management* facilities and community facilities.
- e) Subdivision plans shall achieve a high degree of co-ordination of road pattern between individual properties and existing neighbourhoods and shall maximize the connectivity of Local Roads where possible.
- f) Subdivision plans shall be designed to prevent through traffic associated with employment lands from infiltrating into lands within a Residential designation. This is not intended to prohibit all accesses, but to ensure any connections are sensitive to the planned function of the overall transportation network.

- g) Subdivision plans should retain natural features that provide shade to be integrated into the design and preserved for public enjoyment.
- h) Site plan design shall consider building setback and massing criteria, parking location, outside storage or display and street edge treatment in relation to the *development*, with the intention of orienting the building and activity areas to the street.
- i) At major intersections, consideration may be given to alternative housing forms, including fourplexes, stacked townhouses and smaller apartment units, serviced by a common driveway, where access must be located at the safest distance possible from the intersection.
- j) The Town shall encourage and promote subdivision design that extends existing street patterns, and provides a high level of connectivity and multiple route choices for pedestrians, cyclists and automobiles.

3.8.3 Streetscape Design

The Town shall promote well designed *streetscapes* including neighbourhood entrance features, well designed community mailboxes, boulevard treatment and landscape details—all contributing to the complete streets approach required by this Plan and working toward a “Vision Zero” goal for pedestrian safety.

- a) To maximize opportunities for safe and efficient pedestrian circulation, sidewalks are encouraged to be provided on both sides of streets, if deemed to be required by the Town, or unless otherwise specified in Table 1 of this Plan.
- b) Local streets will be designed with a high degree of pedestrian amenity, including sidewalks, lighting, street trees and on-street parking.
- c) Any class environmental assessment or other detailed design of public or private streets and lanes shall incorporate a complete streets design approach to balance the needs and priorities of all users and facilities within the right-of-way, including:
 - i) Pedestrians, *active transportation* users, and public transportation users of all abilities;
 - ii) Goods and service movement, emergency vehicles, and municipal vehicles;
 - iii) *Utilities* and functional services, including snow management;



- iv) Accounting for capacity requirements, turning movements, and signalization related to vehicular movement;
- v) Trees and landscaping;
- vi) Stormwater management facilities (including low impact development facilities);
- vii) Wayfinding and public gathering spaces;
- viii) Boulevards, patio spaces, and marketing locations; and,
- ix) Providing barrier-free accesses into buildings.

3.8.4 **Parking in Residential Areas**

Parking and vehicle storage in residential communities is an increasing challenge, especially with a need for smaller and narrower *lots* to help meet density requirements. Wider driveways on narrower *lots* remove important on-street shared parking supply and increase paved surfaces on *lots* that place additional burden on the stormwater management system and remove needed space for tree canopy.

- a) The implementing zoning by-law may implement interior garage dimensions that provide sufficient space for parking motor vehicles.
- b) The implementing zoning by-law may regulate minimum and maximum driveway widths that include all paved surfaces, or requiring a minimum soft landscaped open space (or permeable alternatives) in front yards, to limit the spread of paved surfaces along a *streetscape* and support on-site infiltration of stormwater.
- c) The Town may regulate the parking of commercial and recreational vehicles on a *lot*. This may include alternative yard setbacks to support recreational vehicle parking in side and rear yards.
- d) The Town may consider implementing a parking permit system to regulate and monitor on-street parking in the Town.

3.9 Transportation Policies

3.9.1 Classification

- a) Roads in the Town are classified by their jurisdiction, function and level of service into five categories, as shown on Schedule C. These are intended to be designed as complete streets (except for Provincial highways, where this should be considered alongside MTO standards) that accommodate all users in conformity with the function and design criteria in Table 1.

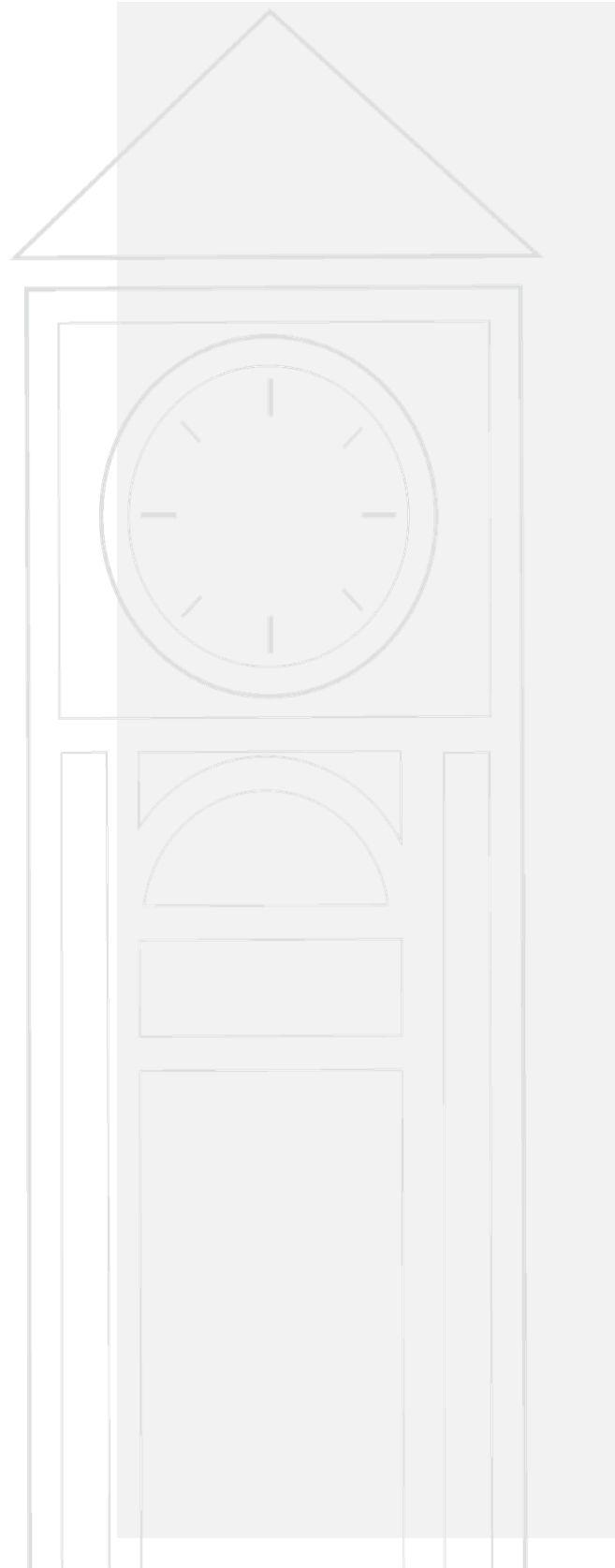


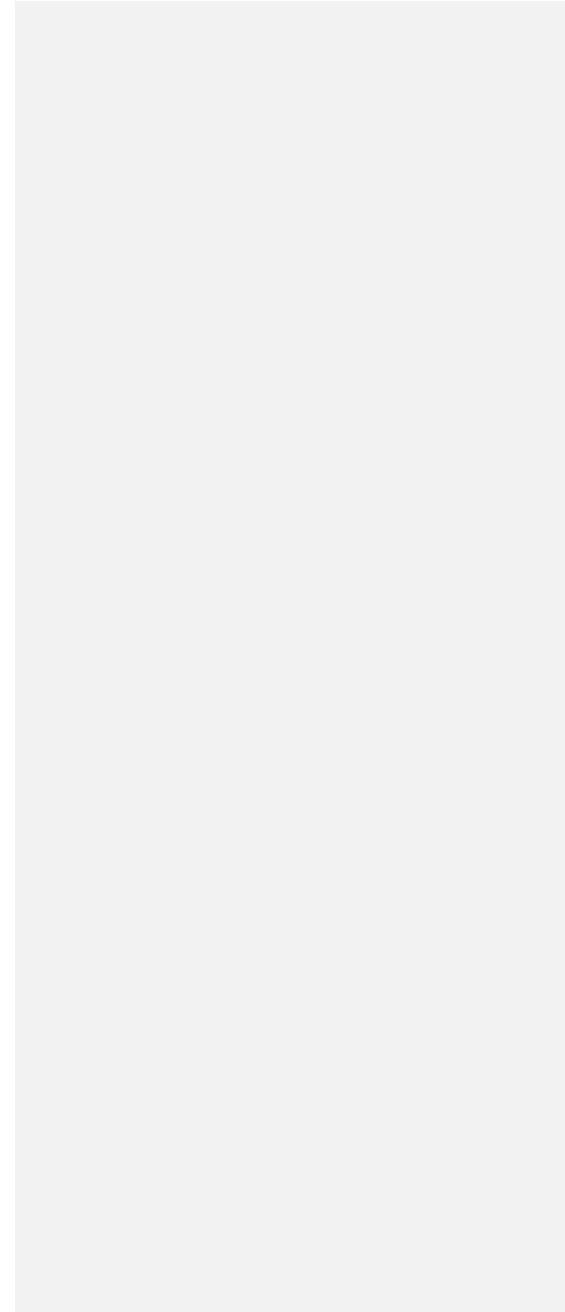
Table 1: Functional Classification of Roads

Road Type	Function	Design Criteria	Minimum Width
Provincial highways (Highway 400 and the Highway 400-404 Link)	<ul style="list-style-type: none"> • High speed, high volume, longer distance vehicular traffic • Can accommodate rapid transit and high occupancy vehicles as a major transit corridor 	<ul style="list-style-type: none"> • Grade separated intersections • Access at designated interchanges only • Buildings may require additional setbacks for widening the roads 	Determined by the Province
Provincial highways	<ul style="list-style-type: none"> • High volume of traffic moving between municipalities • Can accommodate high occupancy vehicles as a major transit corridor 	<ul style="list-style-type: none"> • High degree of access and turning movement control • Access limited to road intersections, and direct access is the least preferred option • Opportunity for separated trail to be explored • Buildings may require additional setbacks for widening the roads 	Determined by the Province
County arterial roads	As detailed in the County Official Plan (Section 4.8 and Schedules 5.5.1 and 5.5.2) and Schedule C of this Plan		
Local arterial road	<ul style="list-style-type: none"> • High volumes of traffic moving between destinations within the Town • Primary routes for local transit 	<ul style="list-style-type: none"> • Access limited to road intersections, and direct access is the least preferred option • Control strip <i>development</i>, minimize the number of accesses and driveways • Within a <i>settlement area</i>, design with a high degree of pedestrian amenity, including sidewalks, lighting, street trees, and may include on-street, off-street cycling lanes and on-street parking 	<ul style="list-style-type: none"> • 35.0 metres (local major) • 30.0 metres (local minor)

Road Type	Function	Design Criteria	Minimum Width
Local collector roads	<ul style="list-style-type: none"> • Connect local and arterial roads • An intermediate function; through traffic discouraged • May provide for local transit 	<ul style="list-style-type: none"> • Design to accommodate future transit services • Prohibit signs, vegetation, fences, or structures that obstruct road user visibility • Outside of <i>settlement areas</i>, these are to be developed to rural standard (drainage ditches, culverts, curbs as appropriate) • Accesses are permitted • Within <i>settlement areas</i>, designed with a high degree of pedestrian amenity, including sidewalks, lighting, street trees, and may include on-street, off- street cycling lanes and on-street parking • Design to accommodate future transit services • Includes curbs, asphalt, stormwater management • Outside of <i>settlement areas</i>, these are to be developed to rural standard (drainage ditches, culverts, curbs as appropriate) 	<ul style="list-style-type: none"> • 26.0 metres • Reduced widths may be considered if all design criteria are met satisfactory to the Town, and on-street parking is not negatively affected
Local roads	<ul style="list-style-type: none"> • Local movement and access to properties • Low traffic speeds 	<ul style="list-style-type: none"> • Accesses are permitted • Designed with a high degree of pedestrian amenity, including sidewalks on at least one side, 	<ul style="list-style-type: none"> • 20.0 metres • Reduced widths may be considered for

Road Type	Function	Design Criteria	Minimum Width
		lighting, street trees and on-street parking <ul style="list-style-type: none"> • Within <i>settlement areas</i>, these are to be developed to urban standard (curbs, asphalt, drainage, wide sidewalks or trails on both sides) 	cul-de-sacs, crescents and window streets if all design criteria are met satisfactory to the Town, and on-street parking is not negatively affected
Rural roads	<ul style="list-style-type: none"> • Local movement and access to properties • Low traffic speeds 	<ul style="list-style-type: none"> • Accesses are permitted • Outside of <i>settlement areas</i>, these are to be developed to rural standard (drainage ditches, culverts, curbs as appropriate) 	<ul style="list-style-type: none"> • 26.0 metres
Private roads	<ul style="list-style-type: none"> • Only existing private roads are permitted • Access to properties only 	<ul style="list-style-type: none"> • It is not intended for these roads to be assumed or maintained by the Town, and levels of service cannot be guaranteed 	<ul style="list-style-type: none"> • Existing widths only

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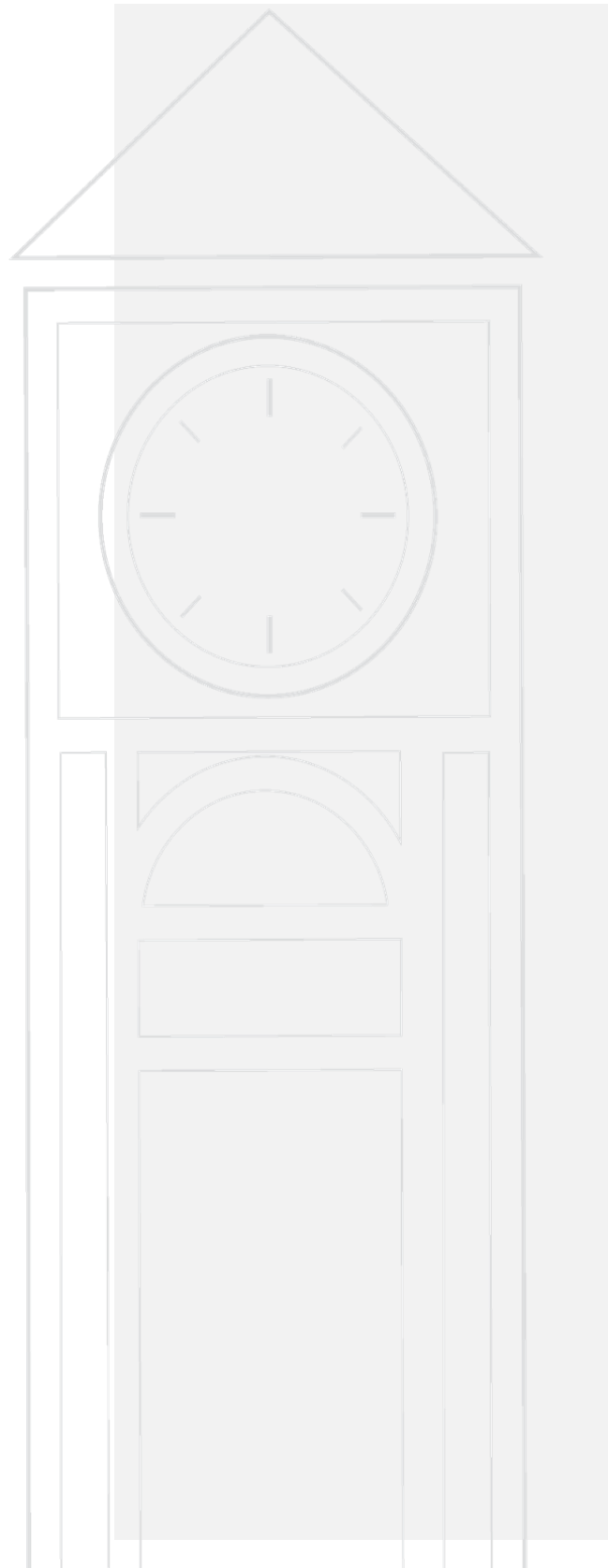
3.9.2 General Policies

- a) Direct, public, year-round maintained road access is required for all uses in the Town, with the exception of forestry or *agricultural uses*.
- b) *Development* is not permitted on private roads outside of settlement areas, unopened municipal road allowances, water access only lots, or on seasonally maintained public roads.
- c) Where it is demonstrated that a public road is not required or necessary, *development* as part of a plan of condominium or on an existing private road may be permitted provided all required infrastructure is confirmed and available, and that all other policies of this Plan are satisfied.
- d) Entrances shall only be considered where adequate sight lines can be maintained. New entrances are discouraged on hills or curves or where speed limits exceed 60 km/hr. New entrances are also discouraged on lands of environmental significance such as *wetlands* and lands of environmental constraint, including a *flood plain*.
- e) Public roads identified as important and necessary for the movement of slow- moving farm related equipment shall be signed for the protection of the public and the farm community. Additional measures may be identified through an appropriate agricultural goods movement study and implemented accordingly.
- f) *Development* will only be permitted on roads that have the capacity to accommodate the increased traffic generated by that *development*.
- g) Reverse frontage *lots* are not permitted abutting any County or municipal road unless warranted by unusual or particular circumstances, as determined by the Town.
- h) Land required for sight triangles, cuts and fills, railway setbacks or grade separations, turning lanes at intersections and pedestrian or cycling facilities at intersections are additional to right-of-way widths identified in this Plan.
- i) The Town may consider alternative and innovative road *development* standards, including reduced road allowance widths, to those contained elsewhere in this Plan in reviewing applications for draft Plans of Subdivision or completion of an environmental assessment provided:

- i) The design criteria elsewhere in this Plan are satisfied;
 - ii) The design achieves, to the satisfaction of the Town (and County, as applicable) a pedestrian friendly experience within a complete streets exercise; and
 - iii) An associated on-street parking plan demonstrates no unacceptable *adverse effects* to the function of the street.
- j) Cul-de-sacs will only be considered where the Town determines that no reasonable alternative road pattern is available.
 - k) Limited opportunities are available for a future collector road to connect to Melbourne Drive. The design of the proposed collector road connection shown on Schedule C of this Plan at Melbourne Drive is to be based on a traffic study which considers peak traffic flow to the adjacent school and the orientation and condition of existing roads.
 - l) Communal driveways or relocated access from local roads are encouraged on *redevelopment* of existing *lots* abutting County, local arterial or local collector roads.
 - m) Roads located along a *settlement area* boundary should be developed to *preserve* as many of the existing trees as is possible. These roads will be developed to a full urban cross-section.
 - n) On-street lay-by parking along County, local arterial and local collector roads may be considered in the review of *development applications*.
 - o) Routes connecting small hamlets will be a focus for active transportation improvements.

3.9.3 Provincial Highways and the Future Highway 400-404 Link

- a) The Highway 400-404 Link, reflected on the Schedules to this Plan, is designated as a Controlled-Access Highway, by way of Order in Council 997/2004, approved and ordered on May 12, 2004, as shown as Parts 1 & 2 on Ministry Plan P-5124-0002. (OPA 25)
- b) All lands in the Town within the future Highway 400-404 Link shall only be permitted to be used for their legal existing purposes. Expansion of use of buildings will generally not be permitted, unless supported by a development application and MTO permit approvals in accordance with the Public



Transportation and Highway Improvement Act, to ensure there is no adverse impact on the future corridor. (OPA 25)

- c) Development proposals in proximity to the highway and within the Ministry of Transportation's Highway 400-404 Link permit control area shall, as part of the development application process, be circulated for pre-consultation to the Ministry of Transportation, to ensure all appropriate requirements and permit approvals are identified. (OPA 25)

3.9.4 County Roads

- a) *Development* abutting lands identified as a County Road on Schedule C shall address and conform to the policies of the County Plan (including, but not limited to, policies within Section 4.8 of the County Plan).
- b) *Development* shall satisfy the criteria of the County related to road entrances. Access to and building setbacks from all County roads are subject to the policies and by-laws of the County of Simcoe.
- c) A study is to be made of the use of Canal Road in an attempt to improve traffic conditions along that corridor.
- d) If a road under County jurisdiction is transferred to Town jurisdiction, the road shall be considered a major local arterial road. If a road under Town jurisdiction is transferred to County jurisdiction, the road shall be considered a County arterial road. The road hierarchy will be modified in this Plan in a subsequent Town-initiated amendment.

3.9.5 Holland Street

- a) Holland Street West serves as a major arterial road connecting the Bradford Urban Area and Highway 400, and is the major gateway to the *urban area*. Holland Street West accommodates large volumes of east- west traffic to and through the Town.
- b) Holland Street West serves as the Town's "Main Street" and offers many functions, including movement of traffic, evolving as a primary *intensification* and densifying corridor and providing limited access to abutting properties.
- c) As a major gateway to the *urban area* and will be subject to special, pedestrian-oriented *streetscape* design treatment, building envelopes and permitted uses.

3.9.6 Modification Without Amendment

The following changes to the classification or jurisdiction of road shown in Section 3.6.1 and Schedule C may be made without

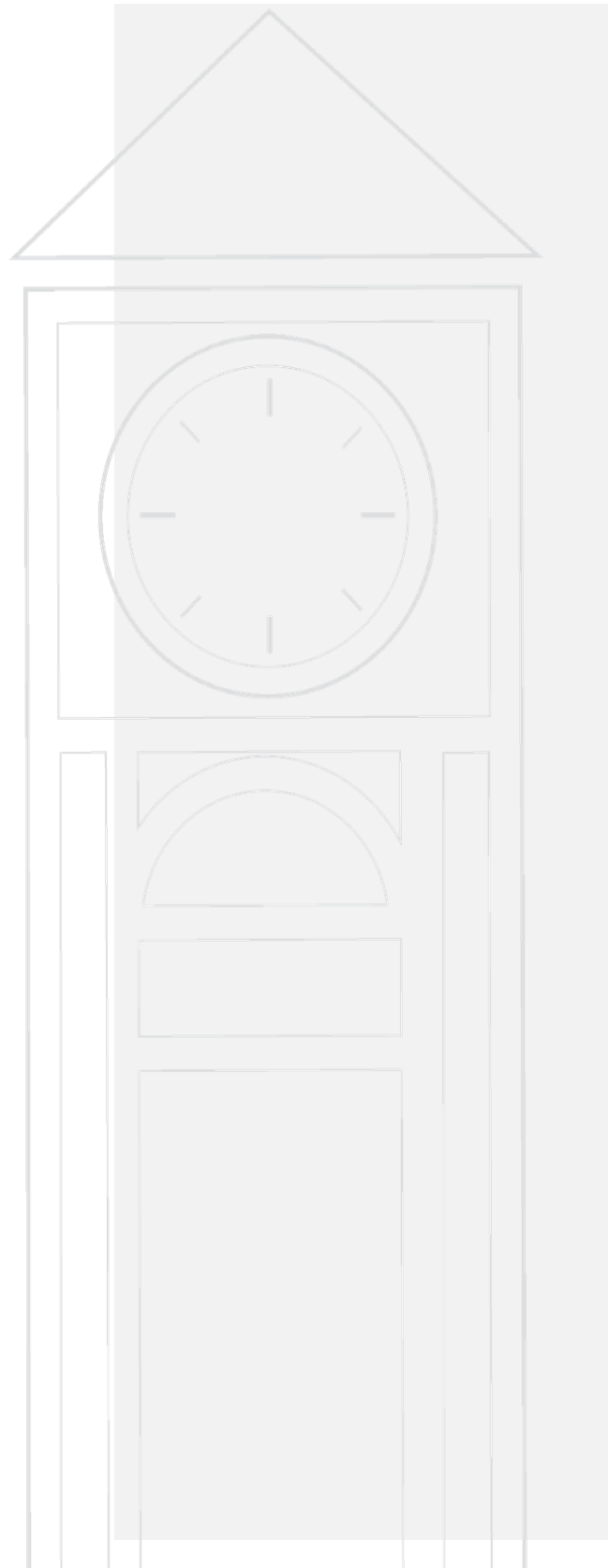
amendment to this Plan provided the Town is satisfied the adjustment is suitable in relation to sight lines, road geometry and standards.

- a) Transfer of the jurisdiction of local arterial roads to the County as shown on Schedule C.
- b) Selection, minor adjustments or finalization of alignments for a planned or proposed road that is in general conformity with the corridors shown on Schedule C.
- c) Reductions in minimum right-of-way widths as identified elsewhere in this Plan.
- d) Reduced right-of-way widths may be considered for local roads in order to achieve a pedestrian friendly, and pedestrian scaled neighbourhood in accordance with the policies of Section 9.2.8 of the Official Plan.

3.9.7 Public Transportation

Regional Transit

- a) The Town is currently serviced by GO Transit and local bus routes. As the commuter population grows these services should be enhanced and promoted to reduce the dependence on the private automobile by commuters and emission of air pollutants and greenhouse gases. Future improvements would include access and safety for all modes of transportation.
- b) Council shall work with various agencies to promote development of strong inter-municipal transit systems.
- c) To assist in the evolution of an efficient regional *transportation system* Council shall:
 - i) Ensure that the municipal transit system is linked with the County's and the larger Region's transit system;
 - ii) Identify and *preserve* areas for commuter parking, including the provision of a public parking supply within *mixed use developments* through bonusing (in conformity with Section 7.1.1.5 of this Plan);
 - iii) Encourage implementation of site plan requirements to promote the development of attractive, effective, efficient and visible transit stations to encourage their use; and,
 - iv) Ensure that the public walkway system provides efficient routes to transit stations.



Municipal Transit

- a) In the interests of public health, environmental protection, energy conservation and economic considerations, a municipal transit system in the urban area may be considered during the planning period. This transit system would be developed to be multi-modal, accessible, affordable, safe and interconnected and would include a system that allows for the carrying of bicycle riders and their bikes.
- b) Draft plans of subdivision will be designed to provide all *lots* to be within an acceptable walking distance, as determined by the Town, to potential transit services, and include the provision of public walkways, wherever necessitated, to provide convenient access to bus routes.
- c) Where not intended to be implemented at the time of subdivision development or site plan approval, plans of subdivision or individual site plans shall show where future installation of these facilities could be accommodated. Sufficient right-of-way widths shall be obtained to accommodate future transit stops.
- d) Site and *development* plans, particularly for retail commercial establishments, shall demonstrate how transit infrastructure will be integrated.

3.9.8 Active transportation

The Town shall enhance *active transportation* within the Town, including an updated or new Schedule displaying the planned *active transportation* network.

- a) An Active Transportation Plan shall be prepared as part of the Town's Transportation Master Plan, incorporating and responding to the broader policy and design framework of this Plan and address, at a minimum, the requirements set out in policy 4.8.47 of the County of Simcoe Official Plan.
- b) Walkways, sidewalks, and mid-block connections shall also connect, wherever possible, individual streets, blocks, or neighbourhoods to provide for the maximum *walkability* possible.
- c) New *development* will be required to dedicate land for existing and planned trails and/or bicycle facilities, to *preserve* and enhance connectivity within and beyond Town boundaries.
- d) Opportunities for intermunicipal trails will be explored in collaboration with neighbouring municipalities.
- e) New trails and sidewalks shall be designed to reflect Ontario Provincial Standards, *Accessibility for Ontarians with Disabilities*

Act (AODA) requirements, and best practices. These design parameters will be furthered outlined in the Town's future Transportation Master Plan.

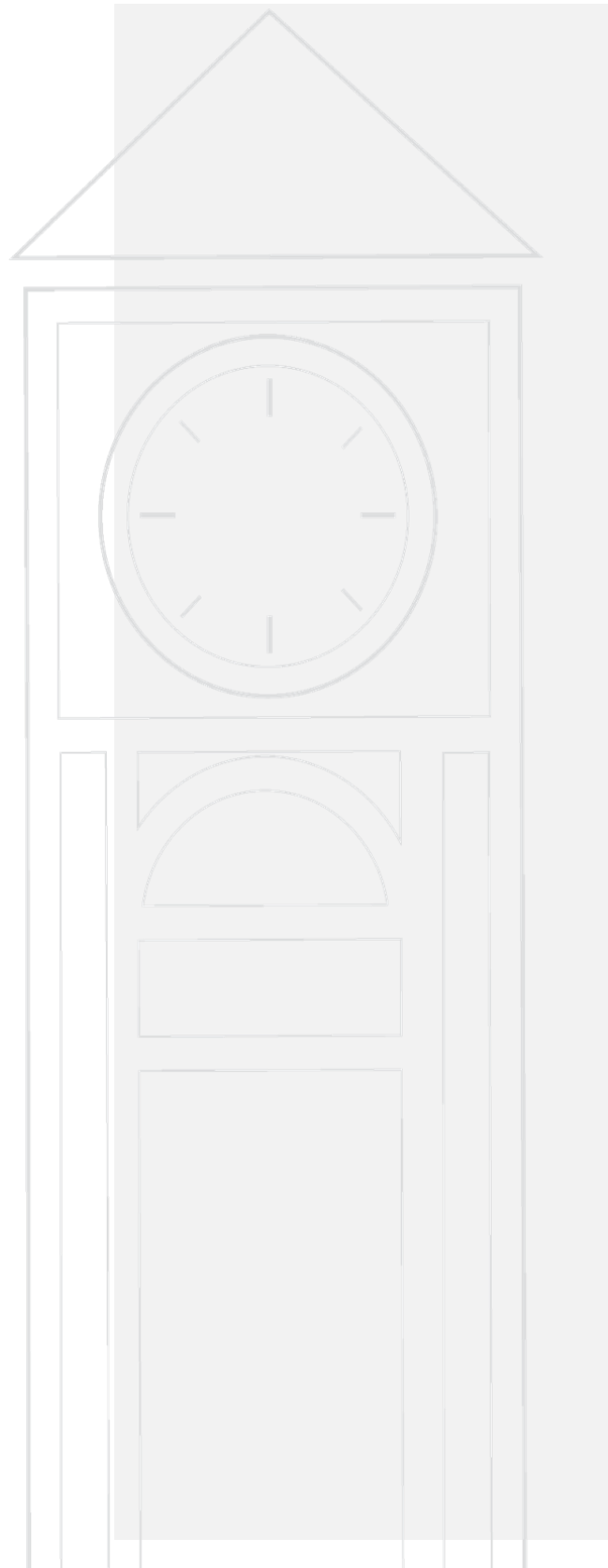
- f) All streets shall contain sidewalks in accordance with the Town's Engineering Standards current at the time of subdivision servicing review.
- g) Cycling and pedestrian safety measures shall be incorporated throughout the transportation network to reduce injuries and fatalities associated with motor vehicle collisions (e.g. traffic calming, narrower streets, signage, cycling lanes).
- h) Bicycle and pedestrian paths shall generally be parallel to but separated from the travelled portion of the roadway along existing and planned County Roads and *utility* corridors, *parks* and green spaces. Where required and feasible, County Roads shoulders may be adapted to provide safe cycling routes between *settlement areas* and other major activity nodes.
- i) Abandoned rail right-of-ways, active *utility* corridors and waterways purposes should be examined by the Town for for transportation, *recreation* and trail opportunities.

3.9.9 Rail

- a) The Town shall work with Metrolinx to explore further grade separation of at-grade railway crossings with a high exposure index.
- b) Compatible physical separations shall be provided between railway rights-of-way from adjacent residential uses wherever possible, including berms, landscaping, and building setbacks.
- c) The Town will cooperate and coordinate with Metrolinx on locating and designing new rail facilities to ensure compatibility with the transportation network and existing or proposed land uses.

3.10 Sustainability and Environmental Design

The principle of *sustainability* is to be incorporated into all *developments*, and shall be reviewed in reviewing *development applications* and public works. The importance of the conservation and preservation of the natural environment, including forested areas, wetlands, valley and stream corridors, waterfront linkages and greenspaces, is recognized as a major consideration in maintaining, and enhancing where possible, the health of the natural ecosystem and human health, while accommodating anticipated growth.



Environmental protection and effective resource management are important to the future of the Town. The success of the agricultural and urban growth areas and the health of the natural ecosystems and the population are dependent on the municipality's ability to implement effective policies and practices in this regard. The Town will also support preservation and conservation through public education.

3.10.1 **Ecological Footprint and Resiliency**

The Town will actively work to reduce and minimize its corporate and community ecological footprint. It will also improve the overall resilience of the community in the face of climate change. Private *development applications* and public works both contribute to this objective.

- a) The Town shall encourage developing a compact urban form with more *mixed use development* and the provision of jobs, services and *recreation* close to and within where people live.
- b) Energy efficient buildings should be encouraged through *lot* orientation at the *lot* creation stages, the use of enhanced construction material and appliances and architectural design.
- c) Water *conservation* and efficiency should be considered in *development*, including *lot* level water *conservation* equipment (e.g. rain barrels) and low impact development (LID) on-site stormwater management treatment.
- d) The Town shall support programs and *developments* that divert waste from landfill.

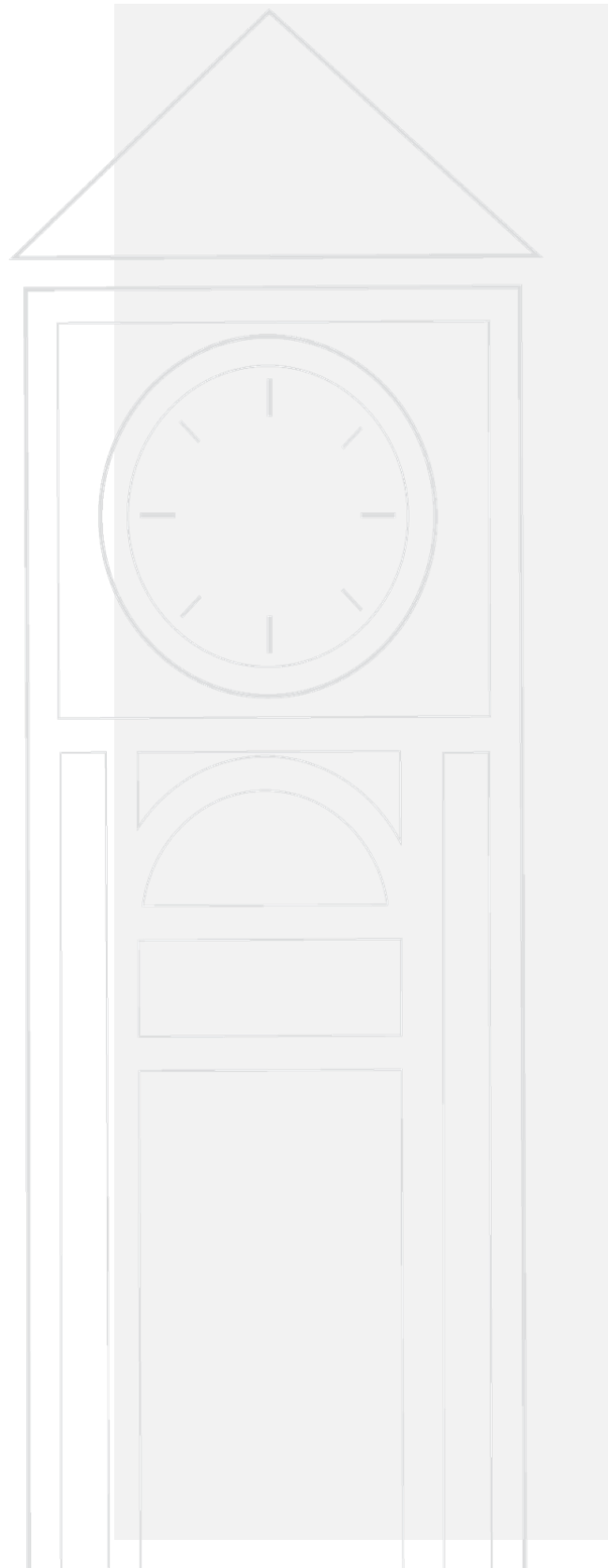
3.10.2 **Forested Lands and Hedgerows**

- a) For *development* within woodlots, where permitted, a Tree Conservation Plan will be required, and shall be prepared to the satisfaction of the Town and will include suitable implementation programs, as a condition of draft plan approval.
- b) The retention of individual mature trees will be encouraged where grading permits. The Town's Site Alteration By-law may include requirements for protective works around trees.
- c) *Significant* woodlots will be retained and conveyed to the Town as a condition of draft plan approval.
- d) Tree removal is subject to the County of Simcoe Forest Conservation By-law and may require a permit from the County of Simcoe. The Town may pass a Tree Cutting By-law for trees not regulated by the County.

- e) Proper design of environmental mitigation measures include consideration of existing conditions, the ultimate servicing condition and the construction methods used to install services. The factors to be taken into account during the planning and design of mitigation measures shall be established in the Functional Servicing Report.
- f) Existing hedgerows located between the various farm parcels provide a visual attraction and should be *preserved* wherever possible, given site grading requirements, and integrated into the overall neighbourhood *development*.
- g) The loss of woodland area and associated vegetation protection zone, as permitted through development application, will be subject to applicable policies of the appropriate authority.

3.10.3 Landform Conservation

- a) To the extent possible, it is intended that new *development* will follow existing grades in order to minimize landform alteration.
- b) Proper design of environmental mitigation measures include consideration of existing conditions, the ultimate servicing condition and the construction methods used to install services. The following factors shall be taken into account during the planning and design of mitigation measures:
 - i) Reliance should not be placed on one mitigation measure and a system of controls is more effective such as temporary top soiling and seeding disturbed areas combined with temporary sediment ponds and silt fencing;
 - ii) Ensure sediment controls such as interceptor swales, silt fence, rock check dams and temporary sediment ponds are provided in appropriate locations as earthmoving operations proceed resulting in different runoff patterns and consider phased sediment control plans;
 - iii) Plan site access locations to minimize mud tracking on busy roads and provide adequate stone “mud mats” to retain mud and dust on-site;
 - iv) Provide treatment as necessary of discharged *groundwater* pumped during dewatering operations; and



- v) Designate containment areas for refueling or maintenance of heavy equipment to protect against spillage or contamination.
- c) An environmental monitoring program shall be established for new *development* in accordance with the standards established in the Functional Servicing Report.

3.10.4 Green Design

- a) Environmentally sustainable development standards will be encouraged, such as *developments* with certification under Leadership in Energy and Environmental Design (LEED) program; preferential parking for energy conserving and higher occupancy vehicles; grey water reuse; accessory wind, solar and geo-thermal power; rooftop gardens; and other on-site mitigation measures designed to conserve natural resources and reduce servicing impacts.

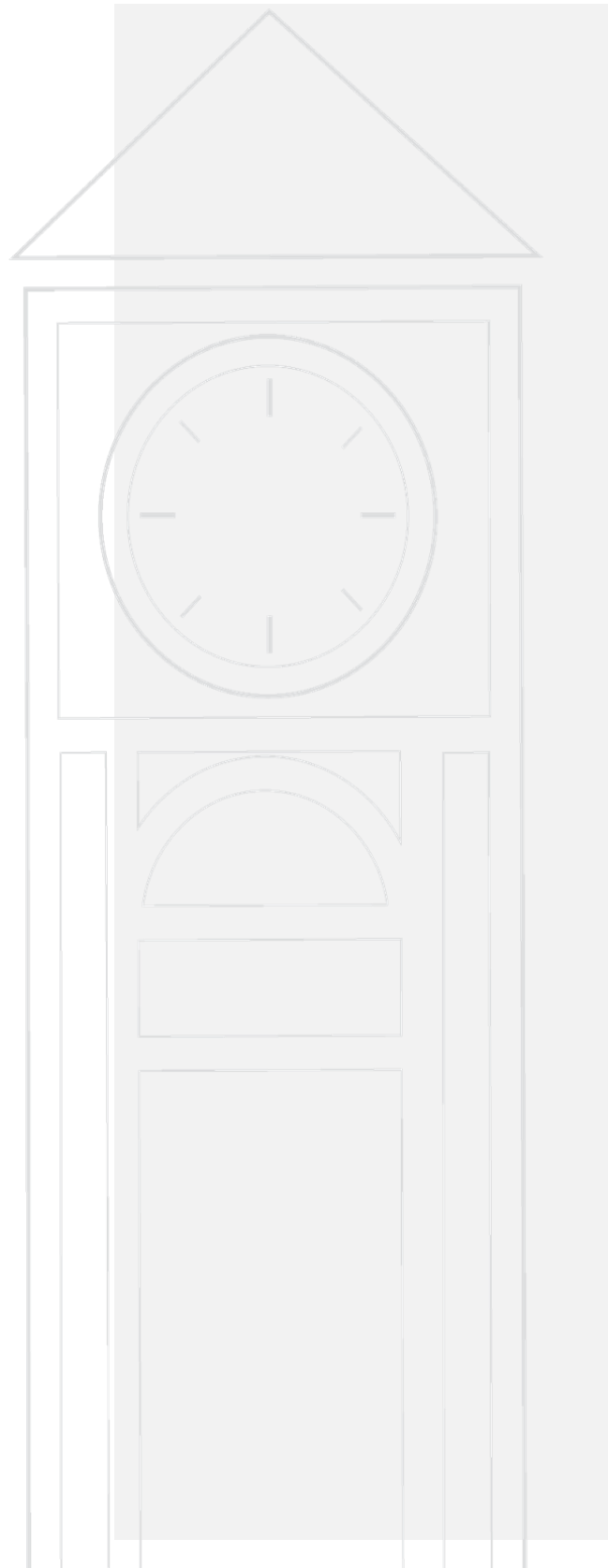
3.10.5 Natural Hazards

- a) *Development* shall be located outside the flooding and *erosion hazard limit* of all watercourses and to ensure conformity with the Provincial Policy Statement, the County of Simcoe Official Plan and the policies and regulations of the applicable Conservation Authority.
- b) *Hazard lands* may be retained in private ownership or conveyed to a public authority.
- c) Minor modifications to the *flood plain* may be permitted provided it is demonstrated that the change is in conformance with the Conservation Authority's procedures, guidelines, and applicable Ontario Regulations. Any minor changes to the existing *flood plain* can only occur in conformity with accepted engineering practices, standards, and procedures for *flood plain* development (e.g., satisfactory cut and fill balance). Approval is required from the applicable Conservation Authority and Town in order to implement any *flood plain* modification.
- d) Subject to the approval of the Conservation Authority, *hazard lands* may be utilized for passive *recreation* purposes such as trails, bikeways and other non-structural *recreational* activities.
- e) Any *development* or *site alteration* within *hazard lands*, areas susceptible to wildland fire hazards, *wetlands* and their *adjacent lands*, or watercourses, requires a permit from the applicable authority having jurisdiction, which may include the Conservation Authority.

3.10.6 Future Environmental Studies

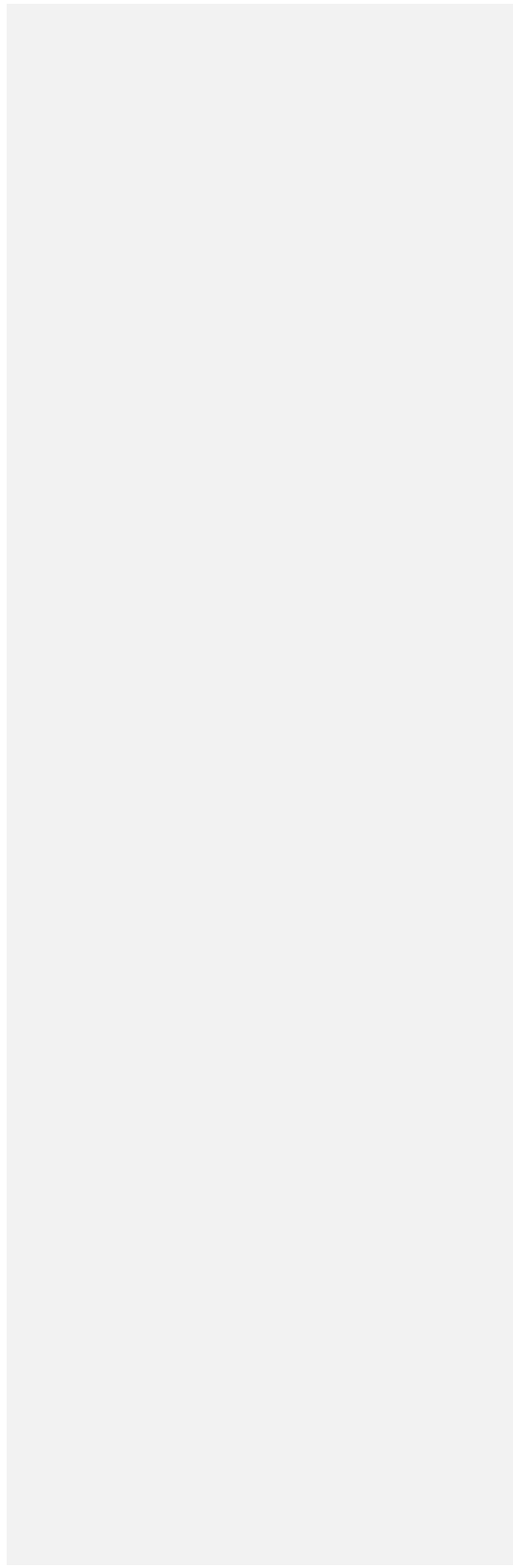
To address the long-term environmental health and sustainability of the Town the following studies have been identified as priority for the Town to undertake. It should be noted, however, that the addition or removal of a study shall not require an amendment to this Plan and the order of study implementation may be determined by the Town based on budgeting and/or resources.

- a) The Town may develop a Community Energy Plan to identify a long-term strategy regarding energy efficiency. The Community Energy Plan would measure community-wide energy consumption and greenhouse gas emissions, identify solutions to improve performance in these areas, and develop community priorities and an implementation plan to achieve those priorities. Amendments to this Plan may be considered as part of this project.
- b) The Town may develop an Integrated Community Sustainability Plan to identify environmental, social, cultural and economic goals, programs and initiatives. The Integrated Community Sustainability Plan would develop a number of recommendations to be implemented across the Town's plans, budgets and programs to enhance the overall resiliency and *sustainability* of the Town. Amendments to this Plan may be considered as part of this project.
- c) The Town may develop Green Design Guidelines to identify design technologies and methods to improve the overall resiliency and *sustainability* of development. The Green Design Guidelines could be a component of Town-wide Urban Design Guidelines or a stand-alone document used in the evaluation of *development applications* to evaluate conformity to this Plan. Amendments to this Plan may be considered as part of this project.
- d) The Town shall develop an Urban Forest Management Plan to implement the policies of the County Official Plan.
- e) A sustainable development checklist shall be developed, and may be used to evaluate *development applications* for their consideration of the *sustainability* policies of this Plan.
- f) Subwatershed studies may be required prior to, or in conjunction with, planning for new communities. A completed subwatershed



study may be a requirement before permitting approval of a draft Plan of Subdivision.

- g) The Town shall complete a Parkland Resource Study to assess the current parkland supply and identify opportunities where additional parkland is recommended. This study shall include an assessment of parkland dedication requirements and a community mapping exercise of existing resources.



3.11 Water Resources

3.11.1 Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan applies to land shown within the jurisdiction of the Lake Simcoe Region Conservation Authority on Schedules D-1 and D-2 of this Plan, which fall within the Lake Simcoe *watershed*. The intent of the Lake Simcoe Protection Plan is to:

- protect, improve and restore the elements that contribute to the ecological health of the Lake Simcoe *watershed* (*water quality*, hydrology, key *natural heritage features* and their functions, key hydrologic features and their functions);
- promote environmentally sustainable land and water uses, activities and development practices; and,
- implement sustainable development policies and practices to protect Lake Simcoe.

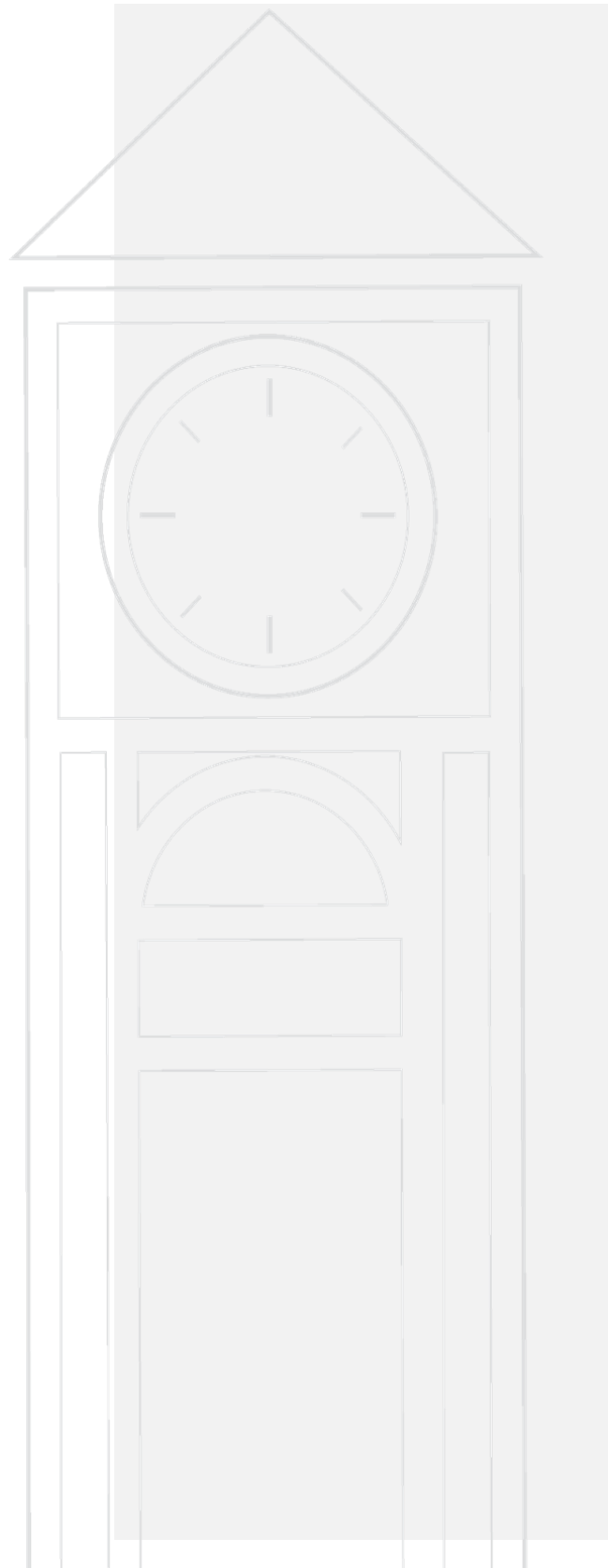
- a) *Development* and *site alteration* within these lands shall demonstrate conformity to the Lake Simcoe Protection Plan.

3.11.2 Source Protection Plan

The South Georgian Bay Lake Simcoe Source Protection Plan (Source Protection Plan) has been developed to protect existing and future supplies of municipal drinking water. The Town has two sources of drinking water: the Bradford Aquifer through the Church Well in northern King Township (close to Bridge Street), and a lake-based service through the Town of Innisfil. Source Protection policies contained in this Section have been developed to protect both the quality of drinking water and the quantity of drinking water for existing and future residents and businesses of the Town.

In accordance with Section 40 of the *Clean Water Act*, all decisions under the *Planning Act* and *Condominium Act* must conform to the significant threat policies as set out in the Source Protection Plan, as of July 1, 2015. The Source Protection policies of this Official Plan intend to focus on protecting water before it enters the drinking water treatment system.

The Source Protection Area Overlays are included on Schedule D-3 of the Official Plan. The Wellhead Protection Areas (WHPAs) A through E relate to *water quality* considerations while WHPAs Q1 and Q2 relate to *water quantity*



considerations. Highly Vulnerable Areas (HVAs) and Significant Groundwater Recharge Areas (SGRAs) are also identified on Schedule D-3 (there are currently no WHPA-E's in the Town). The Source Protection Overlay areas include the following:

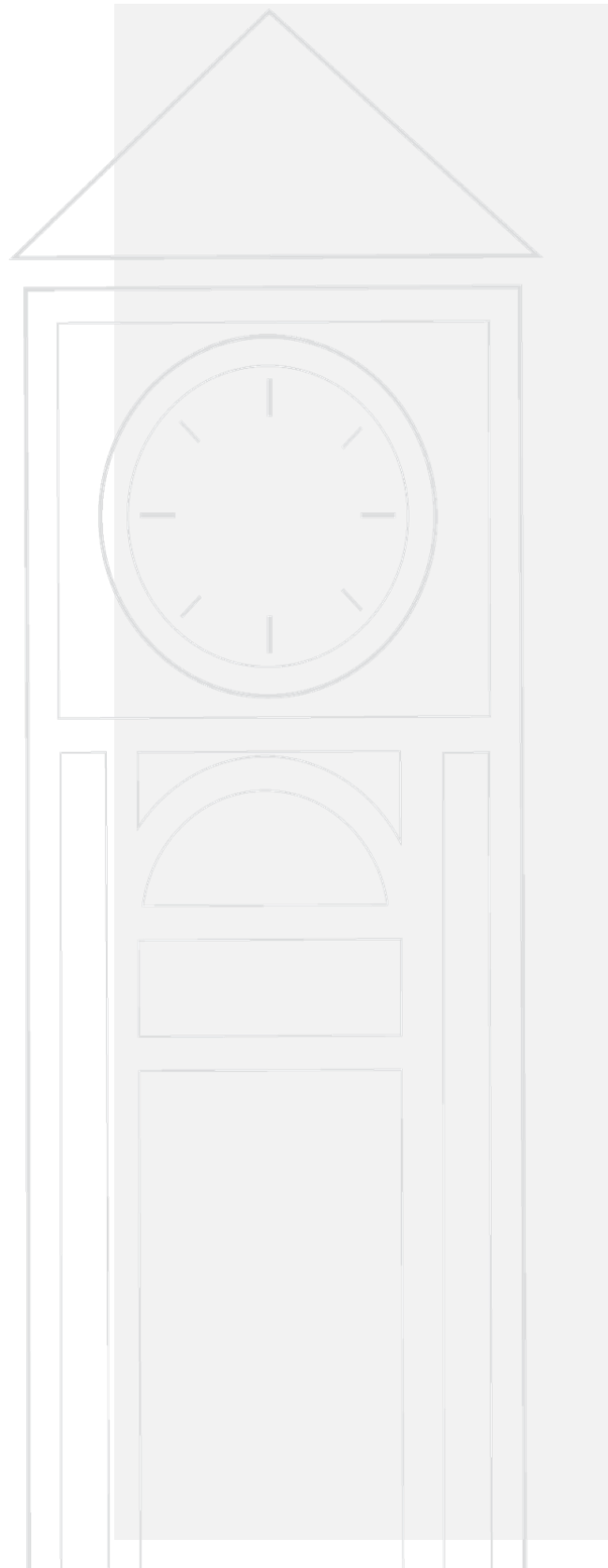
- a) Wellhead Protection Area A (WHPA-A): 100 metre radius surrounding a well. (There are currently no WHPA-A lands in the Town.)
- b) Wellhead Protection Area B (WHPA-B): Two (2) year travel time for water to enter the well. (There are currently no WHPA-B lands in the Town.)
- c) Wellhead Protection Area C1 (WHPA-C1): Ten (10) year travel time for water to enter the well.
- d) Wellhead Protection Area D (WHPA-D): Twenty-Five (25) year travel time for water to enter the well.
- e) Wellhead Protection Area E (WHPA-E): The *vulnerable* area for *groundwater* supplies which are under the direct influence of surface water. The area is calculated based on a two hour travel time of surface water to the well. (There are currently no WHPA-E lands in the Town.)
- f) Wellhead Protection Area Q1 (WHPA-Q1): An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area.
- g) Wellhead Protection Area Q2 (WHPA-Q2): An area delineated through a Tier 3 Water Budget and Water Quantity Risk Assessment as being the area that includes the WHPA-Q1 and any area where the future reduction in recharge would significantly impact that area.
- h) Highly Vulnerable Aquifer (HVA): An aquifer that can be easily changed or affected by contamination from both human activities and natural processes as a result of (a) its intrinsic susceptibility, as a function of the thickness and permeability of overlaying layers of soil, or (b) by preferential pathways to the aquifer. The use of various methods may be permitted, such as the Intrinsic Susceptibility Index (ISI), to determine those aquifers that are highly *vulnerable*. Ontario's ISI defines a highly *vulnerable* aquifer as having a value of less than 30. An ISI is a numerical indicator that helps to indicate where contamination of

groundwater is more or less likely to occur as a result of surface contamination due to natural hydrogeological features. The ISI is the most commonly used method of index mapping and was the prescribed method set out in the provincial 2001/2002 Groundwater Studies.

- i) Significant Groundwater Recharge Area (SGRA): These are areas on the landscape that are characterized by porous soils, such as sand or gravel that allows the water to seep easily into the ground and flow to an aquifer. A recharge area is considered significant when it helps maintain the water level in an aquifer that supplies a community with drinking water.

3.11.3 Administrative Policies

- a) The Source Protection Area Overlays may be updated without the need for an amendment to the Official Plan, if a study is undertaken by the Source Protection Authority to refine these areas.
- b) For the purposes of this Section, all terms not defined within the Official Plan related to Source Protection are subject to the definition in the Source Protection Plan.
- c) The transition policies of the Source Protection Plan shall apply to threat activities that have been applied for under *the Planning Act, Condominium Act or Building Code Act*, prior to July 1, 2015.
- d) All non-residential land uses, are designated for the purposes of Section 59 of the *Clean Water Act*. Any applications made under the *Planning Act* for non-residential uses that would be a significant threat to drinking water that is submitted on lands within the WHPA or ICA as shown on Schedule D-3, must include a Notice from the Risk Management Official (RMO) as part of a *complete application*. The determination of whether a non-residential use would be a significant threat is based on the location criteria and the intensity of use criteria (minimum scale requirement) outlined in the Source Protection Plan.
- e) Prior to filing an application under the *Planning Act*, an applicant proposing a new use within a WHPA or ICA shall pre-consult with the Town and/or the RMO to determine if the proposed use would be a significant threat to drinking water. The Town and the RMO should determine which studies are required for the application and identify the scope of issues and/or technical requirements that need to be addressed before such a use is permitted.



- f) The RMO is an individual appointed by the Town under Part IV of the *Clean Water Act*. The Risk Management Official shall be responsible for determining whether uses are considered significant threats to drinking water and shall be responsible for the preparation of Risk Management Plans.
- g) The Town may assist the Source Protection Authority and the Province in their endeavour to educate those engaged in applying, handling or storing of materials that could potentially lead to a significant threat to drinking water. In cooperation with the RMO, Council may undertake public education and outreach programs as required by the Source Protection Plan.

3.11.4 Restricted Land Uses

- a) No *development application* may be made and no building permit or change of use permit under the Ontario Building Code may be issued to establish a use that is detailed by policy RLU-1 of the Source Protection Plan. The Zoning By-law shall detail these uses as set out in policy RLU-1 and provide direction for the Risk Management Official (RMO) to review the use and provide written notice in accordance with the Clean Water Act.
- b) The following uses are prohibited in WHPA-A to WHPA-D where they would be a significant drinking water threat:
 - i) Waste disposal sites within the meaning of Part V of the *Environmental Protection Act* (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O.Reg 347) and storage of hazardous or liquid industrial waste);
 - ii) Large (more than 10,000 L) on-site sewage systems;
 - iii) Agricultural source material storage facilities;
 - iv) Non-agricultural source material storage facilities;
 - v) Commercial fertilizer storage facilities;
 - vi) Pesticide storage facilities;
 - vii) Road salt storage facilities;
 - viii) Snow storage facilities;
 - ix) Fuel storage facilities;
 - x) Dense Non-Aqueous Phase Liquid (DNAPL) storage facilities;
 - xi) Organic solvent storage facilities; and,
 - xii) In WPHA-only, outdoor confinement or farm animal yard.

- c) The RMO shall be responsible for determining when an existing or future use or activity is, or may be, a significant drinking water threat in accordance with the *Clean Water Act*, and whether the use or activity is prohibited or regulated through a risk management plan in accordance with the Source Protection Plan.

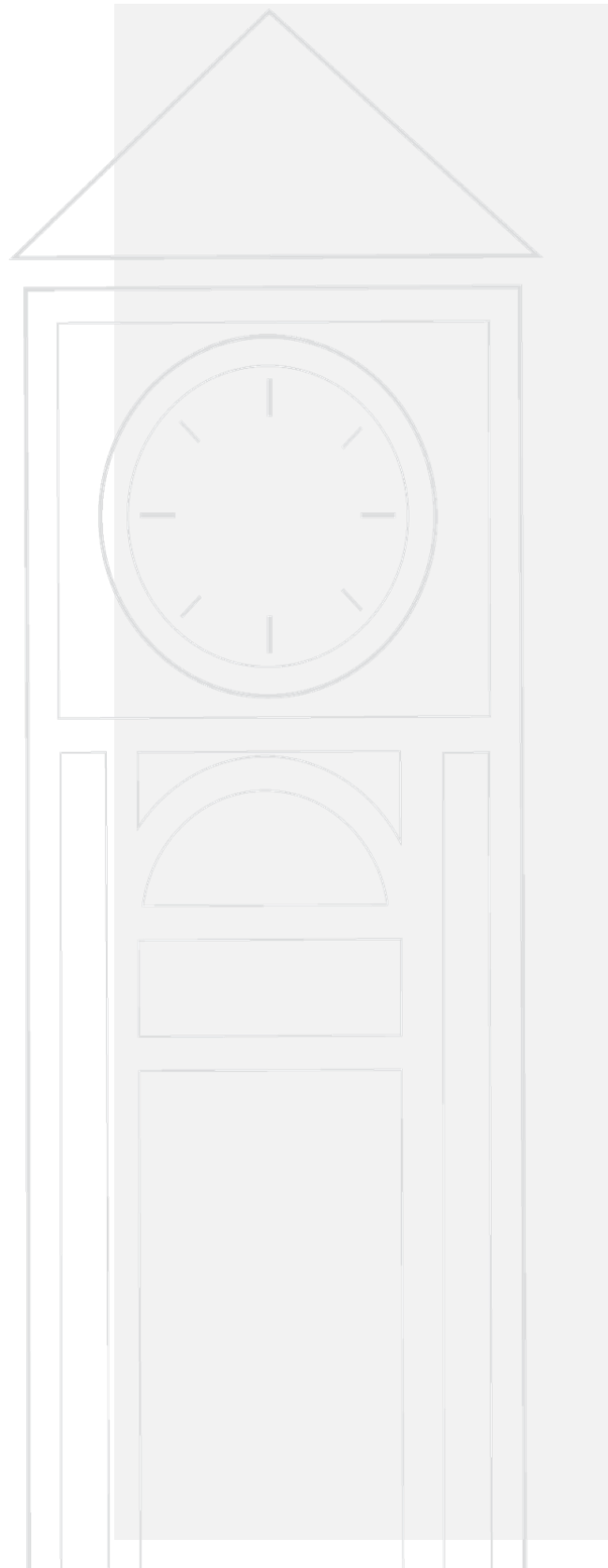
3.11.5 Wetlands and Areas of Natural and Scientific Interest

Wetlands consist of lands seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. Wetlands are evaluated by the Ontario Ministry of Natural Resources using procedures established by the Province, as amended from time to time.

- a) Wetlands are identified on Schedule 'D-2' of this Plan.
- b) Lands designated as Provincially Significant Wetlands on Schedule 'D-2' have been identified as significant natural areas that require protection from development. Development and site alteration, including new lot creation and agriculture, will not be permitted within Provincially Significant Wetlands.
- c) Locally Significant Wetlands are wetlands evaluated under the Ontario Wetland Evaluation System but not considered provincially significant.
- d) An unevaluated wetland is a wetland that has not been evaluated using the Ontario Wetland Evaluation System.
- e) Provincial Areas of Natural and Scientific Interest (ANSIs) (including the Holland River Marsh and the Pottageville Swamp) are also identified within Schedule 'D-2' of this Plan. Due to their environmental importance including containing natural landscapes or features identified as having values related to protection, scientific study or education, no new development or site alteration other than for flood protection of lands is permitted in these important areas.

3.11.6 Highly Vulnerable Aquifers

A Highly Vulnerable Aquifer (HVA) is an aquifer used as a water supply for a well where the aquifer is particularly susceptible to contamination due to the proximity of the aquifer to the surface or to the type of materials found in proximity to the aquifer.



- a) HVAs are identified on Schedule D-3 of this Plan.
- b) Where *development* or *site alteration* is proposed in an HVA, the Town shall encourage the use of mitigating measures in order to protect, improve or restore HVAs.

3.11.7 Significant Groundwater Recharge Area

A Significant Groundwater Recharge Area (SGRA) is an area where an aquifer is recharged by natural processes such as infiltration of rainfall or by human activities such as stormwater management.

- a) SGRAs are identified on Schedule D-3 of this Plan.
- b) Where development or *site alteration* is proposed in an SGRA, the Town shall encourage the use of mitigative measures such as low impact development (LID) in order to protect SGRA's. New *development* shall protect, improve or restore predevelopment infiltration rates in SGRAs.

3.11.8 Site Plan Control

Through *Site Plan Control*, consideration shall be given to minimizing the potential impact of the application of road salt within *vulnerable* areas and where possible, should:

- a) Minimize the amount of impervious surface area requiring the application of salt during winter;
- b) Design site grading and drainage to reduce ponding;
- c) Direct run-off outside of *vulnerable* areas or to storm sewers; and,
- d) Provide for quality control measures to limit migration of sodium chlorides in storm run-off.

3.11.9 Stormwater Management

- a) The design of new stormwater management facilities in *vulnerable* areas shall minimize the risk of contaminating drinking water by encouraging grading and drainage designs that reduce ponding and direct any run-off outside of *vulnerable* areas, where it would be a low, moderate or significant drinking water threat.
- b) Where a development proposal is located within a *vulnerable* area and includes stormwater management facilities, a Stormwater Management Plan shall be required as part of a *complete application* to ensure that the design of the new facilities minimizes the risk to drinking water and directs the discharge to lands outside of *vulnerable* areas.

3.11.10 Sewage Systems

- a) Where services and capacity exists, the Town will enact a By-law that mandates connecting to *municipal sewage services* in *vulnerable* areas where an on-site sewage system is a significant drinking water threat.
- b) Where possible, new private communal sewage services or *municipal sewage services* should be located outside of *vulnerable* areas where it would be a significant drinking water threat. Where a development proposal includes new private communal sewage services or *municipal sewage services*, a Master Environmental Servicing Plan shall be required as part of a *complete application*.
- c) In the area where a future small on-site sewage system would be a significant drinking water threat, new *development* may be permitted only where the *lot* size for any proposed *development* that would include a small on-site sewage treatment system is based on the most current version of Ministry of the Environment and Climate Change's guidelines for *individual on-site servicing*. *Lots* of record that existed prior to July 1, 2015, are exempted.

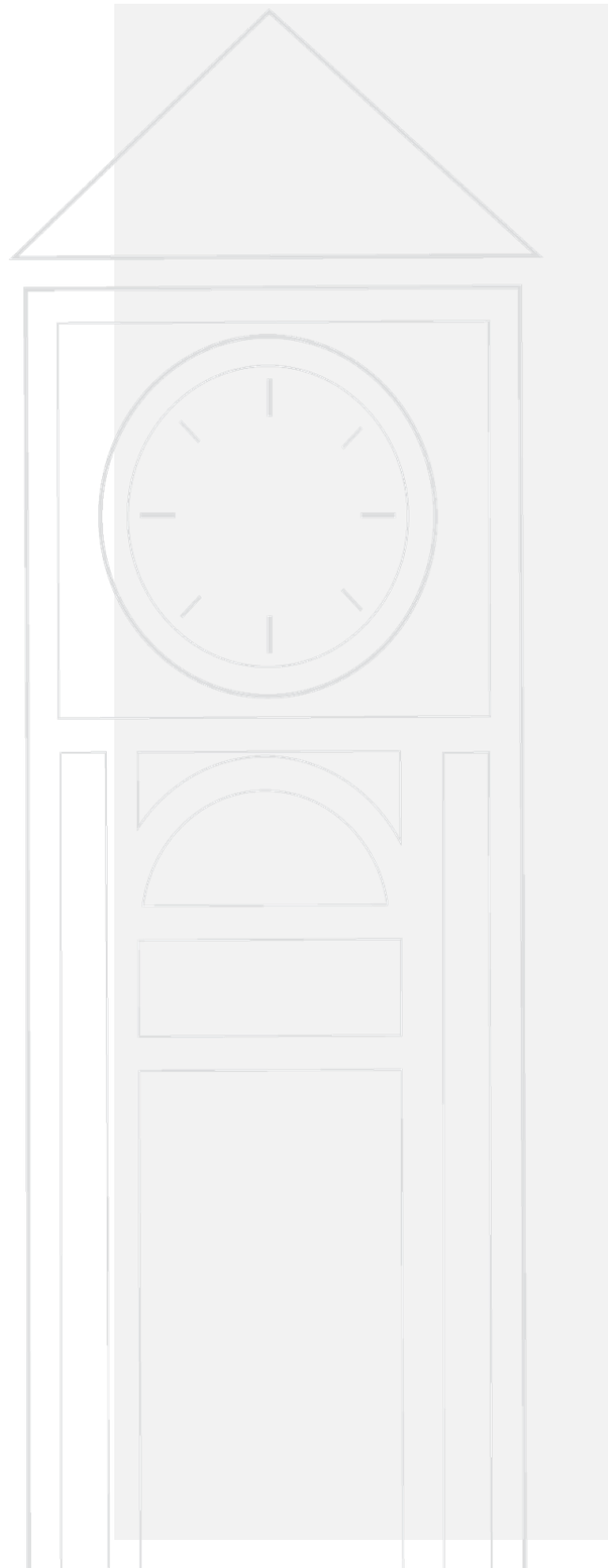
3.11.11 Water Taking

Any non-residential *development* or multi *lot/unit* residential *development* within a WHPA-Q1 that proposes to remove water from an aquifer without returning the water to the same aquifer that has a moderate or significant risk level shall require an amendment to this Plan, and the following must be demonstrated:

- a) The taking of water would not cause draw down impacts beyond a safe level and not preclude the Town from maintaining their municipal wells above a safe level of drawdown under the scenarios tested in the Tier 3 Risk Assessment as part of the Source Protection Plan.
- b) That the increased water removal is sustainable as determined by the Ministry of the Environment and Climate Change in accordance with the Source Protection Plan and the Ontario *Water Resources Act*.

3.11.12 Water Quantity

- a) Within a WHPA-Q2 area with a moderate or significant risk level, the Town shall only permit new *development* (excluding detached dwellings, barns and non-commercial structures that are accessory to an agricultural operation) that may reduce the



recharge of an aquifer where it can be demonstrated through the submission of a hydrogeological study that the existing water balance can be maintained through the use of best management practices such as low impact *development*. Where necessary, and in consultation with the LRSCA, implementation and maximization of off-site recharge enhancement within the same WHPA-Q2 area to compensate for any predicted loss of recharge from the *development* shall occur.

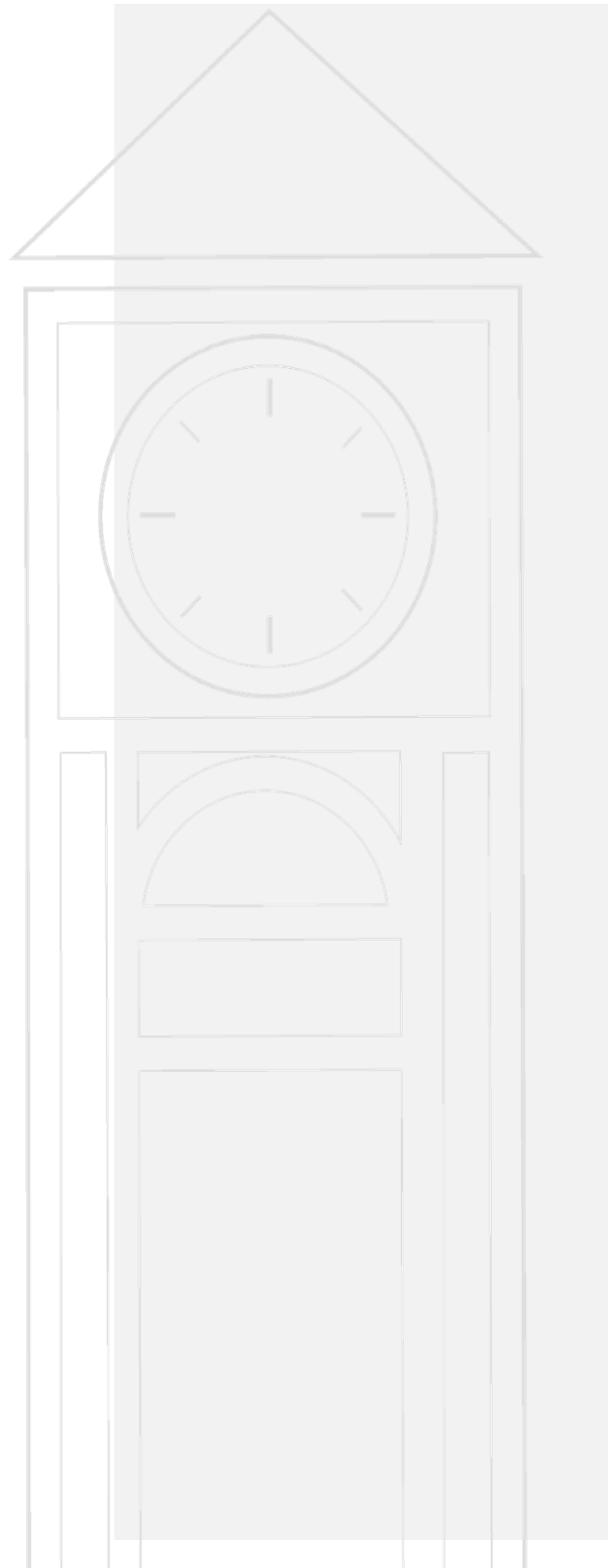
- b) The use of best management practices, such as low impact design, shall be required for *development* or *site alteration* in WHPA-Q2 areas assigned a moderate or significant risk to maintain pre-development recharge rates for non-major *developments* or *site alterations* that would be a significant drinking threat.

3.12 Housing Policies

3.12.1 Affordable Housing

Affordable housing is a critical component of providing a *complete community*. It increases opportunities and choice for all who choose to make Bradford West Gwillimbury home. The need for *affordable* housing options exists and has been documented, and the Town will be assertive in ensuring it achieves its share of the County's *affordable* housing.

- a) The Town will work with proponents of development to strive to achieve a minimum of 10% of housing to be developed is *affordable* and that an appropriate supply is maintained.
- b) Intensification is an important tool for providing *affordable* housing in the form of innovative supply options and secondary dwelling units. New development should also include provisions for *affordable* housing.
- c) Subsection 16(3) of the Planning Act requires that Official Plans contain policies that permit an additional residential unit in a detached, semi-detached or townhouse unit, and in an accessory building or structure. Until such time as this Plan and/or its implementing Zoning By-law are updated to reflect this requirement, any development proposal that seeks to fully implement these provisions through introduction of a total of two (2) additional residential units on a property shall require site-specific Zoning By-law Amendment and may also require site-specific Official Plan Amendment.
- d) The Town intends to apply inclusionary zoning within the major transit station area surrounding the Bradford GO Station. Enabling this tool requires the adoption of a by-law under Section 34 of the *Planning Act* developed through a supporting study.
- e) The Town shall participate in any County initiatives or studies related to *affordable* housing, including monitoring.
- f) The Town will negotiate agreements with the public and private sectors to address the provision of *affordable* housing through the draft plan of subdivision and condominium approval process. For example, negotiating a percentage of new subdivisions to accommodate a higher density housing form (semis, towns, and multiples).
- g) *Affordable* housing will be encouraged to locate in close proximity to shopping (including grocery stores, farmers markets



or community food gardens), community facilities and existing or potential public transit route and active transportation facilities.

3.12.2 Housing for Special Needs

Housing for persons with special needs requirements (being needs beyond economic needs and includes mobility requirements and housing for persons with disabilities) are permitted in all land use designations except any Employment, Natural Heritage System or Environmental Protection designation, subject to any policies applicable in those designations.

3.12.3 An Age-friendly Community

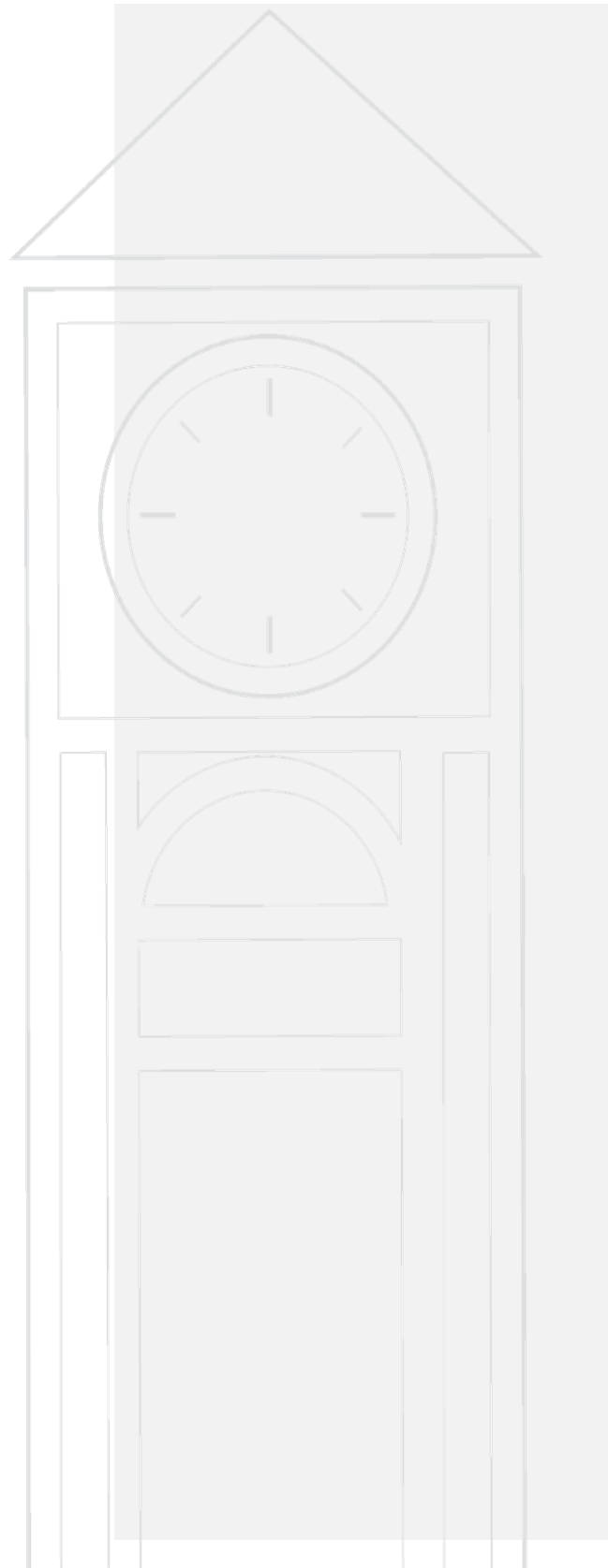
The Town notes that, with an aging population, steps need to be taken to accommodate and serve this growing population. Supporting aging in place can be achieved through a variety of means, from providing diversity and choice in housing options, to enhancing access to local services and amenities, and providing for age-friendly design throughout the community.

- a) As the population in the Town ages, more attention will have to be given to housing for older persons. Policies promoting home-based care will allow older persons to stay in residential units as they age. To accommodate this, the following criteria, in addition to any other criteria identified in the County's Positive Aging Strategy, will be evaluated in development applications to create age-friendly housing options:
 - i) Providing a mix of housing types within the same neighbourhood;
 - ii) Permitting *secondary dwellings* units and *garden suites*;
 - iii) Providing barrier-free and universal design standards and features inside dwellings;
 - iv) Requiring a proportion of dwellings to be provided in age-friendly forms such as slab-on-grade entry or single storey forms;
 - v) Implementing alternative development standards that allow smaller setbacks and yards;
 - vi) Allowing mixed use neighbourhoods;
 - vii) Accommodating services for older persons within residential neighbourhoods;
 - viii) Locating medical offices, with appropriate parking, in new residential neighbourhoods; and,

- ix) Accommodating alternative modes of transportation such as walking and public transit.
- b) The Town shall complete an Age-friendly Community Plan to identify needs, actions, and policy direction with respect to creating a safe, nurturing environment for people of all ages, including older persons. The Town shall pursue funding support from the Simcoe County Service Manager, and the Provincial and Federal governments for this work. (OPA 24)
- c) Planned housing for older persons, including but not limited to long term care facilities, nursing homes, and retirement homes, are permitted in all land use designations except any Employment or Environmental Protection designations, subject to any policies applicable in those designations and the following:
 - i) Planned housing for older persons should be located in close proximity to transit routes, along collector and arterial roads, community facilities, or public service facilities.
 - ii) Reduced parking standards may be considered for planned housing for older persons subject to applicants providing a Parking Study.
- d) The Town shall encourage new residential *development* to include universal design features or be readily adaptable to incorporate universal design features, including, but not limited to, slab-on-grade designs with level, no-step entrances and single-storey forms. This includes requiring a proportion of new dwelling units to be provided in age-friendly forms.

3.12.4 Secondary Dwelling Units

Secondary Dwelling Units are defined as separate and complete dwelling units that are contained either within the structure of a residential dwelling or in an accessory structure, or both, on the same lot. While as of September 3, 2019, amendments to the Planning Act section 16(3) and replacement of terminology within the PPS and Growth Plan resulted in the introduction of the term Additional Residential Units (ARU) permitting two additional residential units, for the purposes of this Official Plan, the Secondary Dwelling Units terminology will continue to apply with the below policies, while select designations within the Official Plan will permit ARU's.



- a) Secondary Dwelling Units shall be permitted within a single-detached dwelling, semi-detached dwelling or rowhouse and within an ancillary structure to a residential dwelling.
- b) Should municipal services be available, full municipal services shall be provided, to the satisfaction of the Town.
- c) Development of an accessory residential dwelling unit shall be incidental to the main permitted residential uses and not exceed 49% of the total habitable floor space.

3.13 Uses Permitted in Multiple Designations

3.13.1 Permitted in All Designations (Except Prime Agricultural Areas, Natural heritage system or environmental protection)

The following uses are considered permitted uses in all designations, except in Prime Agricultural Areas, the Natural Heritage System or Environmental Protection designations where policies related to those designations shall prevail:

- a) Publicly-owned and operated community facility, which shall be directed to settlement areas, including a library, community centre and recreation centre;
- b) Fire, police and emergency service facility;
- c) Publicly-owned parking facility;
- d) Public *parks* evaluated on a case by case basis;
- e) Urban agriculture and community gardens, limited to the growing of crops (except mushrooms);
- f) Municipal transportation facility; and
- g) *Infrastructure* and *utilities* (not including power generation), subject to Section 3.7.

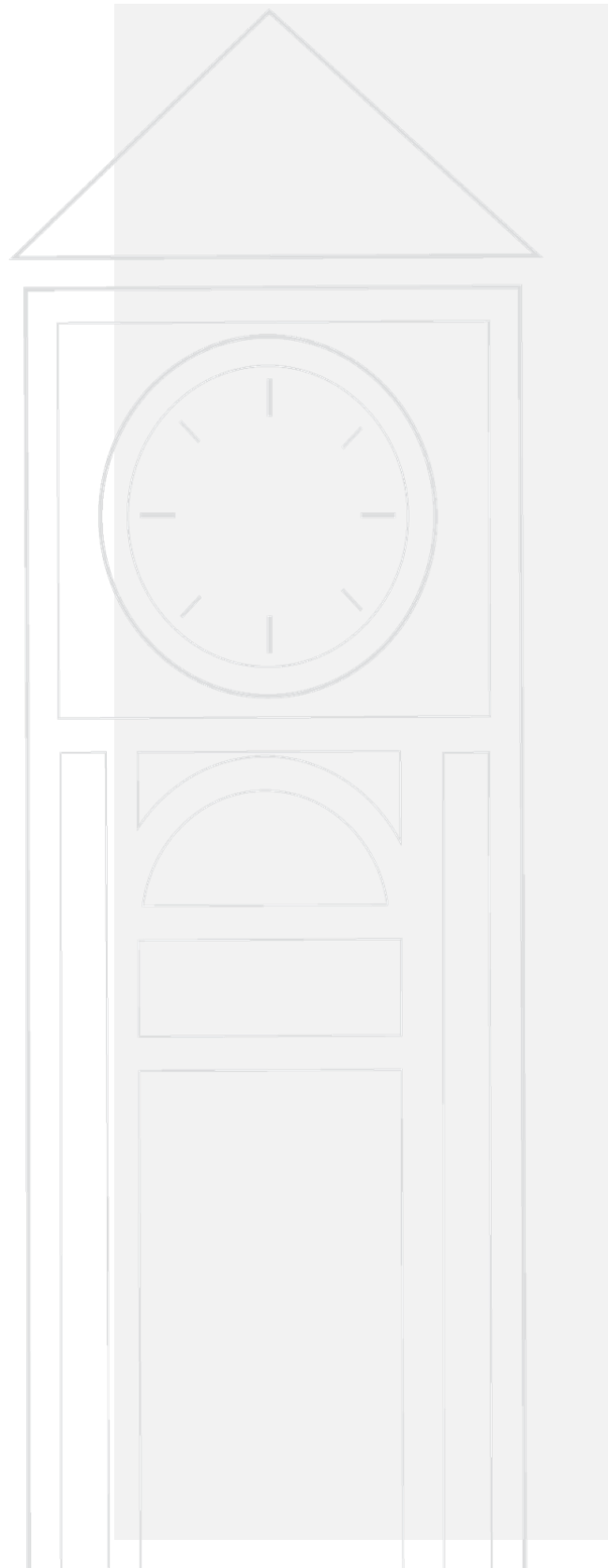
3.13.2 Permitted in Select Designations or Buildings

The following uses are permitted in multiple designations and may be subject to additional policies as identified below:

- a) *Wayside pits and quarries* and *portable asphalt and concrete plants* used on public authority projects are permitted in the Agricultural and Rural designations, and within the Highway 400 Employment Lands (outside of lands designated Environmental Protection).
- b) Wherever this Plan permits detached, semi-detached, or townhouse dwellings, a *secondary dwelling unit* is additionally

permitted within the same building as that *dwelling* or in an accessory building on the same lot, subject to the regulations of the Zoning By-law and the design policies of this Plan.

- c) Wherever this Plan permits *dwelling units*, a home occupation is additionally permitted subject to the regulations of the Zoning By-law and the design policies of this Plan.
- d) Wherever this Plan permits detached dwellings, a *bed and breakfast* is additionally permitted subject to the regulations of the Zoning By-law.
- e) Wherever this Plan permits detached, semi-detached, or duplex dwelling outside of a *settlement area*, a home industry is additionally permitted subject to the regulations of the Zoning By-law.
- f) *Garden suites* are permitted on any Residential lands or lands within the Agricultural and Rural designation, subject to the passing of a Temporary Use By-law in accordance with the *Planning Act*. The *garden suite* shall conform to the design policies and designation-specific policies of this Plan, including the provision of adequate sewage and water services.
- g) *Public Service Facilities*, including public schools, as defined in the *Ontario Education Act*, are directed to settlement areas but may also be located outside of settlement areas in limited situations and in accordance with demonstrating all of the following criteria to the satisfaction of the County and local municipality:
 - i) The proposed use is not appropriate inside a settlement, or its location outside of a settlement is required to provide a service in a specific geographic area;
 - ii) Alternate locations inside settlement areas have been evaluated and are not available or feasible;
 - iii) The proposed use is required to support existing needs and/or forecasted needs within the planning horizon of this Official Plan;
 - iv) The planned or existing transportation infrastructure can accommodate the traffic from the proposed use, and the use shall be located along or in close proximity to an arterial or collector road, with appropriate driveway entrances, approved by the road authority having jurisdiction;
 - v) The design of the proposed *public service facility* shall be compatible with surrounding land uses, and



- appropriately mitigate adverse impacts on surrounding land uses, where appropriate;
- vi) The proposed use should be located on sites that support access by way of active transportation and transit, and that support the effective and efficient delivery of emergency management services;
 - vii) The proposed use shall be connected to municipal water and wastewater services, except that interim private or partial municipal services may be permitted at the sole discretion of the Town and other applicable authorities provided that connection to full municipal services shall be completed, once available;
 - viii) Appropriate stormwater management opportunities are available for the proposed use with a focus on low impact development;
 - ix) The proposed use will not be located in an area that may have a negative impact on the efficient and logical expansion of nearby settlement areas;
 - x) The proposed use will not be permitted within the following Bradford West Gwillimbury Official Plan land use designations: Environmental Protection, Open Space, Highway 400 Employment Lands, and all land use designations within the Greenbelt Plan Area.
 - xi) The proposed use shall be subject to a site-specific Zoning By-law Amendment, supported by such plans, studies, reports and assessments as determined appropriate by the applicable approval authority(ies), and the proposed use is demonstrated to be consistent with or conform to all applicable land use planning policies.
- h) Proposals for new *public service facilities* within the Agricultural designation shall require a local official plan amendment for a non-agricultural use in a prime agricultural area, and be subject to all applicable policies from the Simcoe County Official Plan, the Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe. The locational criteria set out in policy 3.13.2 g) i-x shall be demonstrated to the satisfaction of the Town and County.
- i) Proposals for new *public service facilities* within the County Greenlands shall apply County policy 3.8, or equivalent, including the requirement for an EIS, or other necessary studies.

- j) Properties containing existing public schools as defined in the *Ontario Education Act*, shall be permitted for redevelopment of a school or the buildings and associated land area expanded upon, subject to the criteria listed in section 3.15.2 g)..

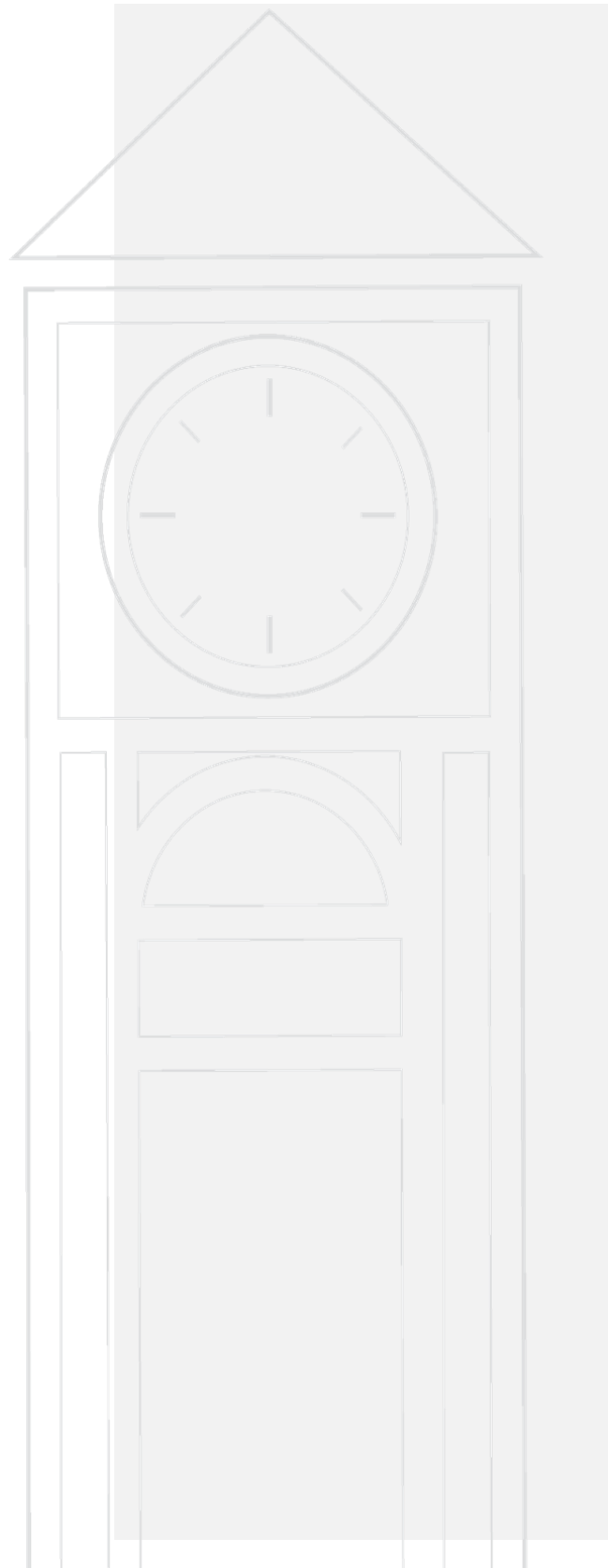
3.13.3 Power Generation

- a) While the *Green Energy and Green Economy Act* is in place, the policies of this Plan and the Zoning By-law shall not apply to power generation projects regulated by that *Act*.
- b) Proposals for power generation accessory to another permitted use on the same *lot* may be permitted provided the *accessory use* is on the same *lot*, is clearly subordinate to and directly related to the functioning of the main permitted use and is designed in a fashion compatible with adjacent existing and permitted land uses. This includes compliance with the Zoning By-law and any other Town By-law.
- c) An environmental monitoring program shall be established in any Functional Servicing Report prepared for receipt or approval by Council.

3.13.4 TransCanada PipeLines Limited

A TransCanada PipeLines Limited right-of-way crosses the Town, including the Bond Head Secondary Plan Area. The Canada Energy Regulator (CER) has a number of requirements regulating *development* in proximity to the pipelines within the right-of-way. This includes approval requirements for certain activities within 30 metres of the centreline of the pipeline.

- a) The Town shall require early consultation with TransCanada, or its designated representative, for any *development* proposals within 200 metres of its right-of- way.
- b) A minimum setback of 7 metres shall be required from the limits of the TransCanada Pipeline right-of-way for all permanent structures and excavations, including private driveways, parking spaces and parking areas. A reduction in the 7 metre setback may be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.



- c) Accessory structures proposed adjacent to the TransCanada Pipeline right-of-way shall be setback a minimum of 3 metres from the limit of the right-of-way.
- d) Notwithstanding any land use designation applying to the TransCanada Pipeline right-of-way, the Town encourages the *development* of the TransCanada right-of-way for passive parkland or open space, subject to TransCanada's easement rights.

3.13.5 Urban Farming

Community gardens and farmers markets form part of the Town's identity and extend the agri-food network into the Town's urban areas. Understanding their contribution to sustainability and resiliency, policy direction is provided to support the inclusion of these uses within an urban setting.

- a) Animals can only be kept within a settlement area in accordance with the Town's Animal Control By-law.
- b) Community gardens may be permitted in any Residential, Commercial and Mixed Use, and Community Facility designation. The use shall be subject to the implementing Zoning By-law.
- c) Farmers markets may be permitted in any Commercial and Mixed Use and Community Facility designation. The use shall be subject to the implementing Zoning By-law.

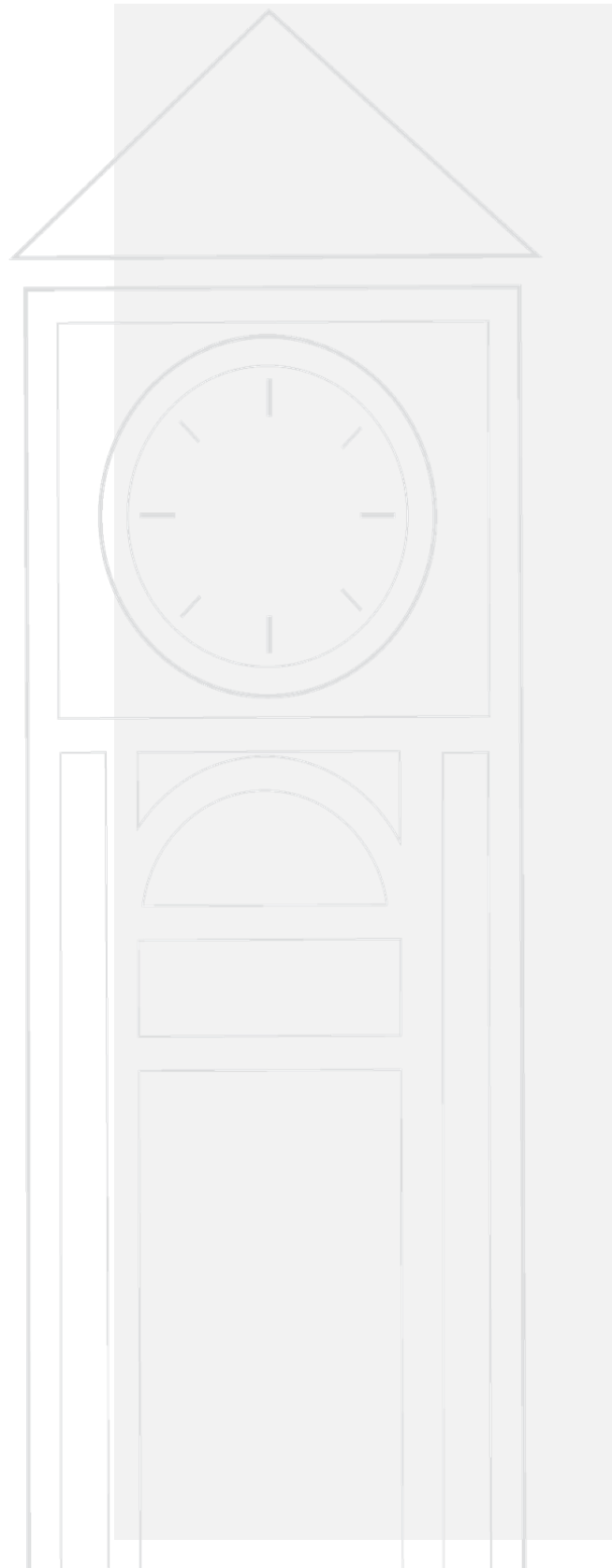
3.13.6 Waste Management

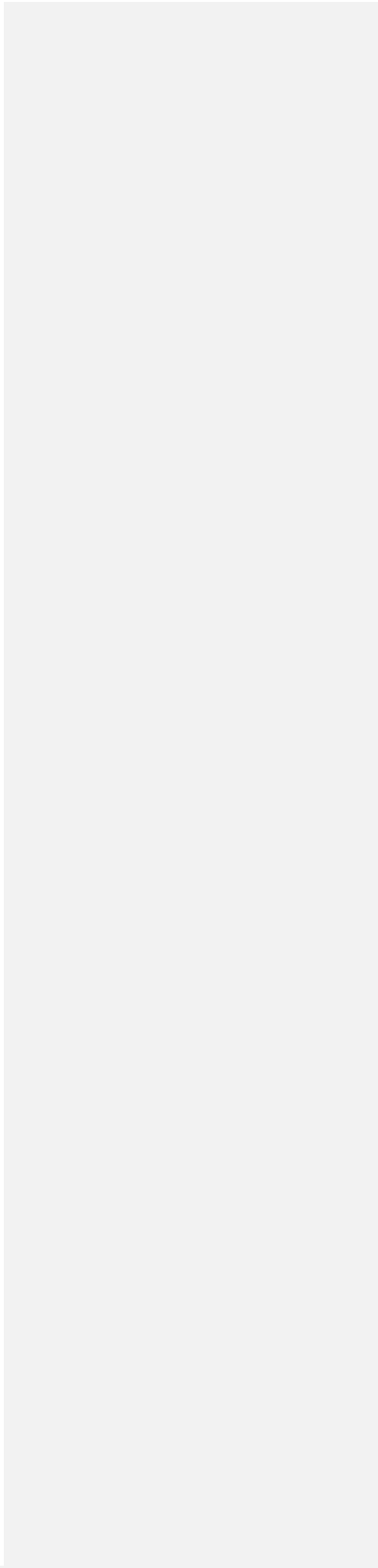
The location of new Waste Management Sites and the expansion of existing Waste Management Sites will require an amendment to this Plan. Development within proximity to Waste Management Sites will be carefully regulated to minimize land use conflicts and the potential for any adverse impacts.

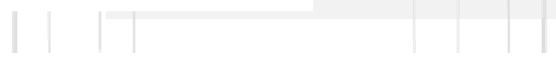
- a) Waste Management Sites are shown on Schedule B to this Plan.
- b) Development proposals within 500 metres of any closed or inactive Waste Management Site will be accompanied by a study prepared by the proponent that satisfies the Town and the requirements of the Provincial guidelines related to land uses on or near landfills and dumps. The study will address any mitigation measures required.
- c) Development proposals within 500 metres of any active Waste Management Site will be accompanied by a study prepared by the proponent that satisfies the County and the requirements of

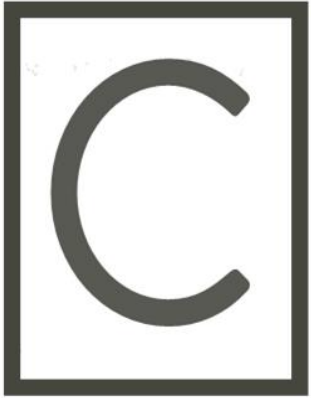
the Provincial guidelines related to land uses on or near landfills and dumps. The study will address any mitigation measures required.

- d) Where development, redevelopment or site alteration is proposed within 500 metres of a known or suspected former waste management site, as shown on Schedule B, the following requirements shall be completed to the satisfaction of the Town and the Province:
- i) determination of the actual influence area;
 - ii) submission of technical studies prepared by qualified persons identifying the level of contamination and remediation measure and post clean up conditions as required by legislation; and
 - iii) implementation of cleaning and remediation measures in accordance with provincial criteria, the policies of this Plan and technical study recommendations.
- e) Use of any closed Waste management Site will be in accordance with the Environmental Compliance Approval.









LAND USE DESIGNATIONS





4. Land Use Designations

The land use designations are the fundamental component of guiding how Bradford West Gwillimbury will build on tradition in developing a complete community. The land use policies are a fundamental component of the Plan and are intended to reinforce and provide greater detail to the general policies contained elsewhere in this Plan. Each designation outlined on Schedules B, B-1, B-2, and B-3 is linked to the land use policies discussed throughout this chapter. The policies contained within this chapter apply within the entirety of each land use designation.

The following are the Land Use designations described further in this section:

Settlement Area Structure

1. Residential
 - a. Low Density Residential Designation
 - b. Medium Density Residential Designation
 - c. High Density Residential Designation
 - d. Residential Built Up (Bradford Delineated Built Boundary)
2. Commercial and Mixed Use
 - a. Downtown Bradford Designation
 - b. Community Commercial Designation
 - c. Neighbourhood Commercial Designation
3. Employment
 - a. Industrial Commercial Designation
 - b. Industrial Designation
4. Community Facilities
 - a. Community Uses Designation
 - b. Open Space Designation
5. Environmental Protection

Countryside Structure

6. Agriculture Designation
7. Rural Designation
8. Mineral Aggregate Operations Designation
9. Natural Heritage System Designation

SETTLEMENT AREA STRUCTURE

4.1 Residential

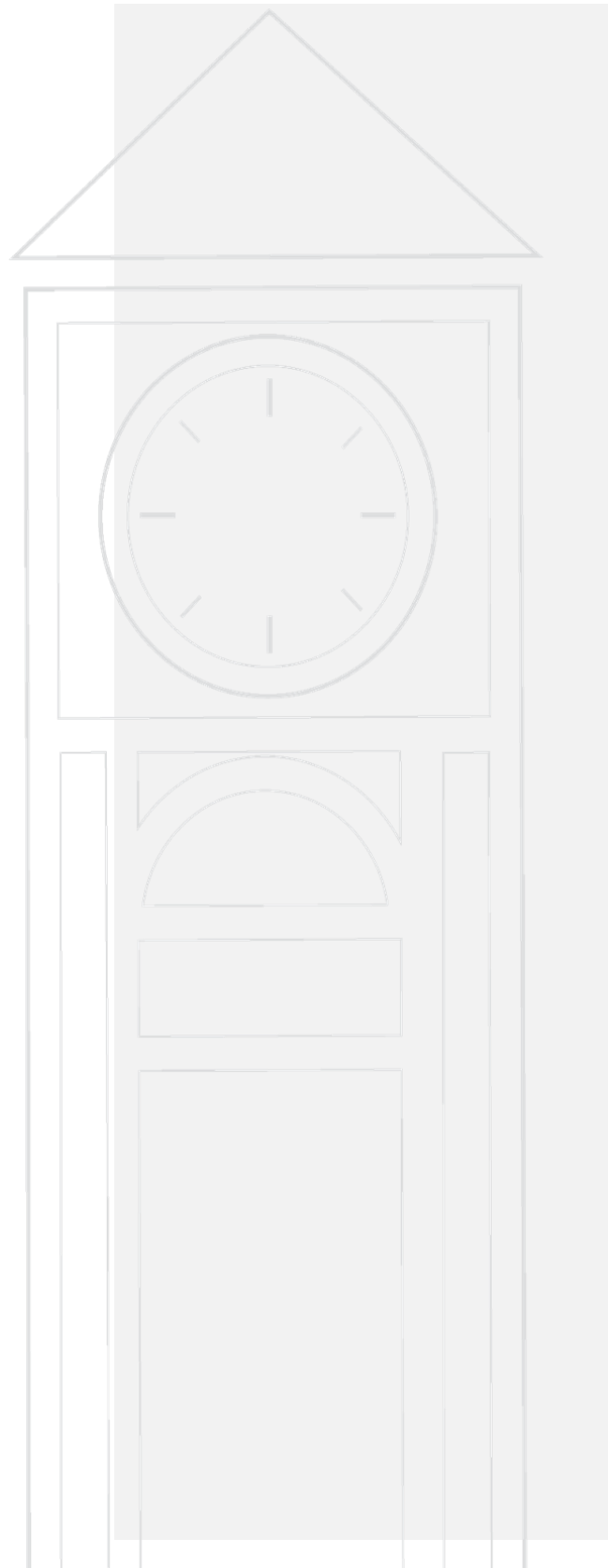
Lands designated residential on the schedules of this plan are intended to provide the majority of housing in the community. Residential lands are divided into four designations with different permitted housing forms: Low Density Residential, Medium Density Residential, High Density Residential, and Residential Built-Up.

The following objectives apply to *development* on lands designated residential:

- a) Protect and enhance the *character* of existing residential areas;
- b) Create an appropriate mix of housing types, densities, design and tenure as part of developing *complete communities* in the Town's neighbourhoods and *settlement areas*;
- c) Create a compact urban form through sensitive, context-appropriate and strong urban design in any new *development*;
- d) Provide a range of innovative and *attainable* housing types to ensure accessible, *attainable* and adequate homes for all residents; and,
- e) Encourage the *conservation* and *rehabilitation* of older housing as part of maintaining stability and enhancing the *character* of existing residential *development* and communities.

4.1.1 General Policies

- a) Where new residential *dwelling units* are to be established adjacent to dwellings existing on March 21, 2017, within the Low Density Residential designation, compatibility in heights and transition shall be demonstrated between the applicable adjacent properties. (OPA 25)
- b) Secondary dwelling units are permitted in detached dwellings, semi-detached dwellings, townhouse dwellings, and ancillary buildings to a residential use, subject to the regulations of the implementing zoning by-law. (OPA 25)
- c) *Garden suites* are permitted on all lands designated Residential, subject to the passing of a temporary use by-law. (OPA 25)
- d) Home occupations and *bed and breakfasts* are permitted on all lands designated Residential, subject to the regulations of the implementing zoning by-law.
- e) The density of residential *development* shall be optimized where appropriate and shall contribute to achieving the population targets stated in Section 3.2.



- f) Uses permitted within the Community Uses and Open Space designations may also be permitted, and are encouraged, in any Residential designation, without amendment to this Plan, provided they comply with the following criteria:
- i) Are located on an arterial or collector road, with appropriate driveway entrances approved by the Town;
 - ii) Be supported by a traffic study approved by the Town that demonstrates that the use will not have a detrimental impact on the function of the road; and,
 - iii) Incorporation of appropriate setbacks and design elements (such as landscaping, parking location, ingress/egress,) to appropriately mitigate any impacts on adjacent residential uses.
- g) The conversion of existing rental housing to condominium or other forms of ownership is discouraged to maintain (and grow, through new *development*) an adequate rental housing supply.
- h) MDS I shall not apply to any *development* within a *settlement area*.
- i) Neighbourhood commercial uses are permitted including, but not limited to, neighbourhood grocery stores, which can allow for easier access to food and minimize travel. Such facilities will be located with direct access to collector or arterial streets, and will be designed to be compatible with the surrounding residential area. A residential component within the neighbourhood commercial facility is encouraged.

4.1.2 Low Density Residential designation

- a) Permitted uses include a range of traditionally low-rise *dwelling units*: detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and townhouse dwellings.
- b) A density of up to 30 *dwelling units* per *net hectare* is permitted.

4.1.3 Medium Density Residential designation

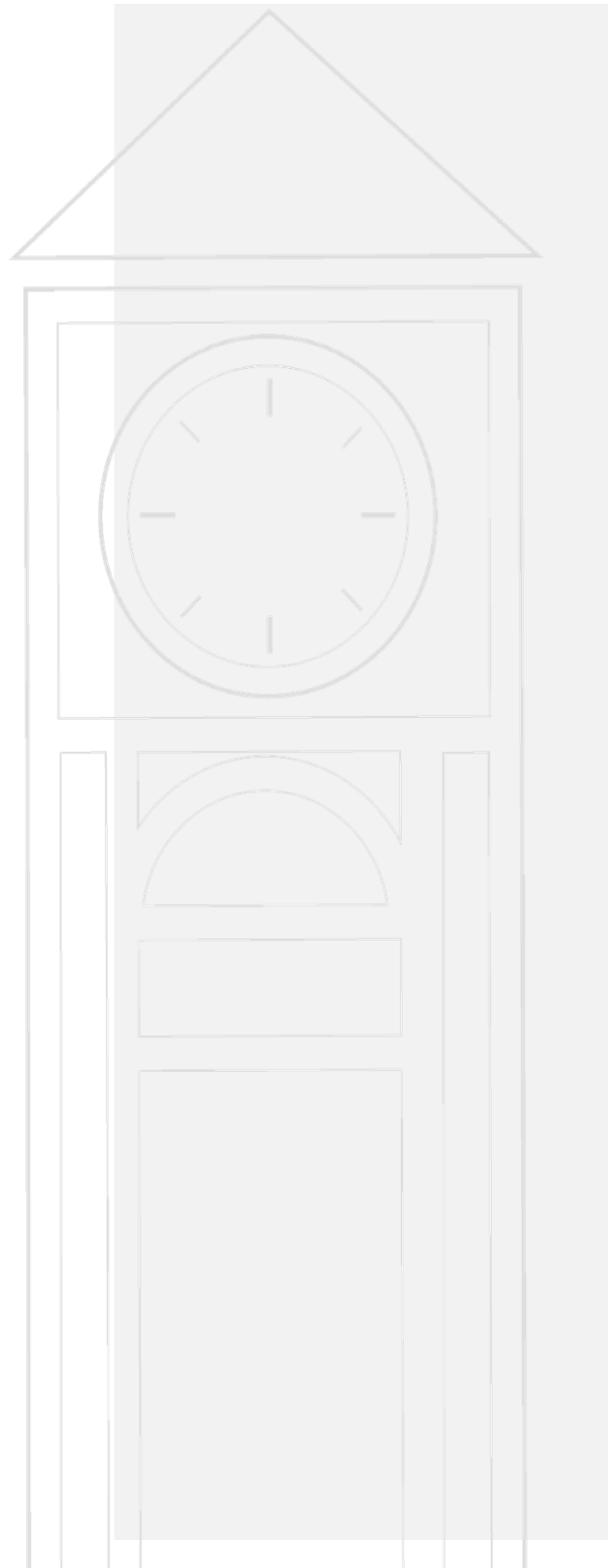
- a) Permitted uses include a range of more dense or traditionally mid-rise *dwelling units*: townhouse dwellings and apartment dwellings.
- b) A density of up to 50 *dwelling units* per *net hectare* is permitted.
- c) Maximum heights and storeys shall be regulated by the implementing zoning by-law in a manner that reflects compatibility and transition between and to adjacent land use designations.

4.1.4 High Density Residential designation

- a) Permitted uses in designation include a range of traditionally taller *dwelling units*: townhouse dwellings in stacked forms and apartment dwellings.
- b) Lands in this designation contribute the greatest single-use opportunities for meeting greenfield density targets (as applicable). There is no maximum density for lands in this designation. However, the number of *dwelling units* permitted on individual *lots* or for individual *developments* in this zone shall be regulated in the Zoning By-law with an eye toward implementing, on a site-specific basis, the policies of Section 3.2.3 of this Plan.

4.1.5 Residential built up designation

- a) Permitted uses in designation include a range of *dwelling units*:
 - i) Low density residential uses.
 - ii) Medium and high density residential uses including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings, small-scale apartments, low-rise and high-rise apartment buildings, multiple-attached dwellings and other similar medium and high profile residential buildings.
 - iii) Neighbourhood commercial uses such as convenience stores, personal service establishments, small-scale eating establishments, and other similar convenience commercial uses that serve the day-to-day needs of the area.
- b) Lands in this designation contribute the greatest single-use opportunities for meeting intensification targets (as applicable). There is no maximum density for residential lands in this designation. However, the number of dwelling units permitted on individual lots or for individual developments in this zone shall be regulated in the Zoning By-law with an eye toward implementing, on a site-specific basis, the policies of Section 3.2.3 of this Plan.
- c) In addition to the policies of Section 3.2.3, the height and massing of the buildings at the edge of the development shall have regard to the height and massing of the buildings in any adjacent low/medium density residential area and may be



subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition.

- d) Development shall be adequately serviced by parks and school facilities.
- e) Development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is integrated.
- f) Developments incorporating small-scale apartments, block/cluster townhouse dwellings and similar medium profile residential buildings may be required to provide on-site recreational facilities or amenities such as private open space or playground equipment.
- g) Lands that may be used for neighbourhood commercial uses shall be subject to the following:
 - i) no more than one commercial structure or building shall be permitted on any site or in any one location;
 - ii) the building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height shall be compatible with the surrounding residential uses;
 - iii) landscaping, fencing, berming and other screening shall be provided adjacent to residential land uses where appropriate;
 - iv) all required parking shall be provided on the site, and cash-in-lieu of required parking shall not be accepted by the Town; and
 - v) driveway access shall be approved by the Town.

4.2 Commercial and Mixed Use

Lands designated for commercial or mixed uses represent the best opportunity for integrated residential, commercial and office *development* at higher, transit-supportive densities in a pedestrian-oriented, compact urban form. The majority of these lands are developed; as such, *redevelopment* is anticipated in compatible forms during the life of this Plan. The three designations that permit commercial or mixed uses are: **Downtown Bradford, Community Commercial, and Neighbourhood Commercial.**

The following objectives apply to *development* on all lands in the **Downtown Bradford, Community Commercial, and Neighbourhood Commercial** designation:

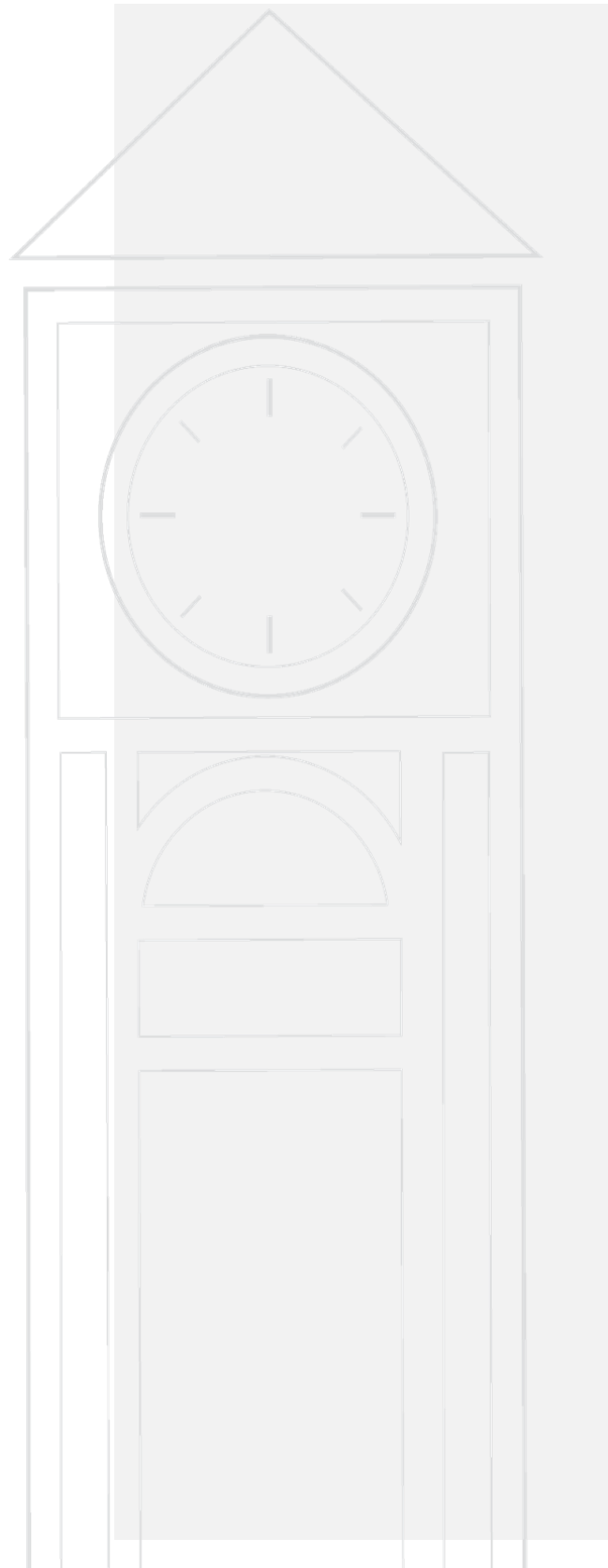
- a) Provide a full range of services to residents and employees in a variety of scales and forms in the appropriate locations;
- b) Maximize pedestrian activity and experience above all, by integrating uses into individual buildings or amongst buildings along the same streets and corridors;
- c) Develop context-appropriate retail uses to provide services for all within the Town; and,
- d) Treat motor vehicle parking as a shared supply and common pooled resource for all uses.

4.2.1 General Policies

- a) New drive-through facilities or expanded drive-through facilities on lands without prior site-specific zoning provisions that are designated Downtown Bradford, Community Commercial, and Neighbourhood Commercial will require an amendment to the Town's Zoning By-law. The proposal shall satisfy the following criteria:
 - i) Demonstration that the drive-through facility shall not preclude residential *intensification* on or near to the site;
 - ii) Conformity with applicable urban design guidelines;
 - iii) Demonstration that the drive-through facility does not change or unacceptably alter the existing or planned *streetscape*;
 - iv) Demonstration that the drive-through facility maintains the scale of an urban environment; and,
 - v) Demonstration that the drive-through facility does not compromise the safe and efficient movement of pedestrians and cyclists.

4.2.2 Downtown Bradford Designation

Downtown Bradford is planned to be restored to its rightful role as the heart of the community. As the Town's primary *intensification* and *redevelopment* area, it will accommodate growth and *redevelopment* that supports pedestrian, and social activity in a manner that provides for a high quality and vibrant public realm for all users. *Development* in the Downtown Bradford designation should accommodate uses serving the surrounding community in forms and with architecture consistent with the Design Guidelines for Downtown Bradford. (OPA 27)



Land Use and Built Form Policies

- a) Uses permitted include the full range of retail, office, institutional, restaurant, hotel, and public uses. (OPA 27)
- b) For buildings immediately adjacent to arterial roads, *dwelling units* are permitted and intended to only be located above a first storey. Notwithstanding this, access lobbies, stairs, interior amenity spaces, and mechanical or *utility* rooms are permitted on a first storey, and accessory components such as storage are permitted in a basement. Furthermore, where a lot in this designation has frontage on an arterial road and a local or collector road, dwelling units may be permitted on the first storey, provided that the floor area devoted to such dwelling units is located adjacent to the local or collector road. Notwithstanding the aforementioned ground floor residential permission, the development of convertible floor area along collector roads is encouraged. (OPA 27)
- c) In new *development*, office, institutional, and public uses should be located above a first storey or in a basement unless it can be demonstrated that the use contributes to a pedestrian-oriented environment. (OPA 27)
- d) Minimum and maximum heights in Downtown Bradford shall be as follows:
 - i) The minimum height of new buildings shall be two to four storeys as shown on Schedule B-1A of this Plan. (OPA 27)
 - ii) The maximum height of buildings in the implementing zoning by-law shall be as shown on Schedule B-1A of this Plan. (OPA 27)
 - iii) 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. (OPA 27)

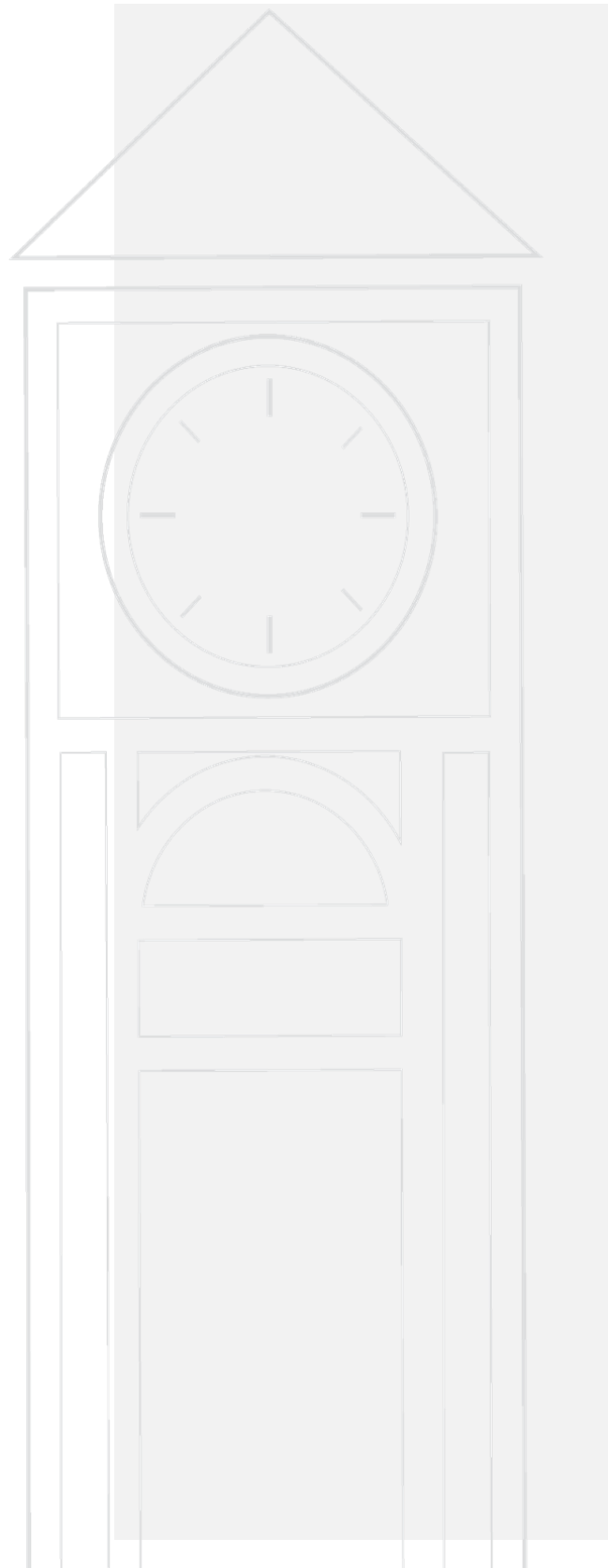
- iv) Such additional height shall require appropriate setbacks or recesses from the storeys below on façades adjacent to public streets and public lands in another land use designation. This setback or recess shall be detailed in the implementing zoning by-law amendment. (OPA 27)
- v) Any maximum height 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. (OPA 27)


Public Realm and Compatibility

- a) In new *development*, the built form on *lots* adjacent to low and medium density residential uses in another designation shall be compatible with the surrounding neighbourhood. This includes, but is not limited to, scale, massing, architectural *character* and materials, setbacks, building orientation, grading, and separation distances. (OPA 27)
- b) Buffering and a gradation in building height shall be used on lands in the Downtown Bradford designation adjacent to low and medium density residential uses in another designation to achieve compatible transition between designations. (OPA 27)
- c) Creation of new views and vistas, *parks* and parkettes, pedestrian plazas, mid-block linkages between properties, and courtyards in both private and public ownership shall be investigated in any new *development*. (OPA 27)
- d) Existing public spaces and plazas should be expanded to create larger, flexible gathering and event spaces.

Transportation and Parking

- a) The Town will complete a Downtown Parking Strategy to identify options and an implementation plan for expanding and operating a municipal parking supply serving lands within this designation. The Strategy will make recommendations to update the policies of this Plan. (OPA 27)
- b) Parking spaces shall be discouraged in any yard abutting Holland Street, Simcoe Road, or Barrie Street on lands within this designation, unless the Town is satisfied that the existing and planned *streetscape*:
 - i) Is not unacceptably adversely affected;
 - ii) Maintains the scale of the urban environment; and,
 - iii) Does not compromise the safe and efficient movement of pedestrians and cyclists.



- 
- c) Until a Downtown Parking Strategy is approved by Council, the Town shall acquire, operate, maintain, and improve on-street parking spaces and off-street parking facilities to the benefit of all uses and users of lands within this designation.
 - d) Until a Downtown Parking Strategy is approved by Council, the Town will seek opportunities to create additional public parking facilities in the Downtown.
 - e) The Town shall consider implementing a permit program for restaurants, cafes and bars to permit the occupancy and removal of off-street or on-street parking spaces, lanes, and components of public streets for temporary/seasonal patios.

4.2.3 Community Commercial Designation

Existing commercial areas outside the Downtown Bradford designation and along the main highway accesses through the Town are located in this designation. Non-residential uses on these lands are intended to serve the entire Town and, to an extent, regional markets.

- a) The full range of retail, service commercial, motor vehicle, and *recreational* uses may be permitted.
- b) Residential uses are encouraged to be developed as an integral part of any *development* within this designation, in particular adjacent to Holland Street West, provided they are compatible with the specific commercial use. Such uses shall be located on storeys above the ground floor with another permitted use integrated on the majority of the first storey.
- c) Office uses may be permitted provided they are small in scale and do not constitute the primary use of land on a *lot* or within a planned commercial *development*.
- d) For lands in this designation abutting Bridge Street south and east of the major transit station area, retail uses are anticipated to continue to focus on the agricultural and market products sector and travelling public. Transition that incorporates residential uses shall be compatible with adjacent agricultural and commercial uses, and a Geotechnical Study will be required for new uses.
- e) Heights and setbacks for buildings and structures shall ensure compatibility and conformance with the Town's applicable Urban Design Guidelines to mitigate *adverse effect* with uses, buildings and structures on adjacent *lots*.

4.2.4 Neighbourhood Commercial Designation

There are smaller commercial sites identified within the *designated greenfield area* for *small-scale*, neighbourhood-level commercial sites. These lands are intended to service convenience-level needs within the community. Future identification of lands for inclusion in this designation are a critical part of planning for *complete communities* in the Town.

- a) Retail and service commercial uses may be permitted.
- b) Residential uses are encouraged to be developed as an integral part of any *development* within this designation, provided they are compatible with the specific commercial use. In a mixed use format, such uses should be located on storeys above the

ground floor with another permitted use integrated on the majority of the first storey. Live-work dwellings are also permitted, provided parking is provided for both residential and employment components of the use.

- c) The maximum height shall be three storeys; however, an increase in height may be permitted at the intersection of an arterial and a collector road where a mixed-use development is proposed with residential uses above the first storey.
- d) Setbacks and heights for buildings and structures shall ensure compatibility and demonstrate no unacceptable *adverse effect* with adjacent residential uses, buildings and structures on adjacent *lots*.
- e) Commercial *development* on lands within this designation should not exceed 2,500 square metres of net floor area.

4.3 Employment

All of the lands designated Employment—those in the Industrial, Industrial/Commercial, Highway 400 Industrial, Highway 400 Industrial/Commercial, Highway 400 Interchange, and Employment Lands Reserve designations—are intended to be protected and provide lands for employment and business uses including industrial and office uses. Constituting the Town's employment lands supply, it is intended to protect these lands for long-term use as the main source of employment opportunities in the Town.

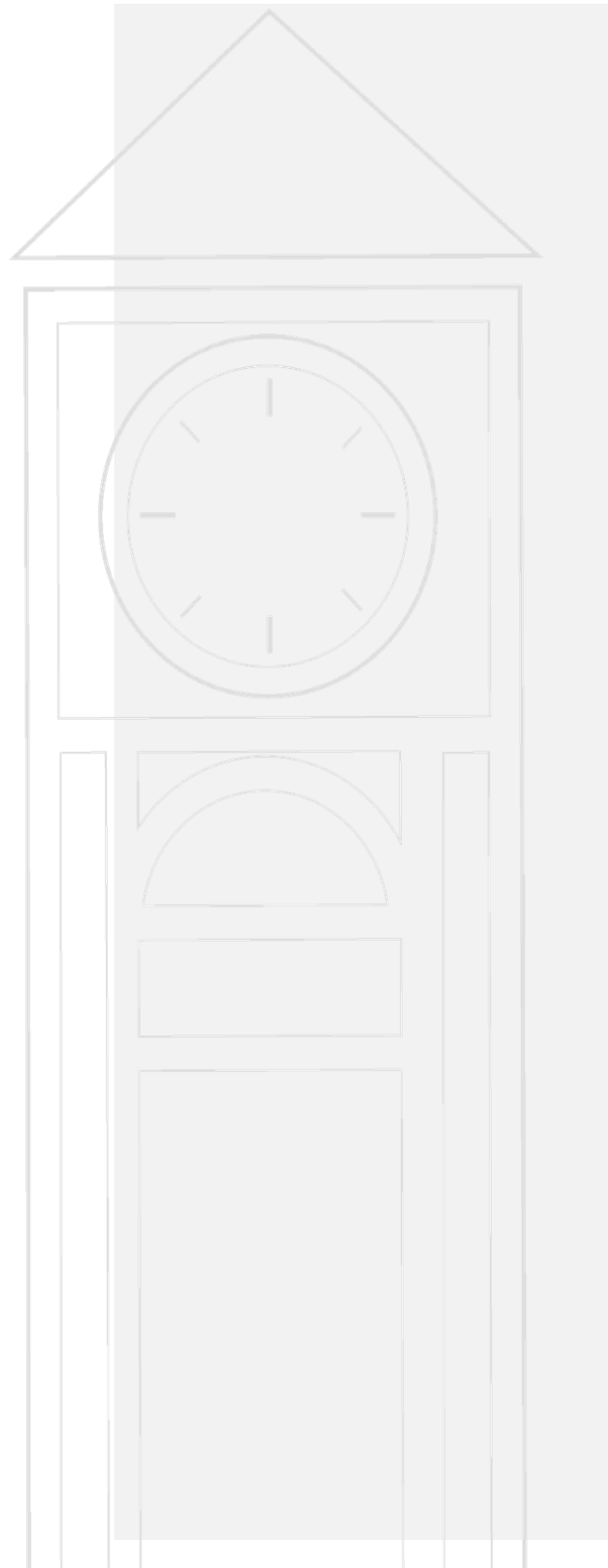
The following objectives apply to *development* on lands designated Employment:

- a) Maintain an appropriate supply of employment lands, both in *employment areas* and on other lands for employment uses to accommodate growth to 2031; (OPA 26)
- b) Accommodate employment growth in the Highway 400 Employment Lands and the lands associated with the anticipated future construction of the Highway 400/404 Link; (OPA 26)
- c) Protect *employment areas* beyond a 25-year timeframe provided lands are not designated beyond the planning horizon of this Plan;
- d) Support and enhance employment clusters in manufacturing and construction already present in the Town; and,

- e) Support economic growth through the maintenance, implementation, and monitoring of an Economic Development Strategy further informed through the County's *municipal comprehensive review*.

4.3.1 General Policies

- a) In order to provide a positive business environment, maximize the use of existing and new *infrastructure* and ensure compatibility of land uses, the following policies shall be applied:
 - i) Encourage the *infilling* of existing industrial parks;
 - ii) Protect and *preserve* all lands in an employment designation for employment purposes, and only contemplate the conversions of lands designated for employment purposes through a *municipal comprehensive review* undertaken by the County;
 - iii) Encourage relocation of isolated or poorly located industry and non-conforming industrial uses onto lands designated for employment uses;
 - iv) Continue to use *site plan control* for new and/or expanding industrial uses;
 - v) Direct retail and office uses to locations that support active transportation and planned transit by improving connectivity networks, providing appropriate mix of amenities and open spaces and planning for intensification of employment uses;
 - vi) Better connect areas with high employment densities to transit;
 - vii) Development of active transportation and transit-supportive built form will be facilitated; and
 - viii) Direct appropriate employment to the Highway 400 Employment Lands. (OPA 26)
- b) The Town shall monitor the rate of absorption of employment lands within all designations to inform future amendments to this Plan and the County Official Plan.
- c) Residential uses are prohibited on all employment lands.
- d) Retail uses, are generally not permitted, except for products produced or assembled on site and where permitted by other policies of this plan. Such uses shall be accessory and located within the same building as the associated industrial use.



- e) Outside storage may be permitted as a principal or *accessory use*, provided that appropriate screening is provided from lands in non-employment land use designations or public streets and all applicable safety requirements are upheld.
- f) Notwithstanding Section 4, public and institutional uses with accessory residential components are not permitted in the Industrial or Industrial/Commercial designations. (OPA 25)

4.3.2 **Industrial Commercial Designation**

Lands designated Industrial/Commercial are to provide for a full range of *light industrial* and office uses at a high standard of design. (OPA 26)

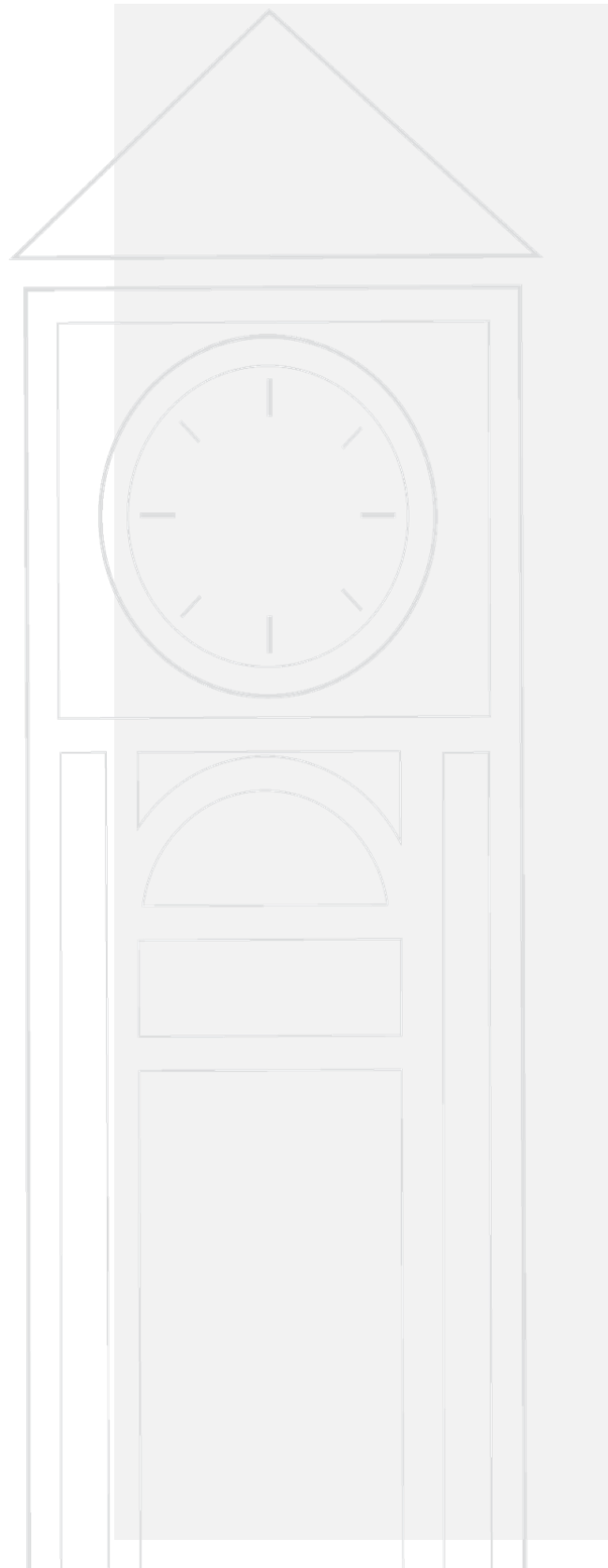
- a) Uses permitted within the Industrial/Commercial designation include manufacturing, warehousing, fabricating, repairing, processing, and assembly; office uses; hotel and convention facilities; and public and institutional uses. (OPA 26)
- b) Residential uses are prohibited.
- c) Retail uses are not permitted, except for products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use. (OPA 26)
- d) Outside display and sales may be permitted, provided the uses are clearly accessory to the associated main use permitted by subsection (a) above. Areas occupied by these uses shall be appropriately screened from lands in non-employment land use designations and public streets. (OPA 26)
- e) Outside storage may be permitted as a principal or *accessory use*, provided that appropriate screening is provided from lands in non-employment land use designations or public streets and all applicable safety requirements are upheld. (OPA 26)
- f) Service commercial uses, *recreational* uses, entertainment uses, and building supply outlets, are only permitted accessory to and located on the same *lot* as a primary use permitted by subsection (a). (OPA 26)
- g) Where lands in this designation abut designated or zoned residential or open space areas, adequate buffering and visual screening is required on lands in the Industrial/Commercial designation. Where lands in this designation abut lands in any other designation, adequate buffering and screening is to be shared at the mutual boundary between such areas. All applicable buffering and screening shall be in accordance with

applicable MOECC guidelines and the design policies of this Plan. (OPA 26)

4.3.3 Industrial Designation

Lands designated Industrial are to provide for the creation of employment opportunities at locations that maximize the use of existing *infrastructure* and minimize conflicts between industrial and non-industrial uses. (OPA 26)

- a) Uses permitted within the Industrial designation are manufacturing, warehousing, fabricating, repairing, processing, and assembly. (OPA 26)
- b) Outside storage may be permitted as a principal or *accessory use*, provided that appropriate screening is provided from lands in non-employment land use designations or public streets, and all applicable safety requirements are upheld. (OPA 26)
- c) Office uses are permitted accessory to a primary use permitted in subsections (a) or (b) above. (OPA 26)
- d) Retail uses are not permitted, except for products produced or assembled on site. Such uses shall be accessory to, and located within the same building as the primary industrial use. (OPA 26)
- e) Service commercial uses, *recreational* uses, and office uses (as a principal use) are only permitted within a multiple premises building containing multiple uses, including one use within subsection (a) above, and shall only form a limited component of the total floor area on the *lot*. (OPA 26)



4.4 Community Facilities

4.4.1 Community Uses Designation

Permitted Uses

- a) Uses permitted within the Community Uses designation may include schools, places of worship, community centres and *recreational* facilities, child care centres, *parks*, emergency shelters, arts and cultural facilities and institutional uses with a residential component.

Land Use and Built Form Policies

- a) Where closure and sale of a school is proposed by the School Board or other education institutions, the Town will work with the authority to determine if the school site may be retained or incorporated in a redevelopment proposal.
- b) The Town will work with School Boards or other education institutions to establish a wide-range of alternative educational opportunities to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education to meet the needs of the Town's population and work force.
- c) In the event that all or part of a school site should not be required by a School Board:
 - i) Public open space uses or compatible Institutional uses or other community facilities (religious institutions, community, *recreational* or cultural facilities, *parks*, neighbourhood facilities, child care centres, and like uses) shall first be explored and invited to acquire the lands.
 - ii) If all potential public and community uses have been explored for the site, residential uses shall be permitted without need for an Official Plan Amendment provided the density is consistent with that of the Medium Density Residential designation.
- d) The following criteria must be taken into consideration in designating school sites within a Draft Plan of Subdivision:
 - i) The site is usable and well drained.
 - ii) The site is free from dangers to students' safety such as, but not limited to, soil and ground contamination; and

- iii) The site has a size and configuration having a continuous road frontage of no less than 120.0 metres and is generally rectangular in shape.
- e) New and expanded school sites and buildings will be developed in accordance with the following policies:
- i) Joint use sites and multiple use buildings will be encouraged wherever possible;
 - ii) The Town will work with the various School Boards to achieve appropriate locations and efficient site designs, especially in campus settings, and to maximize public service and safety; and
 - iii) Parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic.
 - iv) Required drop off/bus loading facilities will be provided on site, unless the Town is satisfied that the abutting public streets have been designed and constructed to accommodate these activities.
 - v) Schools are encouraged to be strategically located to provide for a maximum number of students living within 1500 meters or within walking distance, to provide for optimized pedestrian access. Their location should provide safe and accessible routes for pedestrians and cyclists, including sidewalks, bike paths/lanes, signage, traffic signals, speed limits, lighting and shade.
- f) The provision of social infrastructure, such as child care facilities, shall be encouraged within larger development proposals. The Town may facilitate the provision of social infrastructure through bonusing policies that allow for increased development density where a developer provides certain social infrastructure facilities.

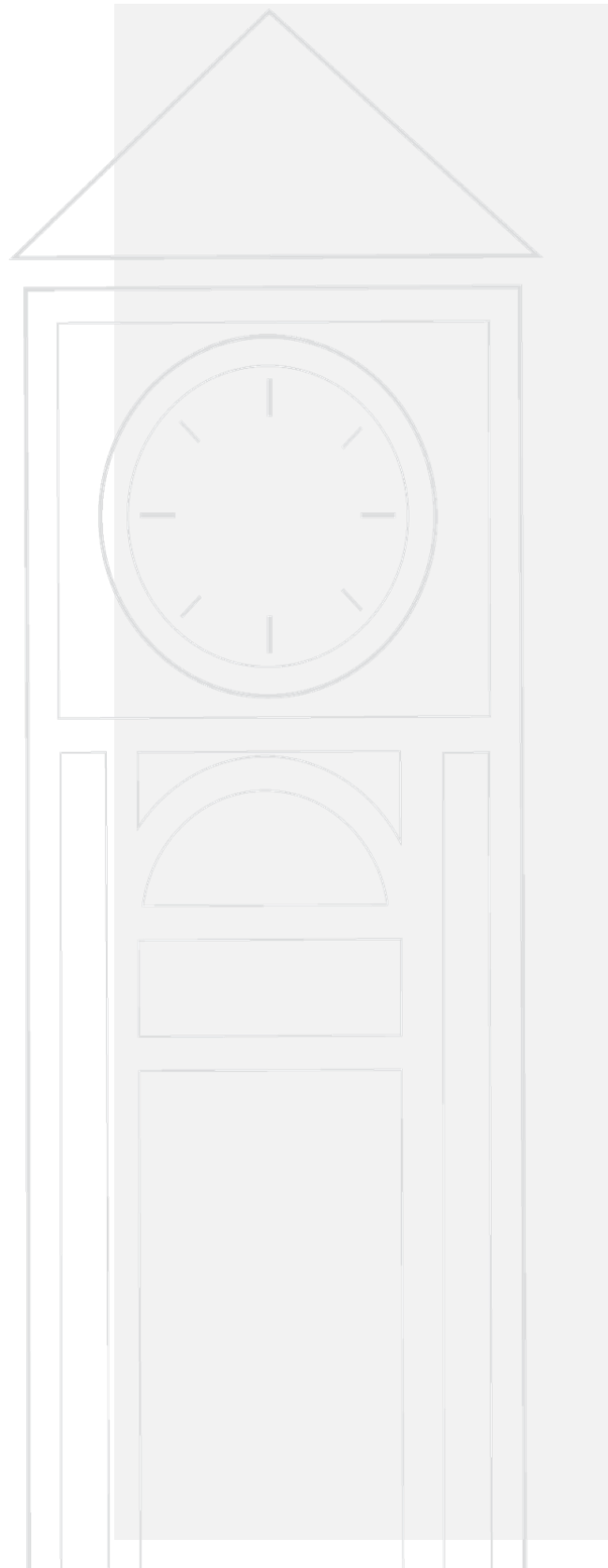
4.4.2 Open Space Designation

Permitted Uses

Uses permitted within the Open Space designation may include open space generally without major buildings. This includes *parks* (in all forms), indoor and outdoor *recreational* uses, *conservation* uses, and stormwater management facilities.

Land Use and Built Form Policies

- a) The location, configuration and boundaries of these lands shall be confirmed at the time of subdivision approval, and shall be in accordance with the criteria noted herein.



- b) Community Parks are intended to serve both a neighbourhood and community function. It will provide for both active and passive activities for residents.
- c) Community and Neighbourhood Parks will generally have street frontage along a minimum of 50% of the perimeter of the park.

4.5 Environmental Protection

4.5.1 Environmental Protection Designation

Permitted Uses

Uses permitted in the Environmental Protection designation may include fish/wildlife and forest management, conservation projects and flood and erosion control projects, low-intensity recreational uses, open spaces, existing uses, and uses accessory to the foregoing uses.

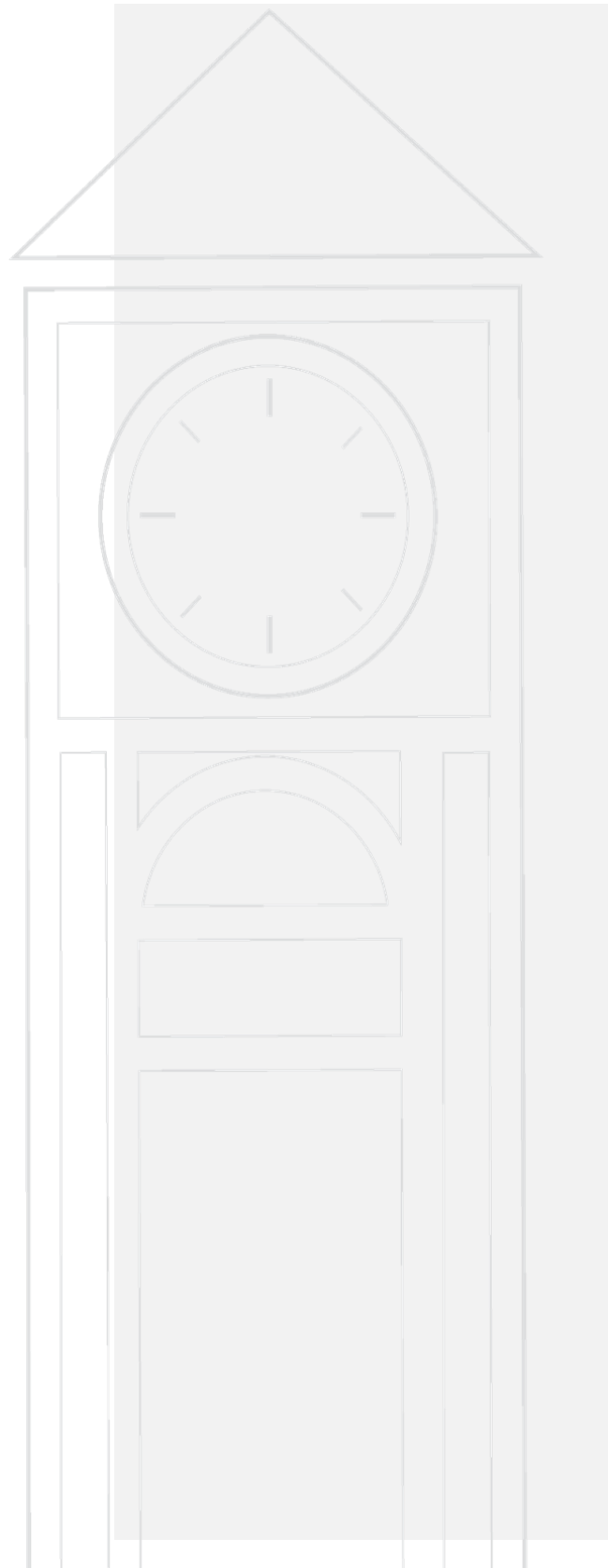
Land Use & Built Form Policies

No development or site alteration within the Environmental Protection designation shall be permitted. However, should expansions to existing development within the Environmental Protection designation be proposed, they shall be subject to the policies regarding any Natural Heritage Features and functions and/or Natural Hazards, which may be a constraint to development.

4.6 Agricultural Designation

- a) Lands designated Agriculture are where *prime agricultural lands* are the predominant land type. These lands shall be protected for long-term *agricultural uses*.
- d) Permitted uses on lands within the Agriculture designation may include *agriculture uses, 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 *and agriculture produce sales outlets*.
- e) Mineral Aggregate Operations may be permitted within the Agricultural Designation subject to a zoning by-law amendment supported by the submission of an Agricultural Impact Assessment. An Official Plan Amendment will not be required as the intent is for the lands to be rehabilitated to their previous state.

- f) The development of new *agriculture-related uses* may require site-specific zoning by-law amendment as determined appropriate through the implementing zoning by-law, and such new *agriculture-related use(s)* shall:
- i) Include farm-related commercial and farm related industrial uses;
 - ii) As a primary activity, provide products and/or services directly to farm operations;
 - iii) Be compatible with, and shall not hinder, surrounding agricultural operations;
 - iv) Be directly related to farm operations in the area;
 - v) Support agriculture; and
 - vi) Benefit from being in close proximity to farm operations.
- g) The development of new *on-farm diversified uses* may require site-specific zoning by-law amendment as determined appropriate through the implementing zoning by-law, and such new *on-farm diversified use(s)* shall:
- i) Be located on a farm;
 - ii) Be secondary to the principal agriculture use of the property;
 - iii) Be limited in area;
 - iv) Include, but not be limited to, home occupations, home industries, agri-tourism uses and uses that produce value-added agricultural products; and
 - v) Be compatible with, and shall not hinder, surrounding agricultural operations.
- h) New *lots for agricultural uses* should be a minimum of the lesser of the original survey *lot* size or 40 hectares.
- i) New *lots for agriculture-related uses* shall be subject to the following criteria:
- i) The *lot* shall be limited in size to the minimum required to accommodate the use and appropriate sewage and water services.
 - ii) The *lot* should be located on lower quality soils, if possible.
 - iii) Residential uses shall be prohibited on the new *lot*, and shall be zoned accordingly.
 - iv) The Town may enter into agreements registered on title to implement any conditions of approval.

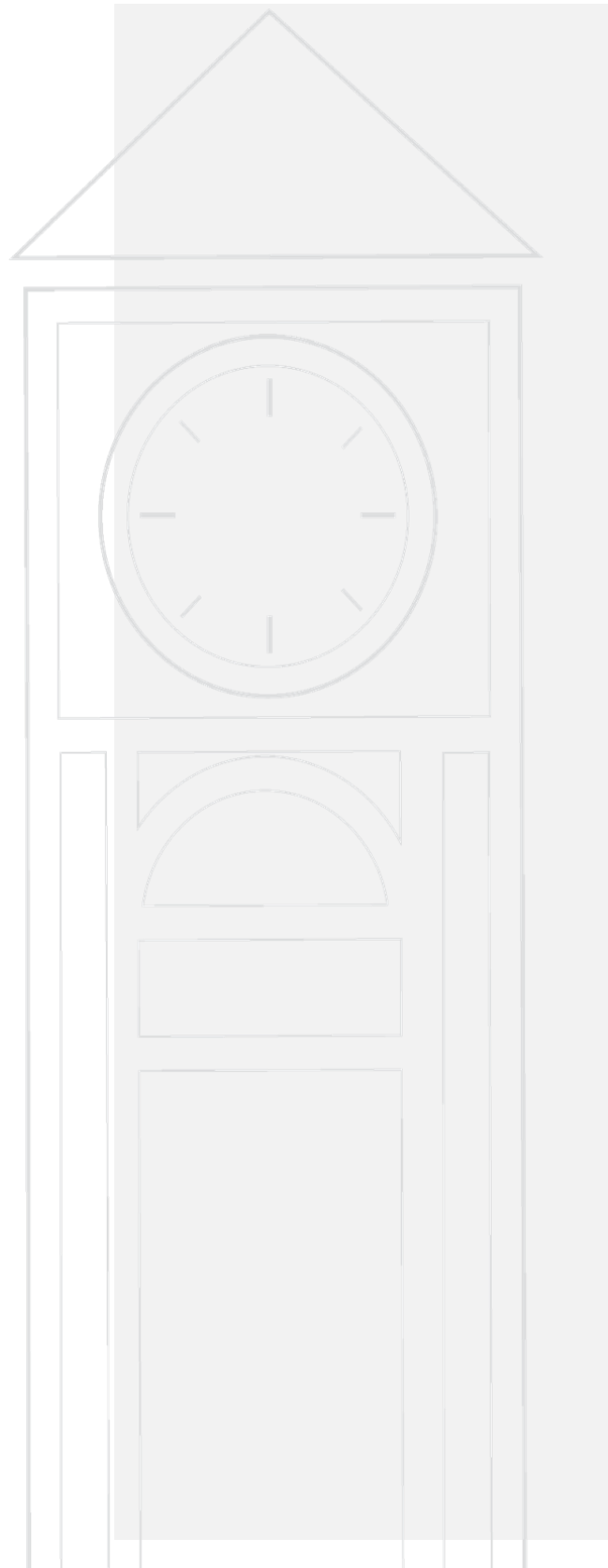


- j) New *lots* for *residential uses* shall not be permitted except to sever either a residence surplus to a farming operation as a result of farm consolidation, or a residence on a *protected heritage property* subject to evaluation and conservation of the *heritage attributes on such property*, and subject to meeting all other requirements for residential lot creation. New residential dwellings shall not be permitted on any remnant parcel of farmland created by the severance in accordance to the requirements of the PPS.
- k) Development should, wherever possible, be designed to minimize adverse effect on agriculture, the natural heritage system and cultural features.
- l) Development shall comply with the calculated *Minimum Distance Separation* formulae.
- m) Proposals to redesignate lands from the Agriculture designation may only be considered as part of a *settlement area* expansion through a County *municipal comprehensive review*.

4.7 Rural Designation

- a) Lands designated Rural are intended to protect the rural *character* and promote long-term diversity and viability of rural economic activities.
- b) Permitted uses on lands within the Rural designation may 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.
- c) A zoning by-law amendment shall be required to permit “other rural land uses” identified in subsection (b) above, which include rural industrial and commercial *development* that cannot be located or are not appropriate within a *settlement area* or the Highway 400 Employment Lands. The following policies shall apply to evaluate these other rural land uses (as per Section 3.7.5 of the County of Simcoe Official Plan):
 - i) The proposed use must generate minimal traffic or be in the proximity of an arterial road or highway.

- ii) The proposed use and *lot* must have suitable sewage and water services.
 - iii) The proposed use is compatible with any other land uses in the proximity and complies with all applicable setbacks including the calculated *Minimum Distance Separation I* and industrial use setbacks.
 - iv) For rural commercial uses, must demonstrate how the proposed use primarily serves the travelling public and tourists on the basis of convenience and access.
 - v) Alternative locations have been evaluated and no reasonable alternatives exist that avoid these lands.
- d) New *lots* for *agricultural uses* should be a minimum of the lesser of the original survey *lot* size or 40 hectares.
- e) New *lots* for *agriculture-related uses* shall be subject to the following criteria:
- i) The *lot* shall be limited in size to the minimum required to accommodate the use and appropriate sewage and water services, and generally not larger than 1 hectare.
 - ii) The *lot* should be located on lower quality soils, if possible.
 - iii) Residential uses shall be prohibited on the new *lot*, and shall be zoned accordingly.
 - iv) The Town may enter into agreements registered on title to implement any conditions of approval.
- f) *Development* should, wherever possible, be designed to minimize *adverse effect* on agriculture, the *natural heritage system* and cultural features.
- g) Development shall comply with the calculated *Minimum Distance Separation* formulae.
- h) Proposals to redesignate lands from the Rural designation may only be considered:
- i) As part of a *settlement area* expansion through a *municipal comprehensive review* undertaken by the County.
 - ii) As part of approving the extraction of minerals, petroleum resources and *mineral aggregate resources*, all in conformity with Provincial Plans and policies.



4.8 Mineral Aggregate Operations Designation

Proposals for new or expanded *mineral aggregate operations* beyond those permissions in this Plan shall require an Official Plan Amendment.

- a) Permitted uses on lands within the Mineral Aggregate Operations designation may include legally existing *mineral aggregate operations*, *agricultural uses*, and *conservation uses*.
- b) *Mineral aggregate operations* shall be protected from incompatible *development*.
- c) Lands identified on Schedule D as having high aggregate potential or a sand and gravel resource are permitted to be used for any use permitted by this Plan, provided that use does not preclude or hinder future aggregate development.
- d) An application for new or expanded mineral aggregate operations shall conform to Section 4.4 of the County Official Plan. In assessing negative impact, proposed mitigation measures, rehabilitation and ecological enhancements, if any, shall be considered.

4.9 Natural Heritage System Designation

Life in the Town is supported by a *natural heritage system* providing biodiversity, connectivity between ecosystems and natural beauty across two *watersheds*. A robust *natural heritage system* contributes to a healthy environment for the broader region and protects the community from unnecessary encroachment into *hazard lands*. These lands are intended to maintain, restore, enhance and protect *natural heritage features and areas, surface water features, and groundwater features* for the long-term.

The Province has developed Natural Heritage System mapping, which applies across the Town. The Town will work with the County through their *municipal comprehensive review* to appropriately refine the mapping in consultation with land owners and will incorporate the mapping through an amendment to this Plan when the County Official Plan has been updated.

4.9.1 County Greenlands

- a) County Greenlands identify the *significant* features and functions, as well as *hazard lands* unsuitable for *development*. This includes habitat of *endangered species* and *threatened species, significant wetlands, wetlands* larger than 2.0 hectares in area of local significance, *significant woodlands, significant valleylands, significant wildlife habitat, significant and regional areas of natural and scientific interest, fish habitat, linkages* (County Official Plan Section 3.3.16) and public lands as defined in the *Public Lands Act*.
- b) The mapping in this Plan is approximate, and may not reflect certain features or new or more accurate information identifying adjusted feature limits or new features of significance identified through more detailed mapping, field surveys, information received by the Ministry of Natural Resources and Forestry (or its successor) or through the completion of an Environmental Impact Statement (EIS). These adjustments or additions shall not require an amendment to this Plan.
- c) Permitted uses within County Greenlands include *agricultural uses, agriculture-related uses* (subject to Section 4.6 c), *on-farm diversified uses* (subject to Section 4.6 d), and forestry (on public lands, in accordance with an approved management plan; on private lands, as permitted by County or Town tree by-laws),

outdoor passive *recreational* uses such as trails and walkways, *conservation* uses, essential public works, and legally *existing uses* (subject to the Natural Heritage policies of Section 3.3.15 of the County of Simcoe Official Plan). The intent of the County Greenlands designation is not meant to restrict an active farm use or reduce its economic viability, including but not limited to the construction of new farm buildings.

- d) A detached dwelling is permitted on a *lot* legally existing on December 29, 2016, provided it can be demonstrated the lands are not prime agricultural lands.
- e) The identification of *significant woodlands* shall occur through *development applications* and using the criteria of Section 3.8.14 of the County Official Plan outside of *settlement areas*.
- f) Notwithstanding County Greenlands being identified on active farms, the classification is not meant to restrict the use or to reduce the economic viability of the agricultural use.

4.9.2 Greenbelt Plan Area

Lands in and adjacent to the Holland Marsh are subject to the Greenbelt Plan. The underlying land use designations continue to apply to these specialty crop areas, but all *development* and *site alteration* shall conform to the Greenbelt Plan.

In the event of a specific conflict between the provisions this Section and the other provisions of the Official Plan, the provisions that are the most restrictive shall apply.

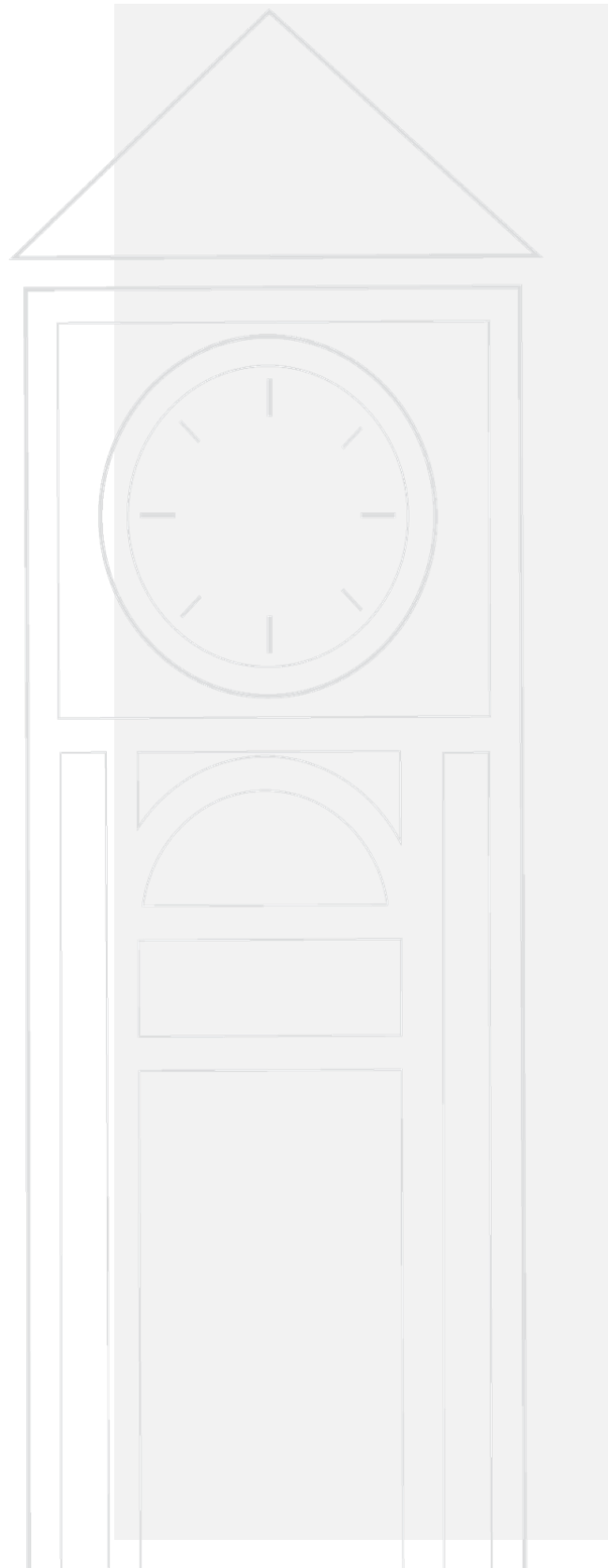
- a) Development and *site alteration* shall only be permitted if it is demonstrated to comply with the Greenbelt Plan.
- b) Infrastructure, aggregate, *recreational*, shoreline and *existing uses*, as described, are subject to the policies of Section 4 of the Greenbelt Plan.
- c) On lands within the Greenbelt Plan Area – Natural Heritage System, Section 3.2.2 of the Greenbelt Plan shall apply.
- d) *Development* or *site alteration* for lands within, or nearby key *natural heritage features* but located outside of the Greenbelt Plan Area – Natural Heritage System are subject to the applicable policies of Section 3.8 of the County Plan.
- e) Lands within County Greenlands outside of the Greenbelt Plan on Schedules B and D-1 to this Plan shall be enhanced as an external connection to the Greenbelt Plan Area.

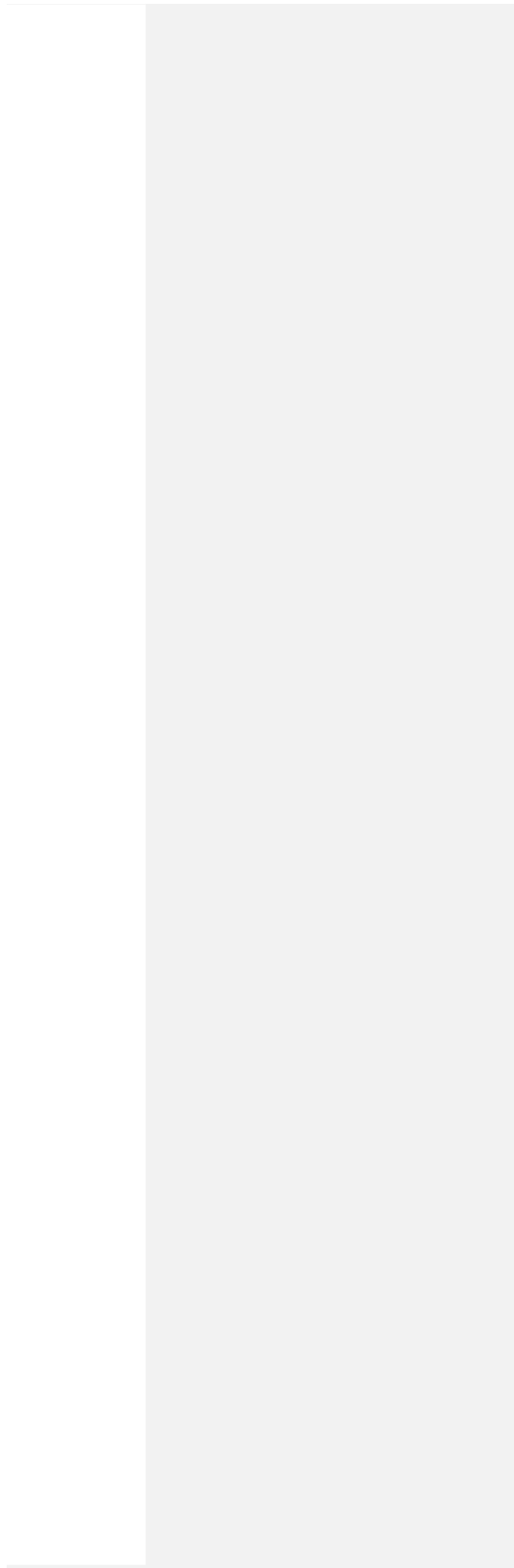
4.9.3 Influence Areas

The following influence areas are adjacent and contiguous to lands designated Natural Heritage System. They are not mapped on the Schedules to this Plan. Development should be directed to locate outside of these influence areas. Development proposed within the influence areas shall be supported by an *EIS* or subwatershed study demonstrating the proposal shall have no negative impact on the features of the Natural Heritage System or their ecological function. Any buffers recommended to eliminate impacts shall be measured from the surveyed boundary of the applicable feature. The final width of the buffers shall be established through the *EIS* or subwatershed study, and may identify a greater influence area requirement than the influence areas identified in this Plan.

- a) 120.0 metres from habitat of threatened or *endangered species*.
- b) 30.0 metres from a significant or local wetland.
- c) 120.0 metres from a significant woodland.
- d) Within 15.0 metres of the stable top-of-bank from the Holland River Marsh valley, and 7.5 metres from all other valleylands.
- e) 120.0 metres from significant wildlife habitat.
- f) 50.0 metres from an earth science ANSI and 120.0 metres from a life science ANSI.
- g) 30.0 metres from a coldwater stream or 15.0 metres from a warmwater stream.
- h) 120.0 metres from fish habitat.

Legally existing non-conforming buildings and structures within influence areas will only be permitted to be used for their legal existing purposes. Any expansion of use or building shall require a *development application* to ensure there is no *adverse effect* on the future corridor.





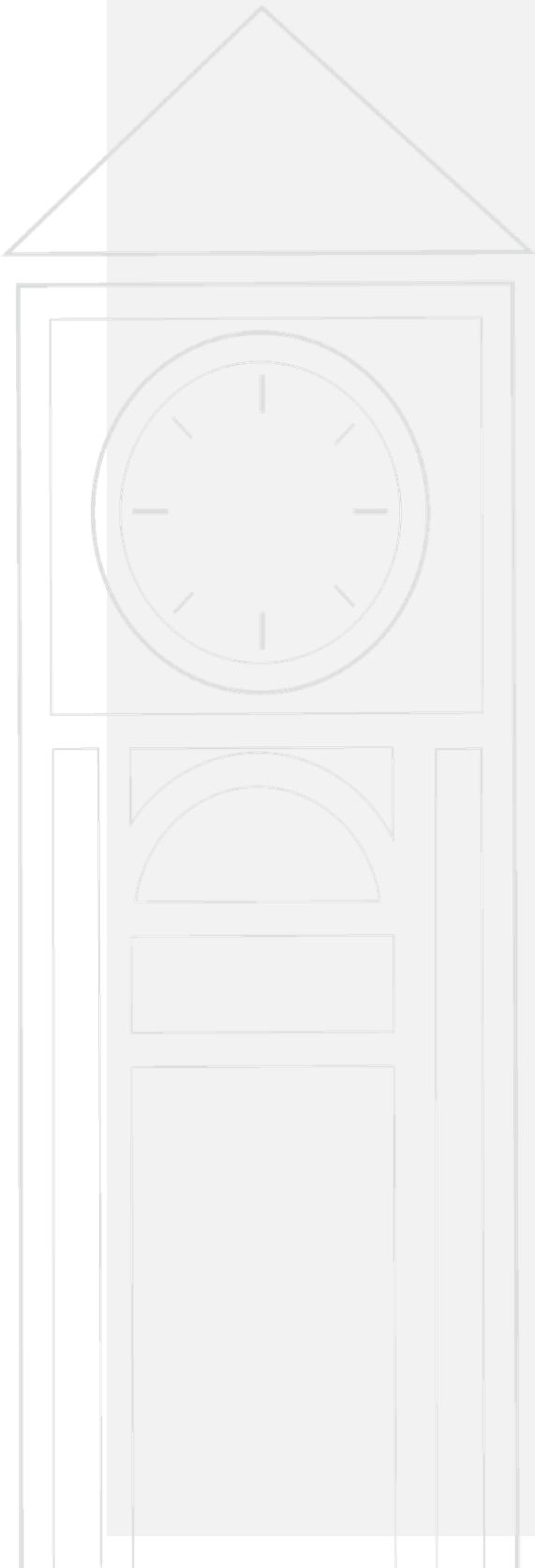




SECONDARY PLANS

1. BOND HEAD
2. HIGHWAY 400
EMPLOYMENT LANDS





5. Secondary Plans

Any new Secondary Plan adopted during the planning period of this Plan shall be incorporated through a future Official Plan Amendment, be consistent with the Provincial Policy Statement in effect, and conform to Provincial and County Plans in effect.

The policies of the Secondary Plans are to be read in conjunction with all other policies of the Official Plan. In the event of a specific conflict between the provisions of the Secondary Plan and the other provisions of the Official Plan, the provisions of the Secondary Plan shall apply.

5.1 Bond Head Secondary Plan

The Bond Head Secondary Plan applies within the Bond Head Settlement Area, which consists of the lands bound by Penville Creek to the north, the realigned Bond Head Tributary to the northeast, east and southeast, a line approximately 230 metres south of Cummings Avenue to the south and the rear of *lots* on Lallien Drive to the west as shown on Schedule B-3 of this Plan. The Settlement Area contains approximately 210 hectares of land.

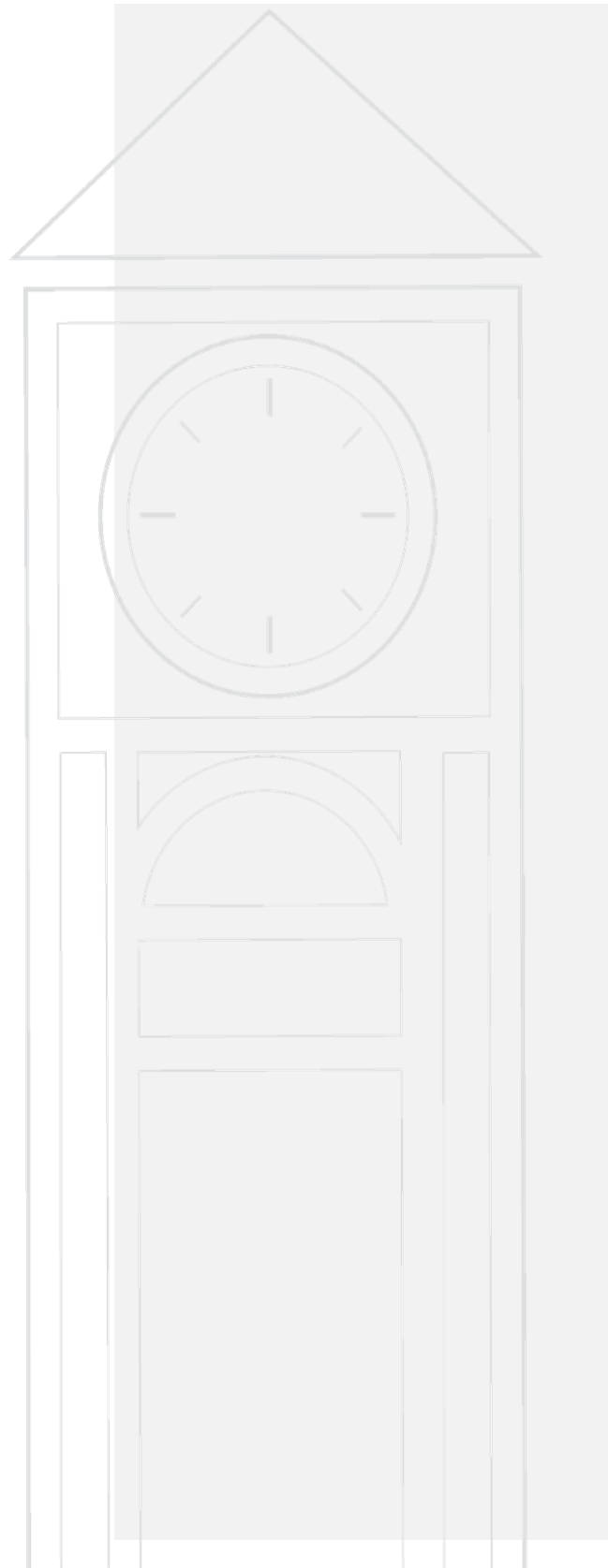
The Settlement Area, at the time of the original approval of these policies in 2009, had approximately 500 persons living in the general vicinity of the intersection of County Roads 27 and 88. This heritage precinct is one of five precincts in the Settlement Area. A limited amount of convenience commercial businesses are also located in the core area near this intersection. The Settlement Area is situated generally on an overlapping pair of drumlins with lands sloping down at various degrees to the north, west and south. Fallow and cultivated lands are located in each of the four precincts surrounding the heritage precinct. The Penville Creek and its tributaries generally surround three sides of the Settlement Area and act as a natural boundary to the Settlement Area.

The purpose of the Bond Head Settlement Secondary Plan is to establish detailed land use, transportation, servicing and design policies for Bond Head in order to guide the future *development* of the lands in the Settlement Area with a new standard of design, environmental and open space management.

5.1.1 Village Plan Concept

5.1.1.1 Vision

- a) Bond Head will develop as a *small scale* sustainable Settlement Area on full water and sewer services, and will provide an alternative living and working environment for residents in Bradford West Gwillimbury. It will reflect a traditional village *character*, while encompassing the principles of sustainable community development.
- b) The Village concept builds on the existing settlement area and reinforces the key structural elements including the existing commercial core and the partially surrounding open space. The concept is translated into five residential precincts for Bond Head.
- c) The Village Core is intended to be the central focus and meeting place of the Settlement Area. This Plan promotes the revitalization of the Village Core to support the residents of Bond Head.
- d) Sections of the Penville Creek tributaries are to be realigned generally along their original natural channel alignments in the northeast and southeast precincts of the Settlement Area. With restoration, the creek system will form a strong open space boundary to the Settlement Area. In conjunction with new *parks, stormwater management* facilities, restoration areas, and existing woodlots, a connected open space system is created around the perimeter of three quarters of Bond Head.
- e) The Village concept also incorporates *sustainability* as a fundamental principle by preserving the *significant* environmental features including the realigned and *rehabilitated* Penville Creek corridor, by reinforcing the creek corridor with additional open space, and by providing walkable streets and a compact neighbourhood.
- f) A final key element of the Secondary Plan is a Bypass of County Road 27 which will minimize traffic through the Settlement Area and allow County Roads 27 and 88 to remain as a two lane street within the Village. However, achieving the vision of a sustainable village is not contingent upon the construction of the Bypass, which is under the jurisdiction of the County of Simcoe.



5.1.1.2 Residential Precincts and Household Allocation and Phasing

- a) The Settlement Area consists of five residential precincts: heritage precinct, northeast precinct, northwest precinct, southeast precinct and southwest precinct as depicted schematically on Schedule B-3.
- b) The anticipated distribution of units and population by precinct are:

Precinct	Area (ha)	Units	Population
Heritage (HP)	55	200	500
Northwest (NW)	35	200	600
Northeast (NE)	40	250	750
Southeast (SE)	70	670	2010
Southwest (SW)	10	180	540
Total	210	1,500	4,400

- c) *Development* will be phased to bring on each new residential precinct in a logical sequence beginning with the northwest quadrant and generally moving around the Settlement Area in a clockwise direction.

5.1.1.3 Pedestrian Circulation

- a) A strong pedestrian circulation system shall be developed using public streets and off-road trails. This pedestrian circulation system shall link the commercial core with the partial open space ring along the Penville Creek corridor through radial trails and walkways within each precinct.
- b) Within the Village Core, wide sidewalks shall be established as the main pedestrian thoroughfare along with on-street parking, which together will support the street oriented retail and service shops through the expanded Village core area.

5.1.2 Community Design Strategy

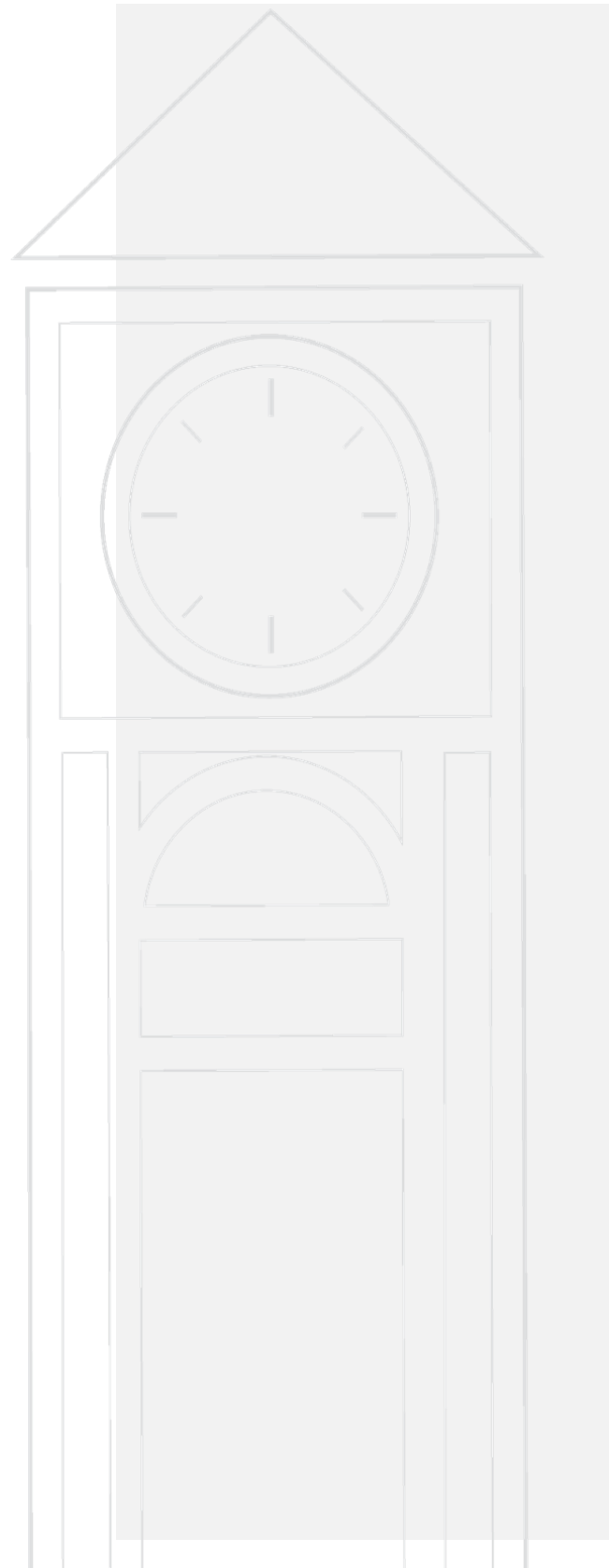
5.1.2.1 Structure Plan

- a) The Community Design Structure Plan sets out the key design elements of the built and landscaped environment that should be *preserved* and enhanced in the Bond Head Settlement Area. A copy of the Structure Plan, dated January 2007, is on file at the Town.
- b) The major design structural elements are noted below:

- i) County Roads 27 and 88 as the key east-west and north-south streets in the Settlement Area, acting as the main streets through the civic and commercial centre of the Settlement Area.
- ii) A proposed County Road 27 Bypass to be located outside of the perimeter open space system to ensure that external through traffic is diverted around the Settlement Area, protecting and improving the ability of the current County Roads 27 and 88 to act as main streets within the Settlement Area.
- iii) An existing pattern of historic and heritage buildings and structures within the Settlement Area generally located along County Roads 27 and 88, and 7th Line that contribute to the distinct and historic *character* of the area.
- iv) The existing heritage precinct and enhancement opportunities which it presents.
- v) A pattern of improved existing local streets and new local streets to provide physical and visual connections between different areas of the Settlement and to areas beyond.
- vi) A partial, perimeter open space system along the boundary of the Settlement Area to be comprised of the existing natural features and open spaces associated with Penville Creek and its tributaries, re-naturalized areas where its original pattern has been disturbed, existing woodlots and new *recreational parks*.
- vii) A pattern of well-defined trails, through *parks*, natural areas and open spaces to provide physical and visual connections to the boundary of the Settlement Area and beyond.
- viii) New and distinctive neighbourhood precincts containing a variety of housing types and sizes, open spaces and sites for community facilities.

5.1.2.2 Design Policies

- a) Bond Head's existing special built form *character*, open spaces and relationship to the terrain outside its boundaries shall be appropriately protected and enhanced.
- b) In new residential precincts, the scale and heights of new buildings and the size and configuration of *lots* will be compatible



with directly adjacent existing built form, heights and building types.

- c) New buildings will create a harmonious relationship with their built form context through consideration of such matters as building mass, setbacks, roof line, scale, materiality, architectural detail and expression, including fenestration.
- d) New buildings are to be sited and massed to meet adequate light, view and privacy standards.
- e) Buildings shall be located to front, define and form the edges of streets, *parks* and open spaces with doors, windows, verandas and other elements reinforcing the public realm and promoting visual overlook and personal safety.
- f) The negative visual and functional impact of garages fronting onto new *streetscapes* at the front of houses will be minimized as much as possible through locational and design solutions.
- g) Interesting new *streetscapes* will be created through variety in building architecture, massing, roofline, materials and styles.
- h) New and existing streets shall incorporate high quality *streetscape* features including tree planting, pedestrian scale lighting and street furniture in a manner that enhances their unique role and *character* within Bond Head and creates a consistent image throughout the Settlement Area.
- i) New *park* sites and public open spaces will be visible and well defined. Where practical, they should be positioned to provide vistas within and beyond the Settlement Area.

5.1.2.3 Design Guidelines

- a) Prior to *development* occurring, Design Guidelines shall be prepared for the Settlement Area to address the characteristics and sustainable design elements of the public realm including:
 - i) The civic role, layout and schematic design of the sidewalks, streets and lanes, and public open spaces in the area.
 - ii) The landscape design of open spaces, *park* spaces, trails and naturalized areas.
- b) Design Briefs shall be prepared for the various plans of subdivision or site plans, to ensure a consistent approach to *streetscape* and open space design.

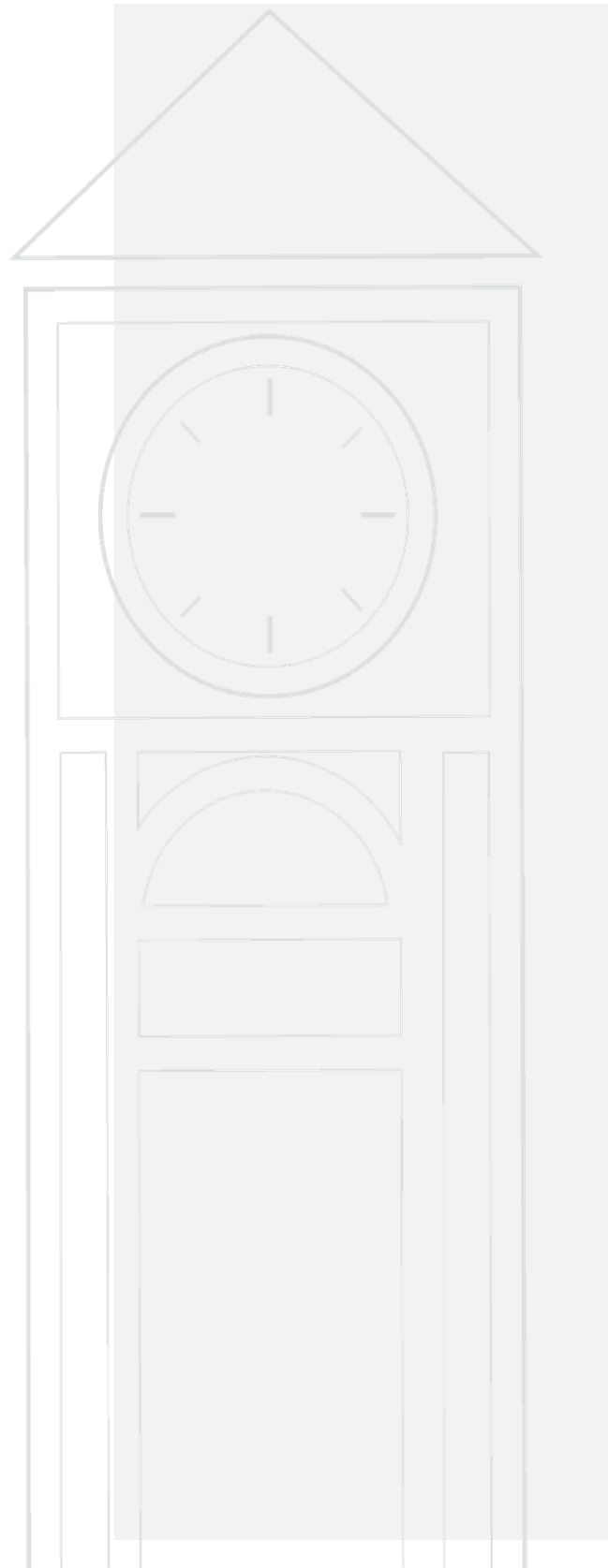
5.1.2.4 Architectural Design Guidelines

- a) Architectural Design Guidelines shall be prepared prior to *development* occurring, and shall primarily address the characteristics of the private realm, including residential, institutional, and commercial and employment land uses.
- b) Architectural design guidance is a privately administered process, wherein an architect registered to practice in the Province of Ontario, experienced in community design and acceptable to the municipality, is retained to prepare and implement Architectural Design Guidelines. The guidance process coordinates built form site planning, *streetscapes*, landscapes and engineering of the private realm of the community to ensure it is consistent with the design strategies and guidelines. It requires the architect to approve the relevant drawings prior to their submission to the municipality as part of a building permit and/or site plan application. Some of the aspects to be considered within the Architectural Design Guidelines are:
 - i) The design of individual building types, showing building mass, setbacks, roof-lines, scale, materiality, architectural detail and expression, including fenestration.
 - ii) The design of entire building frontages along *streetscapes*, showing building facades, setbacks, roof-lines, scale, materiality, architectural detail and expression, including fenestration, and the *character* of the landscape and *streetscape*.

5.1.3 Environmental and Open Space Strategy

5.1.3.1 Natural Open Space Principles

- a) The stream corridors and natural features within the Settlement Area will form the basis for an integrated natural heritage and open space system which will also establish the boundaries of the Settlement Area in three of the five precincts.
- b) The width of the Penville Creek stream corridor will be defined by the extent of the *flood plain*, and associated fisheries setback and adjacent woodlots, and sufficient lands to accommodate a trail system. *Stormwater management* ponds, and where possible and appropriate *parks* and *parkettes*, will be located adjacent or partially within the stream corridor to enhance the open space corridor subject to all necessary approvals.



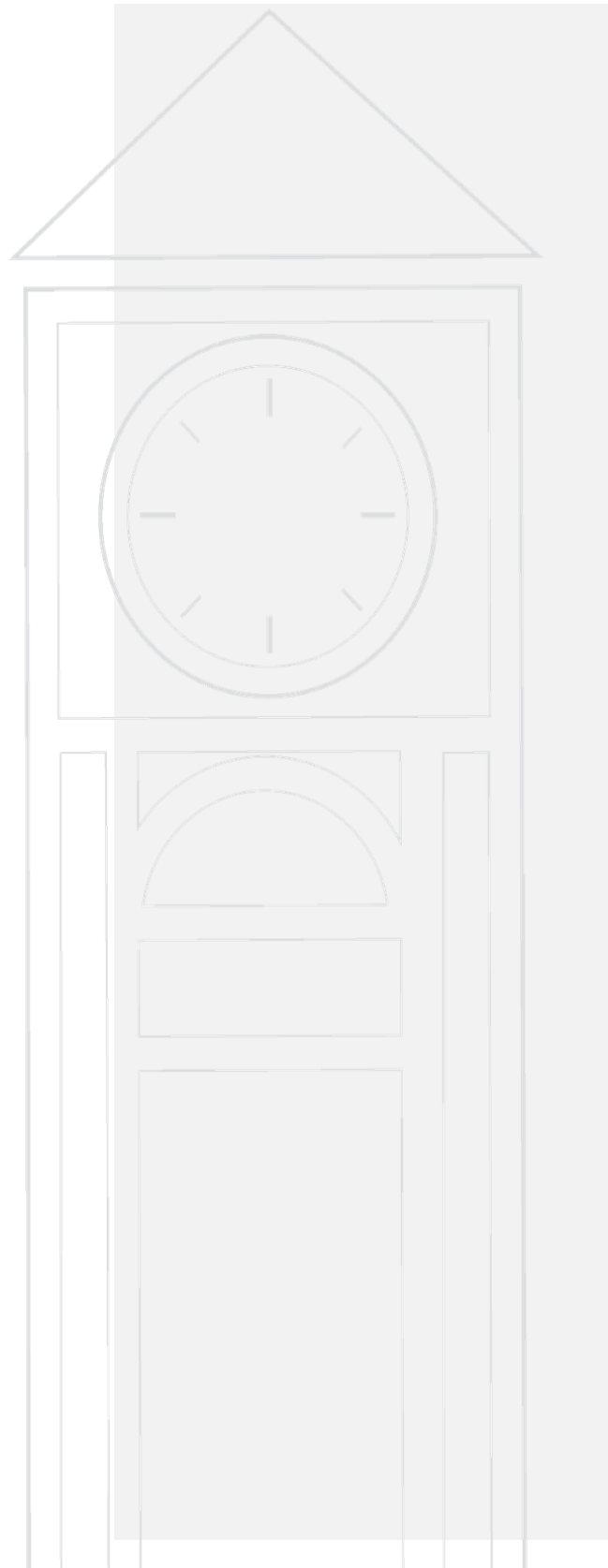
- c) Portions of the Penville Creek in the northeast and southeast precincts may undergo realignment and habitat restoration, subject to all necessary approvals, only where such realignment results in more naturalized stream corridors and provides for enhanced forest, *fish* and wildlife management.
- d) Stormwater ponds will be integrated into the overall open space network.

5.1.3.2 Parkland

- a) Public parkland development in the Settlement Area will consist of several *neighbourhood parks* and village squares.
- b) *Neighbourhood parks* and village squares are shown schematically on Schedule B-3. The location, configuration and boundaries of these lands shall be confirmed at the time of subdivision approval, site plan approval, or as part of a Community Improvement Plan, and shall be in accordance with the criteria noted herein. In general, *neighbourhood parks* will have an area between 0.5 and 1.0 hectares and shall be used for active *recreation* purposes. In general, village squares shall be less than 0.5 hectares.
- c) It is envisioned that the ball diamond currently located adjacent to County Road 27 in the Charles Brown Memorial Park will be relocated to one of the *neighbourhood parks*. This area could then be redesigned as a central village square for the Village Core area.
- d) Cash in lieu of parkland may be considered where the Town is of the opinion that additional parkland within a given area is not required, and that the parkland resource would be better deployed elsewhere.
- e) All land to be conveyed to the Town for *park* purposes shall be in a physical condition satisfactory to the Town and to standards established by the Town. As a condition of subdivision approval, parkland dedicated to the Town shall be developed in accordance with a *park* development plan prepared by the Town.
- f) In determining the location and size of *parks* within the Settlement Plan, it is recognized that there may be an over-dedication required for particular *park* components. If this relates to a corresponding under-dedication of parkland from another property owner, the policies of Section 6.1.14.5 (Developer cost sharing agreements) will apply.

5.1.3.3 Trails / Bikeways/ Sidewalks

- a) A pedestrian/cycling network linking the different precincts within the Settlement Area shall be developed. In particular, the trail system is intended to provide convenient access to facilities such as *parks*, the perimeter open space, the proposed school site, and the Village Core. The system may be implemented in a variety of ways, including any one or more of the following: dedicated walking/cycling trails, bicycle lanes within the road allowance and sidewalks within the road allowance.
- b) A trail system has been illustrated conceptually on Schedule B-3. The exact location of the trail system is to be determined as *development* proceeds. An amendment to this Plan is not required if the location of the system does not match that shown on Schedule B-3 provided the intent of this Section is maintained. However, it is the Town's intention to develop the trail system within the Environmental Protection designation.
- c) Transportation linkages connecting Bond Head with the Town of Bradford West Gwillimbury will be considered.
- d) All streets within the new residential areas as well as County Roads 27 and 88 and the 7th Line shall contain sidewalks in accordance with the Town's Engineering standards current at the time of subdivision servicing review. Local residential streets within the Heritage Residential designation may not necessarily contain sidewalks.
- e) Walkway connections are an important component of future *recreational* facilities, as well as a means of providing access for residents and students throughout the residential areas. The road pattern in new subdivisions shall be designed in such a manner that sidewalks along streets provide good accessibility throughout the neighbourhood and to community facilities such as *parks* and the proposed school. Sidewalks along streets shall be supplemented by walkways at appropriate locations to maximize pedestrian accessibility.
- f) Subdivision design shall incorporate lands for pedestrian and cycling linkages to parks and lands in the Environmental Protection designation. The location of these linkages shall be carefully considered relative to the creation of opportunities for access to and through the Environmental Protection area, to new residential neighbourhoods, and to *park* and school facilities.



5.1.3.4 Landform Conservation

- a) The Bond Head Settlement Area is part of an extensive drumlin field which exhibits sharp relief between the northeast/southwest oriented hills and the lowlands in between. *Development* will require changes to the grades to accommodate roads and *lots*. However, to the extent practicable, new *development* will maintain the general landform *character*. As well, views to beyond the Settlement Area will be maintained, where possible, through street orientation and distribution of *parks* and *parkettes*.

5.1.4 Residential Land Use Policies

5.1.4.1 Principles and General Policies

- a) Three residential land use designations are contained within the Bond Head Settlement Area. The existing residential precinct is designated Heritage Residential. The new residential areas are designated either Low Density Residential or Medium Density Residential.
- b) For the purposes of calculating the maximum densities set out in the Official Plan and this Section, a net developable hectare only includes the residential *lot* or block, and excludes any public lands such as roads, schools, *parks*, environmental protection areas and public *stormwater management* facilities.
- c) Other uses which support the residential area function may be permitted in each of the residential designations. Such uses include home occupations, *accessory uses*, child care facilities, group homes, accessory apartments, *garden suites*, community facilities, *recreational* uses and public and private open space, and will be regulated through the Zoning By-law.

5.1.4.2 Design Principles

- a) Design guidelines prepared for the residential areas shall address the following principles:
 - i) The creation of a strong streetscape image;
 - ii) Automobile storage should be subordinate;
 - iii) The creation of frontage building facades on both streets abutting corner lots;
 - iv) The creation of compatible designs that respect the village *character* of Bond Head.
- b) A mix of *lot* sizes, building types and architectural styles that contribute to a diverse *streetscape* image is encouraged provided it respects the village *character* of Bond Head. In

particular, *development* should be designed to reduce the visual impact of garages on the *streetscape*.

- c) *Lots* developed adjacent to County Roads 27 or 88 should consider a variety of *lot* patterns and local road layouts to ensure that the houses provide a front face onto the County Roads.

5.1.4.3 Heritage Residential

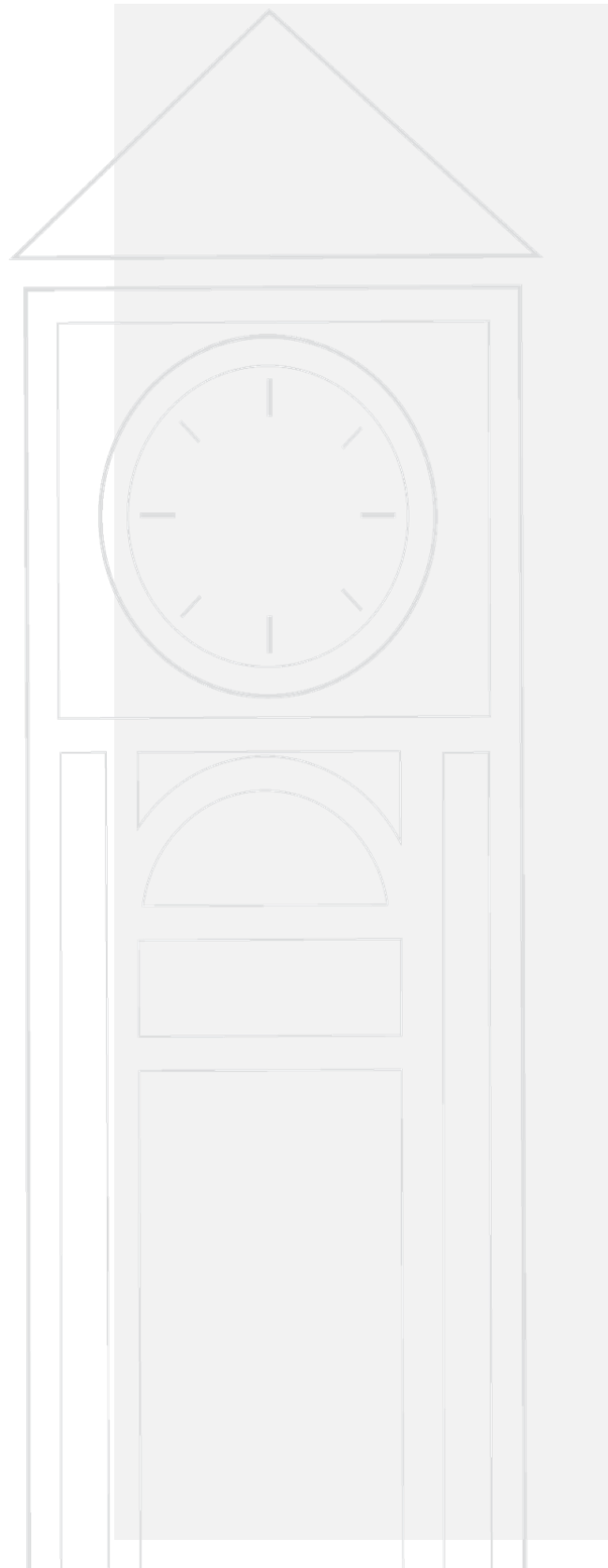
- a) Permitted uses include single detached dwellings, converted dwellings and *bed and breakfast establishments*. Appropriate office commercial uses may be considered in converted dwellings along the County Road 27 and 88 frontages.
- b) The existing residential area may be provided with municipal sanitary services in accordance with Town procedures. With full *municipal sewage services* and *municipal water services* some *infill* on vacant *lots* and severances of larger *lots* may be possible. However, the *lot* size of any *infill* property or severance shall reflect the *character* of the surrounding *lot* fabric.
- c) Exceedingly deep *lots* that back onto new residential areas may be permitted to sever off the rear portions of the *lot* for *development*. These rear portions can be incorporated into the abutting Low Density Residential designation without amendment to this Plan provided the retained *lot* depths meet the Zoning By-law requirements for rear yards and reflect the *character* of the heritage residential precinct.

5.1.4.4 Low Density Residential

- a) Permitted uses shall include single detached, semi- detached and duplex dwellings.
- b) The density of *development* shall not exceed 24 units per net developable hectare.

5.1.4.5 Medium Density Residential

- a) Permitted uses include single detached, semi-detached, triplex, fourplex, street fronting or cluster townhouses and *small scale* and low profile apartment units. A maximum of eight units shall be permitted in each townhouse block.
- b) The density shall range from 25 to 40 units per net developable hectare.
- c) Design guidelines prepared for medium density residential *development* shall reflect the following design considerations:
 - i) Where this designation forms the southern gateway into the Settlement Area, it should reflect the village *character*



of the settlement through appropriate built form and landscape features;

- ii) The medium density built form should reflect the existing built form *character* along County Road 27 reflective of large manor or country homes.

5.1.5 Village Core Area

5.1.5.1 Principles

- a) The function of the Village Core Area is to provide for the day-to-day and weekly shopping and entertainment needs of the residents of Bond Head and surrounding rural area.
- b) The area is to be a strong pedestrian oriented retail area where residents can walk from the adjacent residential areas and the shops are oriented to the pedestrian sidewalk.
- c) The Village Core Area will be a *mixed use* area, with residential uses permitted in appropriate locations.
- d) Existing heritage buildings and houses are to be retained and where appropriate, may be converted into shops and boutiques or converted dwellings.
- e) Existing residential dwellings are permitted to remain.
- f) Where they are converted to commercial use, redeveloped or a portion of the *lot* is *infilled*, regard shall be had to minimizing impact on adjacent residential dwellings through landscaping, fencing, setbacks and directional lighting among other potential mitigation measures.

5.1.5.2 Permitted Uses

- a) Permitted uses will include a range of service and retail commercial, entertainment and office uses that provide service to the local community and are at a scale that is appropriate to Bond Head.
- b) Residential units shall be permitted on upper floors of commercial buildings, or as free standing structures, but for portions of new buildings facing directly onto County Roads 27 and 88, at grade commercial uses will be encouraged.

5.1.5.3 Design Considerations

- a) Design guidelines prepared for the Village Core Area shall reflect the following design considerations:
 - i) New buildings shall be built up to the sidewalk, and oriented to the street;

- ii) Wide sidewalks for pedestrians should be accommodated along County Roads 27 and 88;
 - iii) Parking shall be located to the rear of the buildings;
 - iv) Side yard parking may be permitted provided it is separated from the sidewalk by screening such as a low wall, trellis or other landscape element;
 - v) Main doors face onto the street;
 - vi) Existing heritage buildings are to be maintained and existing homes encouraged to remain and may be converted to restaurants and boutiques or converted dwellings.
- b) The Town will work with the County of Simcoe to develop those portions of County Roads 27 and 88 located in the Village Core Area as pedestrian friendly main streets, with wide sidewalks and on-street parking, to reduce the impact of through vehicular traffic.

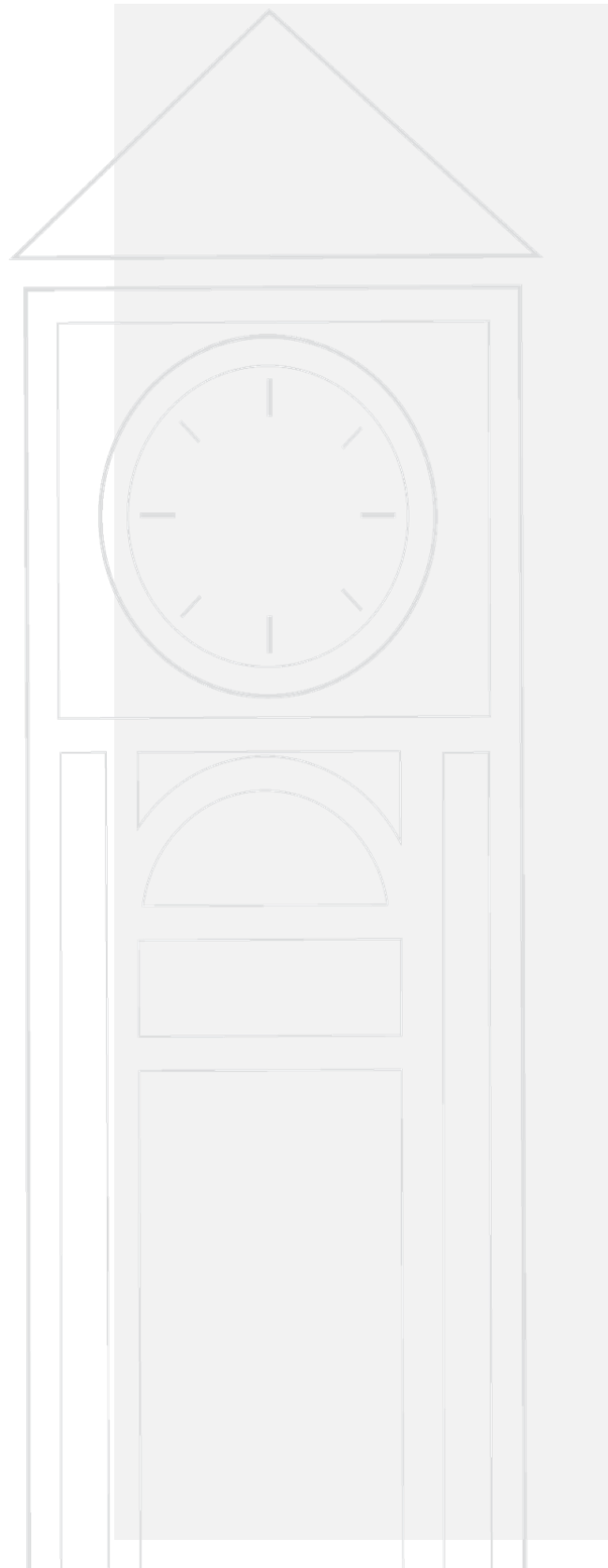
5.1.6 Employment Area

5.1.6.1 Principles

- a) This designation recognizes existing industries at the southern edge of Bond Head on County Road 27.
- b) While these employment uses remain on site, noise mitigation measures may need to be implemented by adjacent *development* including berms, setbacks and other possible mitigation measures to ensure that new *development* satisfies the Ministry of Environment, Conservation and Parks noise guidelines.

5.1.6.2 Permitted Uses

- a) The permitted uses shall be *light industrial* uses, or highway commercial facilities. Associated facilities such as parking and loading areas are also permitted. Outside storage may only be permitted where appropriate landscaping and screening of the goods is provided to the satisfaction of the Town, or except as otherwise permitted in the Zoning By-law. The permitted uses shall be more specifically listed and defined in the implementing Zoning By-law.
- b) All *development* shall be set back 15 metres from the existing tributary of Penville Creek, which crosses the designated area and the 15 metres shall be left in a natural state in order to protect the *ecological functions* and condition of the watercourse. If the



stream is relocated, this requirement will no longer apply. New *development* shall be setback 30 metres from the realigned and restored stream.

- c) If the existing industries choose to relocate elsewhere, the properties may be comprehensively redeveloped for residential use without an amendment to this Plan, provided applicable MOE Guidelines and regulations are complied with for any remaining industry.
- d) *Development* and *redevelopment* of existing industrial operations shall provide suitable design standards, site layout and landscaping, in order to contribute to an attractive industrial *development*, consistent with the design guidelines for the Bond Head Settlement Area, and consistent with the location of the *employment area* at the southern gateway to the Settlement Area.

5.1.7 Environmental Protection

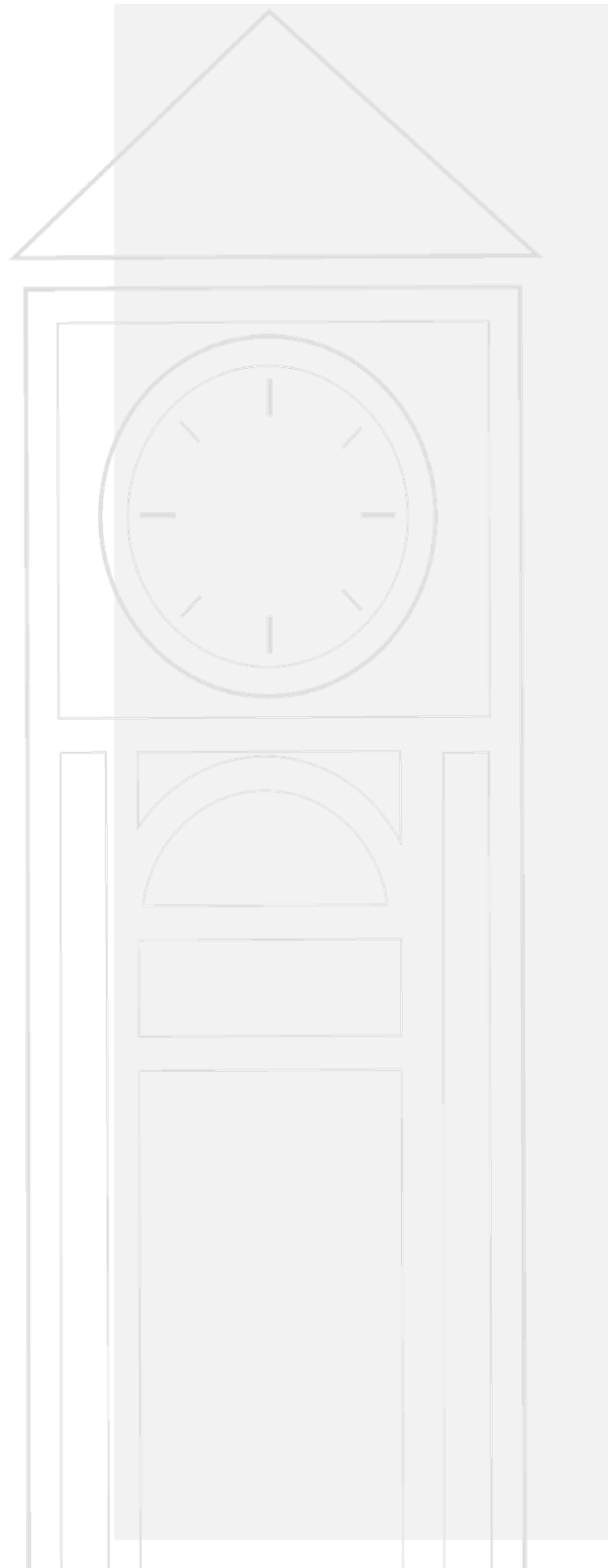
- a) Lands designated Environmental Protection consist of the flood prone lands along the Penville Creek and the wooded areas adjacent to the stream corridor.
- b) The boundary of the Environmental Protection designation is also to accommodate a setback of 30 metres from the stream to protect *fish habitat*.
- c) One woodlot in the northwest precinct has been identified and will be protected along with appropriate buffers to be determined through an *EIS* prior to draft plan approval.
- d) The Environmental Protection designation shown on Schedule B-3 provides for and illustrates the realignment of the tributaries to the Penville Creek. Such realignment will provide a minimum 60 metre wide corridor, a naturalized, meandering stream bed and restoration of the stream corridor. Studies in support of draft plan approval will identify realignment and *rehabilitation* design information including:
 - i) Realignment location, width, plan form and profile incorporating natural channel design principles;
 - ii) Hydraulic calculations demonstrating conveyance capacity and maintenance of riparian storage; and
 - iii) *Rehabilitation* plans illustrating riparian and in stream restoration details.


These studies will be approved by the Town and the Nottawasaga Valley Conservation Authority.

- e) The realigned watercourse and natural features are dominant natural elements that will define the *character* of the Settlement Area. These are intended to become visible and accessible public amenities for the Settlement Area.
- f) Adjustments to the stream alignments and consequent Environmental Protection areas will not require an amendment to the Plan, provided that the intent of the Official Plan is maintained.
- g) The lands shall be *preserved* for their primary environmental function. In addition to providing flood protection and environmental protection, the designation will contribute to the open space *character* of the Settlement Area and provide a passive *recreation* function including a trail/walkway system through its entire length. The range of permitted uses will be identified in the Zoning By-law, and will include *conservation* uses, flood control, and a variety of passive open space and *recreation* uses.
- h) Stormwater management ponds will generally be located adjacent to the stream corridor and will form an integral part of the surrounding open space. The stormwater management ponds will be naturalized.

5.1.8 Institutional Uses / Community Facility

- a) Institutional uses represent varied types of community facilities and are intended to provide for the culture, education, health and welfare of the existing and future residents of the community. They include such uses as private and public schools, child care centres, long-term care facilities, treatment centres and clinics, community centres, libraries, cemeteries and places of worship. These facilities may be permitted within the lands designated Community Facility.
- b) In addition to the Community Facility designation, all of these institutional uses may also be permitted in any residential designation, without amendment to this Plan, subject to appropriate zoning and site plan approval and provided they comply with the following criteria:
 - i) Located on an arterial or collector road, with appropriate driveway entrances approved by the Town or County;



- 
- ii) Be supported by a traffic study approved by the Town that demonstrates that the use will not have a detrimental impact on the function of the road; and
 - iii) Incorporation of appropriate setbacks and design elements (such as landscaping, parking location, ingress/egress, etc.) to appropriately mitigate any impacts on adjacent residential uses.
 - c) One potential new elementary school site has been reserved within the Settlement Area, is conceptually shown on Schedule B-3 and is designated Community Facility – Elementary School.
 - d) The school site may be relocated in consultation with the School Boards without further amendment to this Plan provided the alternate site(s) is consistent with the objectives and attributes noted in this Plan.
 - e) The size and configuration of the school site shall be consistent with the requirements of the respective School Board.
 - f) Where a school site adjoins public parkland, the site shall be sized and designed to facilitate potential joint use between the Town and the School Board.
 - g) In the event that all or part of a school site should not be required by a School Board, the following alternate uses may be permitted, in order of priority, and no amendment to the Official Plan is required:
 - i) Public open space uses or compatible institutional uses or other community facilities (religious institutions, community, *recreational* or cultural facilities, neighbourhood facilities, child care centres, and like uses);
 - ii) Low Density Residential uses.
 - h) The site identified for school purposes shall be held in reserve for a time period of five years from registration of the plan of subdivision or as established at draft approval of the subdivision in which it is located, after which time if the School Board(s) has not acquired the school site, the lands may be developed as contemplated in subsection (g) above.
 - i) School sites and buildings will be developed in accordance with the following policies:
 - i) Joint use sites and multiple use buildings will be encouraged wherever possible;

- ii) The Town will work with the School Boards to achieve appropriate and efficient site designs, especially in campus settings, and to maximize public service and safety; and
- iii) Parking and loading areas will be provided and access points designed in a manner that will minimize conflicts between pedestrian and vehicular traffic.

5.1.9 Special Policy Areas

5.1.9.1 Residential Transition Area (BH1)

A Residential Transition Area shall be provided adjacent to the Heritage Residential designation as generally illustrated on Schedule B-3 of this Plan.

- a) Notwithstanding Section 5.1.5.4 of this Plan, the transition area shall only permit detached dwellings for residential uses.
- b) Density shall not exceed 11 units per net developable hectare and the minimum *lot* frontage for any *lot* in the Residential Transition Area shall be 24 metres.
- c) Notwithstanding subsection (b) above, where adjacent *lots* within the Heritage Residential designation have a *lot* frontage of less than 24 metres, a reduced *lot* frontage and increased density shall be permitted on the new *lot* within the Residential Transition Area provided the new *lots* are consistent with the frontage of the existing *lots*.

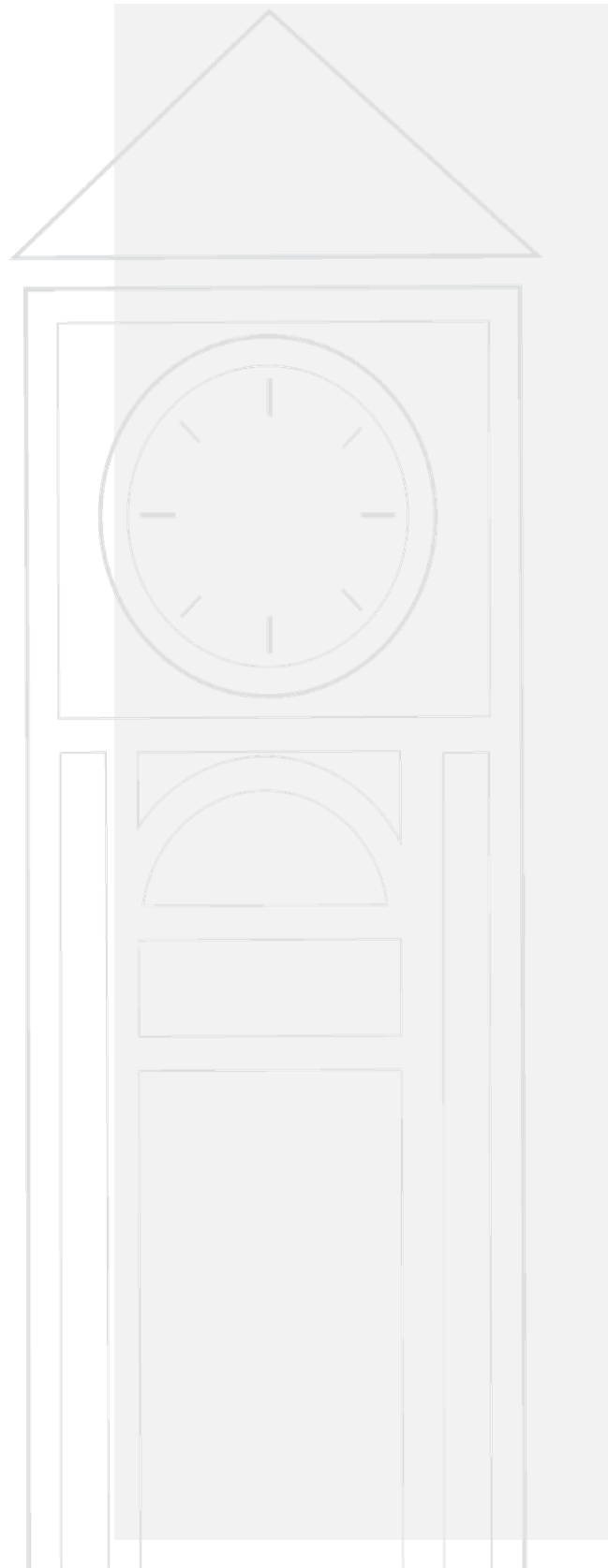
5.1.9.2 Penville Creek Stream Realignment (BH2)

The Special Policy Area – Stream Realignment Area is an overlay designation applying to lands that currently lie beyond the current alignment of the Penville Creek.

- a) Development of these lands will be dependent upon the realignment of the Penville Creek. If realignment is not possible, a detailed study will be required to address access, servicing, community connections and means to create an open space separator to the surrounding rural lands as envisioned in this Secondary Plan.

5.1.9.3 Employment Buffer/Mitigation Area (BH3)

The Employment Buffer/ Mitigation Area is an overlay designation which conceptually identifies an area where intervening land uses and mitigation measures may be required



to mitigate the noise impact from the adjacent *Employment Area*.

- a) Within this area, no *development* will be permitted until a detailed noise study is prepared and approved by the Town. This noise study shall be prepared prior to draft plan approval for any residential plan of subdivision within or adjacent to the Employment Buffer/Mitigation Area.
- b) The noise study will consider the specific operations of the adjacent industries, identify the off-site noise levels and recommend appropriate intervening land uses, setbacks, buffers, berms or other mitigation measures to address the noise impact so that noise levels in adjacent residential areas meet the MOE noise guidelines. Implementation of these mitigation measures shall be included as conditions of draft plan approval.

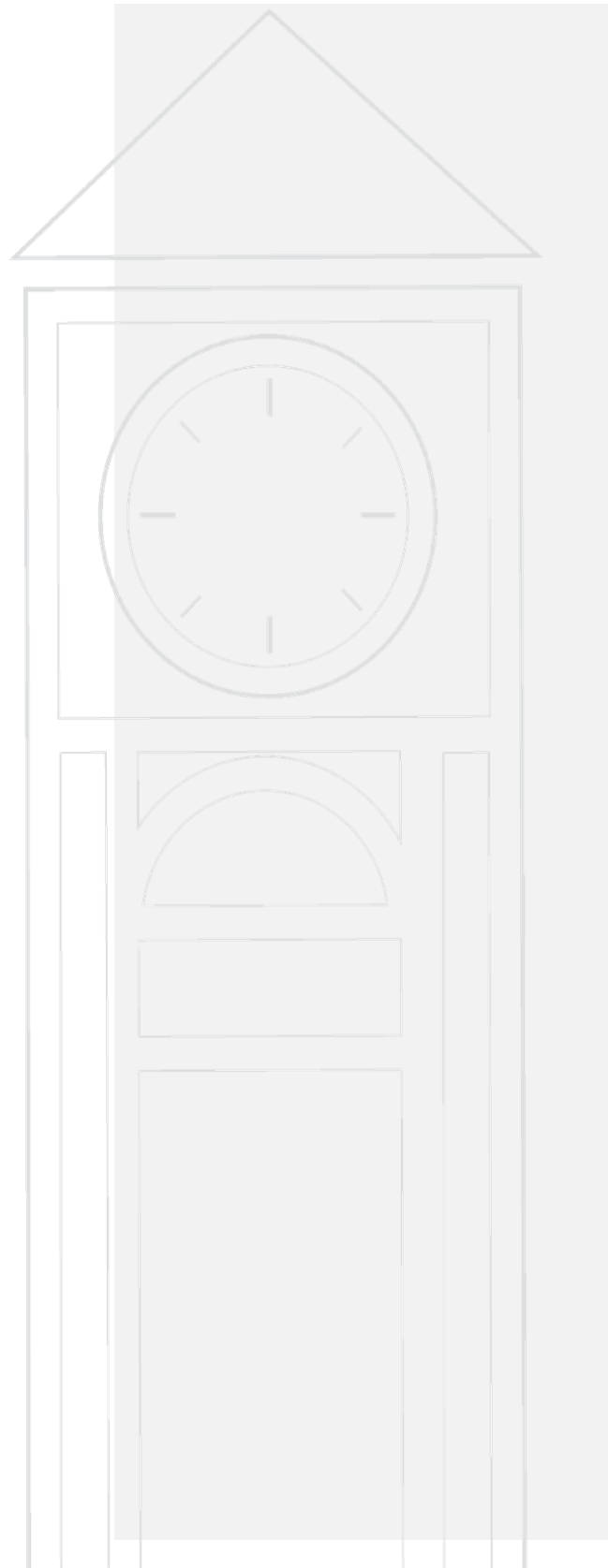
5.1.10 Protecting Cultural Heritage Resources

- a) Pursuant to the Ontario Heritage Act, the Town may:
 - i) Designate properties to be of historic and/or architectural value or interest;
 - ii) Define portions of Bond Head as an area to be examined for designation as a *heritage conservation district*; and
 - iii) Designate portions of Bond Head as a *heritage conservation district*.
- b) Where feasible, new *development* in the Heritage Precinct or the Village Core shall be encouraged to develop in a manner consistent with the overall *character* of these areas.
- c) *Infill* in the Heritage Precinct or the Village Core shall be sensitive to the existing scale and pattern of those areas. Where *development* is anticipated in an area with *significant cultural heritage resources*, a design analysis will be required to ensure that new *development* is designed to respect and reflect the existing *heritage resources*.
- d) The Town may request a cultural heritage assessment for any lands to be developed. The assessment and *conservation* of any *significant cultural heritage resources* identified through the assessment may be a condition of subdivision or site plan approval.

- e) A Stage 1 Archaeological Assessment was prepared as part of the Plan study. Those areas identified in the Stage 1 Study as being areas of archaeological potential will require further Stage 2 Archaeological Assessment and field work by a licensed archaeologist, prior to submission of the application for Draft Plan of Subdivision Approval. In addition, the application shall include a conservation plan to conserve any *archaeological resources* identified for protection in the *archaeological assessment*.

5.1.11 Transportation

- a) *Development* within the Settlement Area will comply with adopted Town standards for entrances, access and construction standards, and the policies of Section 3.6 (unless otherwise modified below).
- b) Prior to *development* proceeding, the Town will be satisfied that such internal and external traffic studies have been completed and that intersection designs are appropriate to the needs of the community.
- c) Each precinct within the Settlement area will have at least one road access location onto each abutting arterial road.
- d) If a road performs a collector road function and is not identified on Schedules B-3 or C, the Town may, at its discretion, consider the road to be a collector road, subject to the requirements for collector roads.
- e) Schedule C schematically identifies a proposed future County Road 27 Bypass. The Town will encourage the County to build the proposed County Road 27 Bypass at as early a date as possible, and include the Bypass in any new Development Charge By-law. Until the Bypass is constructed, the County is encouraged to maintain County Roads 27 and 88 as two lane roadways with on-street parking and wide dual sidewalks through the Village Core Area.
- f) Bond Head will be characterized by an integrated pedestrian walkway and trail system, linking the various precincts, Village Core Area, *parks*, open spaces and community facilities.



5.1.12 Services and Utilities

5.1.12.1 Water and Sewer Distribution System

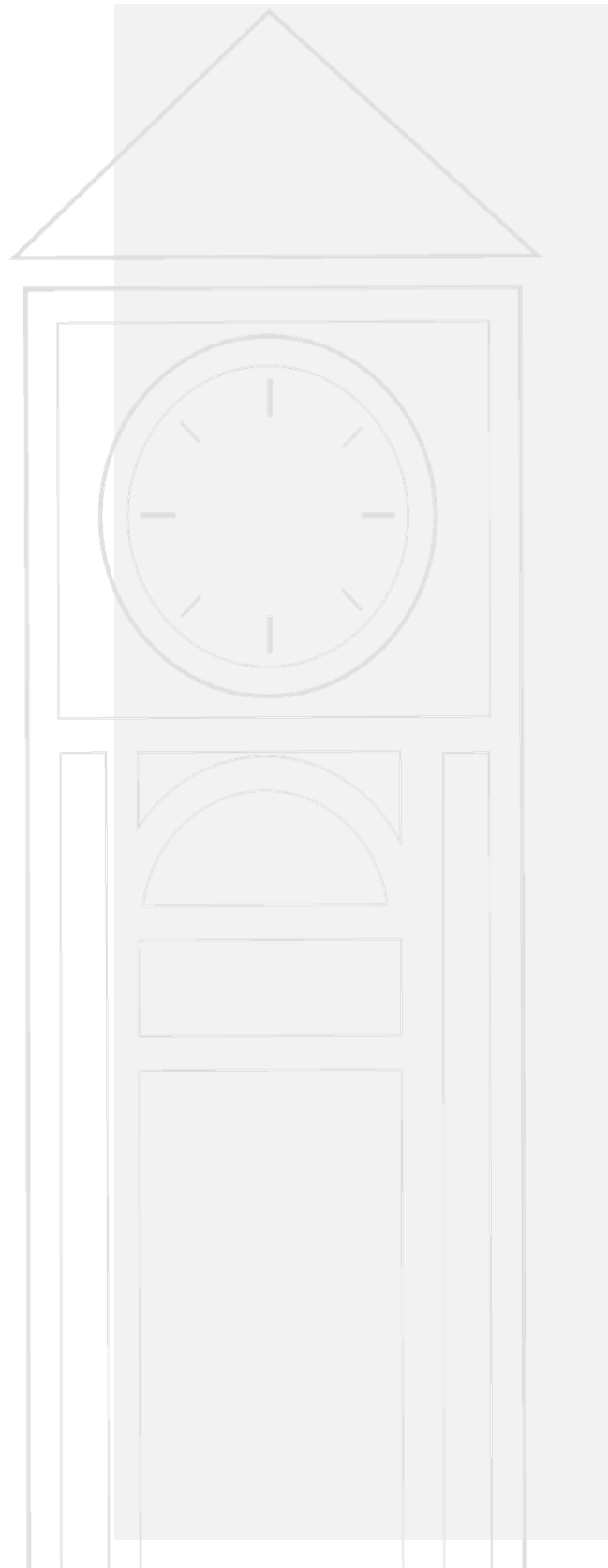
- a) All new development will occur on full municipal water services and municipal sewage services.
- b) A Master Servicing Study or Studies for water and sewage services will be prepared in accordance with Phases 1 and 2 of the Class Environmental Assessment for Municipal Projects and will consider this amendment area and other planned service areas in the Town.
- c) Class Environmental Assessment(s) will be completed in accordance with Phases 3 and 4 of the Class Environmental Assessment for Municipal Projects for water supply and sewage treatment projects identified as Schedule C undertakings in the Master Servicing Study.
- d) A Functional Servicing Report (FSR) will be required prior to draft plan approval for each draft plan of subdivision and shall be prepared in accordance with the recommendations of the Master Servicing Study, to the satisfaction of the Town. The FSR will confirm sanitary, water and *stormwater management* servicing needs, site grading and implications if any, to draft plan layouts.
- e) Until construction of required water and sewage distribution systems are completed, all zoning by-laws for new *development* shall be subject to a Holding (H) symbol in the implementing zoning by-law. Plans of subdivision shall have as a condition of draft plan approval the allocation of sewage capacity.
- f) Interim private servicing may be permitted in relation to expanding existing established uses at the discretion of the Town provided such interim servicing is disconnected when full *municipal sewage services* and *municipal water services* are available and the landowner contributes to the applicable Development Charges and cost sharing for the full *municipal sewage services* and *municipal water services*.
- g) The Village Core Area shall be serviced with sanitary sewers at the time that services are provided for *development* in the north east precinct.
- h) Extension of municipal sanitary services to the Heritage Residential Area may be undertaken in the future through a local improvement plan or other means approved by the Town. The capacity of the forcemain, sewers and pumping stations shall be

sized to accommodate the Heritage Residential Area, but shall be funded by the developers of the new growth areas.

- i) If sufficient servicing capacity is not available for all or part of the Settlement Area, such deficiencies shall be identified during the draft plan of subdivision review process and *development* shall not proceed until such deficiencies are rectified.
- j) Where draft plan approval is to be granted, but services or all the required services are not immediately available, conditions of draft plan approval shall require servicing allocation to be provided and may indicate that the subdivision can be registered in phases depending on servicing allocation.
- k) Once servicing allocation has been provided, depending upon the immediate availability of such services, the subdivision agreement will require the owner not to apply for building permits until certification that services are then available for the particular *lot* in question, and that the owner acknowledges that building permits are not required to be issued in such circumstance.

5.1.12.2 Stormwater Management System

- a) Schedule D identifies the general location and size of *stormwater management* facilities designed to serve the Settlement Area. The specific location, size, shape and design of the *stormwater management* facilities shall be determined through the Functional Servicing Reports.
- b) The location and size of *stormwater management* facilities shown on Schedule D may be relocated and changed without amendment to this Plan. In the event such facilities diminish in size, or are relocated, such additional lands may be used for residential purposes in keeping with the policies of the abutting residential designations, without further amendment to this Plan.
- c) Where technically feasible and appropriate, the construction of specific *stormwater management* facilities may be staged to coincide with the size and extent of the *development* that it is intended to serve, subject to approval of the Town and the Conservation Authority.
- d) Interim *stormwater management* facilities, at locations other than the permanent facilities, may be considered for approval by the Town and the Conservation Authority on the basis they meet technical requirements and are clearly identified as temporary facilities built to accommodate phasing. The interim ponds will be replaced at the developer's cost with the permanent



stormwater management facilities as *development* of the Settlement Area proceeds.

- e) Efforts shall be made to maintain existing infiltration where feasible. *Stormwater management* facilities will be required to control run-off (quantity and quality) for a range of storm events, as approved by the Town and the Conservation Authority.
- f) Improvements and replacements of road culverts at County Roads 27 and 88 may be permitted as a means to reduce upstream flooding provided such improvements are at the expense of the landowners and are approved by the County and Conservation Authority.
- g) The design of *stormwater management* facilities will contribute to the natural, open space *character* of Bond Head. In addition to providing *stormwater management*, the facilities will be developed to form part of the open space system through perimeter trails and naturalized landscaping. These facilities will, to the extent possible, not require fencing, and will be publicly visible and accessible.

5.1.12.3 Utilities

- a) *Utilities* are intended to be constructed within road rights-of-way or other municipally owned properties. Easements for such *utilities* shall only be utilized where there is no alternative public right-of-way available.
- b) All large, above ground *utility infrastructure* is to be located and designated to be compatible with its environment and in accordance with the design guidelines for Bond Head.
- c) Public and private *utility* providers will confirm if adequate services are available to support the proposed *development* and that appropriate locations for large *utility* equipment and *utility* cluster sites have been determined.
- d) The Town will ensure that adequate public and/or private *utility* networks are, or will be, established to serve the anticipated *development* and that these networks can be phased in a manner that is cost-effective and efficient.

5.1.12.4 Environmental Monitoring and Mitigation

- a) Proper design of environmental mitigation measures include consideration of existing conditions, the ultimate servicing condition and the construction methods used to install services. The factors to be taken into account during the planning and

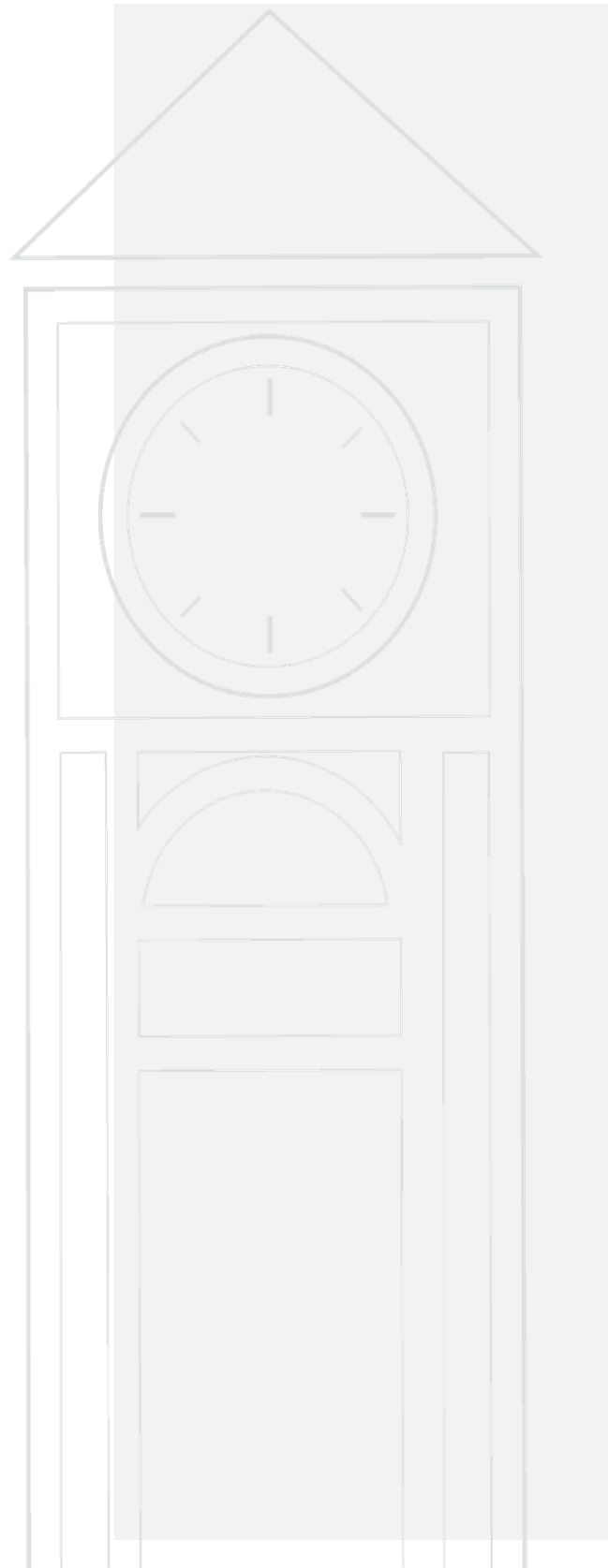
design of mitigation measures shall be identified in the Master Servicing Studies, Functional Servicing Reports and the Class Environmental Assessment documentations.

- b) An environmental monitoring program shall be established in accordance with the standards established in the Master Servicing Studies, Functional Servicing Reports and the Class Environmental Assessment documentations.

5.1.13 Implementation

5.1.13.1 General

- a) Prior to approval of any *development applications* under the *Planning Act* or *Condominium Act, 1998* including draft plans of subdivision or site plan, the following shall be completed:
 - i) A Master Servicing Study for water and sanitary services required in Section 6.1.13.1 b) for all lands proposed to be on full *municipal sewage services* and *municipal water services*.
 - ii) A Class Environmental Assessment for sewage treatment consistent with the following criteria:
 - a. Completion of a Phase 4 Environmental Assessment with all issues resolved, including if appropriate the pilot testing of any proposed treatment technology, to the satisfaction of the Ministry of the Environment;
 - b. If the Master Servicing Study concludes that an expansion of the Bradford Water Pollution Control Plant is required then the Plant shall be designed to achieve a phosphorus treatment objective such that the annual loading of phosphorus from the Plant meets all applicable provincial requirements.
 - iii) A Class Environmental Assessment for water supply consistent with the following criteria:
 - a. Completion of a Phase 4 Environmental Assessment with all issues resolved to the satisfaction of the Ministry of the Environment;
 - b. An inter-municipal agreement is obtained in the case where water is to be provided from another municipality.



- b) Prior to *development* proceeding on lands within Bond Head, the following shall be completed:
 - i) Any required Environmental Study Reports for Schedule C Class Environmental Assessment projects;
 - ii) A Financing Plan;
 - iii) Design Guidelines;
 - iv) Development Charge By-law(s);
 - v) Noise Studies (where identified in the south east and south west precincts);
 - vi) Completion of a Functional Servicing Study for each plan of subdivision.
- c) *Development* will occur and *infrastructure* provided within appropriately sized development blocks, and shall not necessarily be based on the existing ownership pattern in Bond Head.

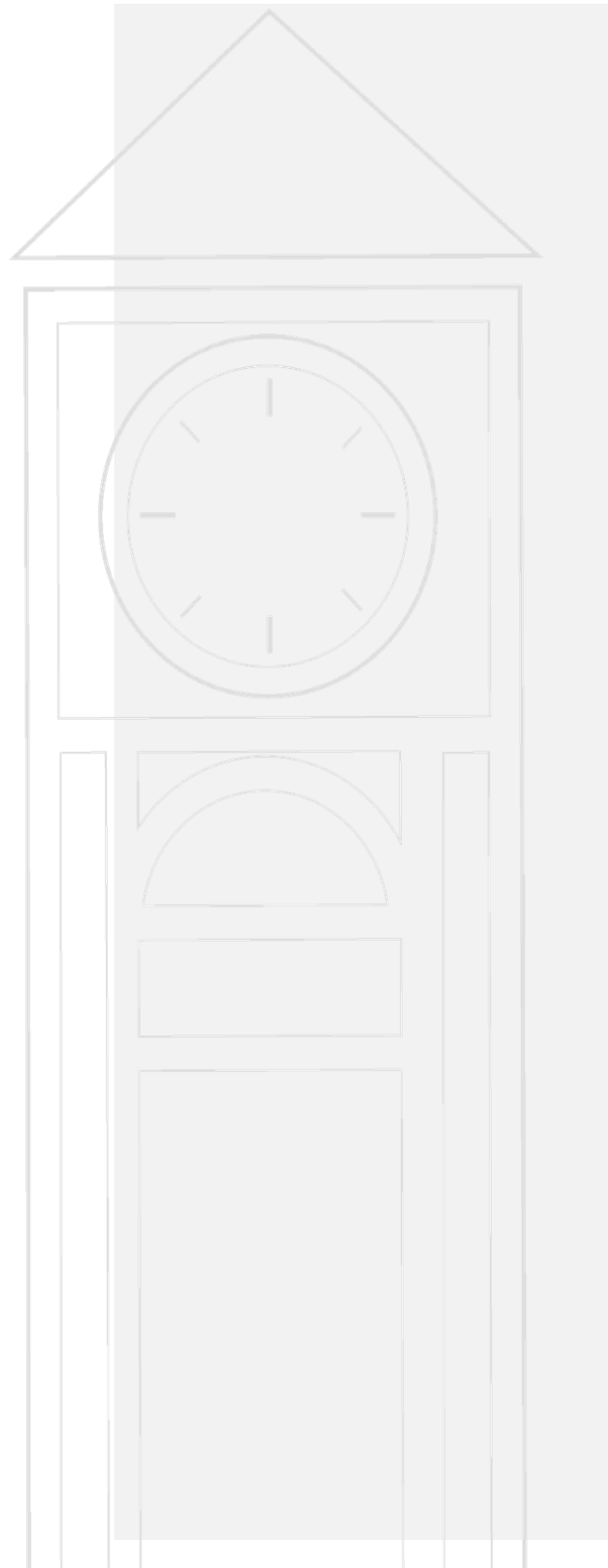
5.1.13.2 Development Phasing

- a) In general, *development* within the Settlement Area will occur initially in the northwest precinct and progress generally clockwise through the northeast, southeast and southwest precincts, while being cognizant of and sensitive to servicing phasing constraints and the ability/desirability of individual property owners to proceed. Phasing provisions will be established in the Master Servicing Study and refined in individual Functional Servicing Reports required at submission of draft plans of subdivision. *Development* will be contingent upon availability of sewer and water services and may need to be phased accordingly.
- b) The phasing described in Section (a), above, and further described in the Master Servicing Study shall not prevent or restrict landowners from exploring a variety of alternatives to service their holdings and to extend services to their holdings. Such alternatives must be supported by appropriate technical studies prior to Draft Plan of Subdivision approval and are subject to approval by the Town.
- c) The main factors which affect phasing and the timing of individual *developments* is the availability of water supply and wastewater treatment allocation and the capacity of external water distribution and sewage collection systems. Depending on the capacity of the *transportation system*, phasing may also need to consider the timing of road improvements.

- d) *Development* within the Bond Head Settlement Area shall be phased to the timing of *development* in the Highway 400 Strategic Settlement Employment Area. As such, building permits for new *development* in Bond Head will not be issued until construction of the first 28,000 square metres of *development* within the Highway 400 Strategic Settlement Employment Area is underway.
- e) To prevent the premature *development* of lands, the Town shall consider utilization of a Holding by-law or establishing appropriate draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation *infrastructure*.
- f) The planning, design and implementation of most servicing aspects of individual properties within the Settlement Area will require coordination and cooperation between landowners. Specifically, the Town will require, through its review and approval processes, the coordination of draft plans of subdivision, engineering reports, designs and drawings between adjacent landowners.
- g) Provided that services and servicing capacity are available, adjacent parcels of land may develop simultaneously, and will not be subject to any further phasing requirement.

5.1.13.3 Development Charges

- a) Works within the Settlement Area include both local services (i.e. to be a direct developer responsibility) and works that are considered shared and eligible for cost recovery through the Development Charge By-law (non- local).
- b) Prior to revising the Development Charges By-law, the Town in conjunction with the landowners shall determine, based on the Town's Local Service Guidelines and the approved Master Servicing Study, those works and services within the Settlement Area which are local and which are non-local.
- c) In the event that the Development Charges By-law funded *infrastructure* has not been installed when a developer wishes to proceed, the developer may use alternative servicing schemes, with approval of the Town Engineer. The alternative services, including disconnection costs, shall be funded by the developer and no credit towards the alternative servicing will be available on the development charge payable.



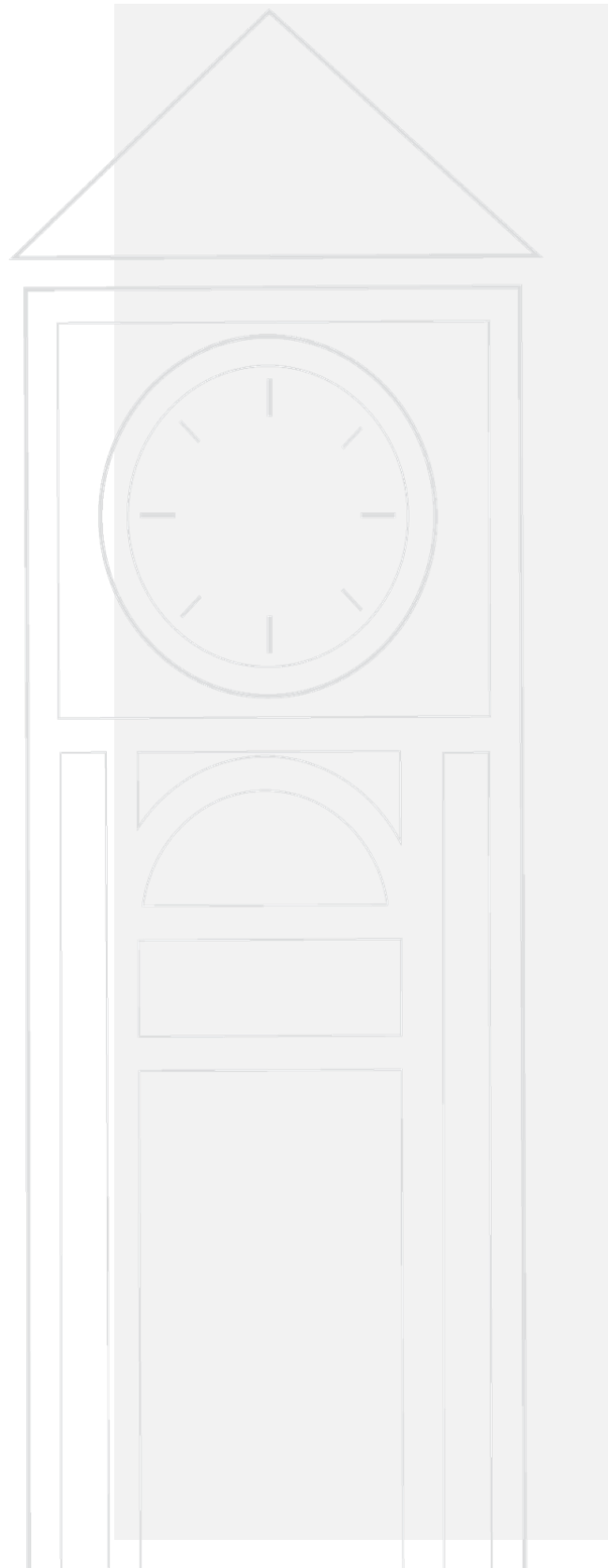
- d) The Town and developers may enter into front end finance agreements in order to secure development *infrastructure* in advance of the timing identified in the Town's Capital Forecast, in accordance with the Town's Development Charge By-law.

5.1.13.4 Developer Cost Share Agreements

- a) To ensure that property owners contribute equitably towards the provisions of community and *infrastructure* facilities such as community use lands, *parks*, and local *infrastructure* facilities or public works (i.e. over sizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, property owners shall be required to enter into one or more developer (private) cost sharing agreements as a condition for the *development* of their lands, providing for the equitable distribution of the costs (including lands) of the aforementioned community and common public facilities where such costs are not dealt with under the *Development Charges Act*.
- b) Prior to the approval of any *development applications* within Bond Head, the Town shall require the landowners to enter into an agreement as set out in (a) above. For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work.
- c) It is also recognized that the developer (private) cost sharing agreement(s) will establish rights for adjacent landowners to connect to the services within the Settlement Area provided such landowners pay their share of the related *infrastructure* costs.
- d) It is recognized that adjacent landowners within Bond Head may seek to secure easement rights across the properties in the Settlement Area in order to provide the necessary *municipal sewage services* and *municipal water services* to *adjacent lands*.
- e) The developer cost sharing agreement(s) shall be registered on title for each participating landowner and the covenants and obligations of the Cost Sharing Agreement survive any transfer in ownership of a relevant parcel of land.
- f) The Trustee of the cost sharing agreement(s) shall be notified by the Town of any applications for plan of subdivision, zoning, site plan or development approval in Bond Head. As a condition of approval, the Trustee shall notify the Town that the landowner is a member in good standing of the cost sharing agreement.

5.1.13.5 Community Improvement

- a) The Town may identify Community Improvement Areas in compliance with the provisions of the *Planning Act* in which community improvement plans may be undertaken.
- b) The Village Core and the Heritage Residential precincts are potential community improvement areas.
- c) In the Heritage Residential community improvement area, improvements may include the following:
 - i) Establishing and maintaining equitable *infrastructure* necessary and appropriate for the neighbourhood. This may include water service, sewage collection services, road maintenance, street lighting, and sidewalks, amongst others.
 - ii) Providing appropriate *recreational*, cultural, and social service facilities which are well maintained, well located, and easily accessible by residents.
 - iii) Improving the condition and appearance of substandard structures and surrounding properties and encouraging the *rehabilitation*, restoration, and repair of dwellings in compliance with the Maintenance and Property Standard By-law.
- d) In the Village Core area, improvements may include the following:
 - i) Ensuring a vibrant, attractive area by maintaining the necessary conditions to enhance the community's facilities within the Settlement Area.
 - ii) Providing and maintaining streets, sidewalks, lighting, benches, and parking areas, to ensure that the Village Core is accessible to both motorists and pedestrians and persons with disabilities.
 - iii) Alleviating traffic congestion, impediments to pedestrian and wheelchair/scooter movement, and providing access to structures and adequate loading areas.



5.2 Highway 400 Employment Lands

The Highway 400 Employment Lands are defined as the lands bound by 5th Side Road to the west, 5th Line to the South, North Schomberg River and the 5th Line to 6th Line diversion to the east and the 9th Line and the half concession *lot* line between the 8th and 9th Line to the north. The total land area is 730 hectares and the estimated developable land area is approximately 347 hectares. The boundary and lands are shown as Schedule B-2 of this Plan. (OPA 26)

These lands form part of the Town's employment lands supply and are employment lands, per Section 4.3 of the Official Plan. A central concept of the Highway 400 Employment Lands is to create a strategic industrial *employment area* to accommodate permitted employment uses that require large contiguous blocks of land and that depend upon efficient goods movement and access provided by the Highway 400 transportation corridor. (OPA 26)

5.2.1 General Policies

- a) The strategic industrial *employment area* incorporates *sustainability*, including *conservation*, as a fundamental principle. Protecting and enhancing environmental features, including the North Schomberg River corridor, will be undertaken consistent with the goal of protecting and restoring the ecological health of the Lake Simcoe *watershed*. Certain sections of the North Schomberg River and its tributaries have been highly altered to accommodate agricultural practices. Opportunities exist to enhance these stream corridors with additional open space and *rehabilitate* these streams with more naturalized profiles and natural vegetation. The stream system and other natural features will form a strong open space boundary along most of the east side of the area.
- b) Large *lots* and contiguous blocks of lands, including those with good access to Highway 400, should be reserved for permitted industrial employment activities which require good access to distribution and supply chain networks to facilitate the efficient movement of goods. (OPA 26)
- c) The permitted employment supportive uses shall be compact in design and limited in scale to be supportive of the concept for the area, and undertaken in a manner that ensures that the primary

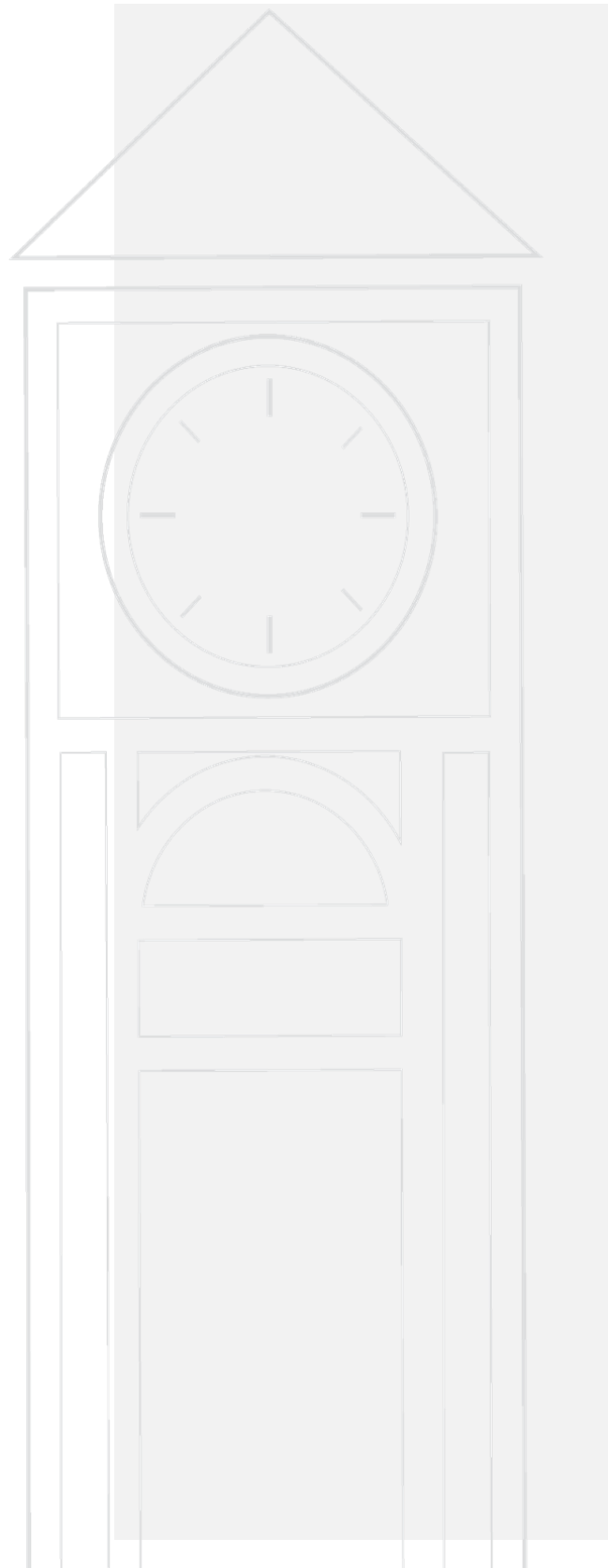
function and *character* of the strategic industrial *employment area* is maintained.

- d) Pursuant to Section 4.3.1(c) of this Plan, residential uses are prohibited.
- e) The Town shall pursue the revocation of the Minister's Zoning Orders applying to the Highway 400 Employment Lands once a zoning by-law amendment implementing these policies is in effect. (OPA 26)

5.2.2 Highway 400 Industrial (Area A)

Lands designated Highway 400 Industrial are to provide a location for *heavy industrial* uses that may conflict with non-industrial uses in the Highway 400 Employment Lands. The designation applies to lands identified as Area A in the implementation documents of the 2017 Growth Plan. (OPA 26)

- a) Uses permitted within the Highway 400 Industrial designation shall include manufacturing, warehousing, fabricating and processing of mechanical equipment, repairing, processing, and assembly, as well as *parks*, open spaces and public uses. (OPA 26)
- b) Office uses are only permitted accessory to another use permitted in subsection (a) above. (OPA 26)
- c) Ancillary retail uses are permitted for businesses involving products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use to a maximum of 10% of the *gross floor area* of the premises. (OPA 26)
- d) Outside processing, outside storage, equipment servicing, test yards and outside display and sales may be permitted, provided the uses are clearly accessory to the associated main use permitted by subsection (a). Areas occupied by these uses shall be appropriately screened from lands in non-employment land use designations, Highway 400, and public streets. (OPA 26)
- e) Cafeterias, restaurants, child care centres, and training facilities are only permitted incidental, subordinate and exclusively devoted to the principal use of the *lot* and buildings thereon, and located on the same *lot*. (OPA 26)
- f) *Existing uses* are recognized and may continue, but these uses are expected to evolve to meet the policies of this Plan.



Expansion of *existing uses* shall be discouraged and comply with all other provisions of this Plan. (OPA 26)

- g) Buffering and visual screening shall be provided where *development* abuts an existing residential use. Such buffering or screening may take the form of fencing and/or berms, and shall be implemented based on the recommendations of noise and vibration studies that satisfy all applicable guidelines and requirements of the Ministry of the Environment and Climate Change. (OPA 26)

5.2.3 Highway 400 Interchange (Area B)

Lands designated Highway 400 Interchange are to provide for a range of *light industrial*, office, and employment supportive uses in the area of the Highway 400/88 interchange. The designation applies to lands identified as Area B in the implementation documents of the 2017 Growth Plan. (OPA 26)

- a) Uses permitted within the Highway 400 Interchange designation shall include distribution centre, food processing, manufacturing, warehousing, research facilities including laboratories, training facility, and public and institutional uses (without a residential component), and parks and open spaces. (OPA 26)
- b) A data centre that houses computer systems and associated components, such as telecommunications and storage systems, to a maximum *gross floor area* of 10,000 square metres. (OPA 26)
- c) Office uses are permitted ancillary to another use permitted in subsection (a) or (b) above. (OPA 26)
- d) Notwithstanding subsection (c) above, stand-alone office uses are permitted to a maximum *gross floor area* of 10,000 square metres. (OPA 26)
- e) Hotels, including ancillary convention facilities, are permitted to a maximum *gross floor area* of 8,000 square metres. (OPA 26)
- f) Ancillary retail uses are permitted for businesses involving products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use to a maximum of 10% of the *gross floor area* of the premises. (OPA 26)
- g) Motor vehicle service stations, retail stores (to a maximum *gross floor area* of 3,500 square metres per premises), food stores (to a maximum *gross floor area* of 600 square metres per premises,

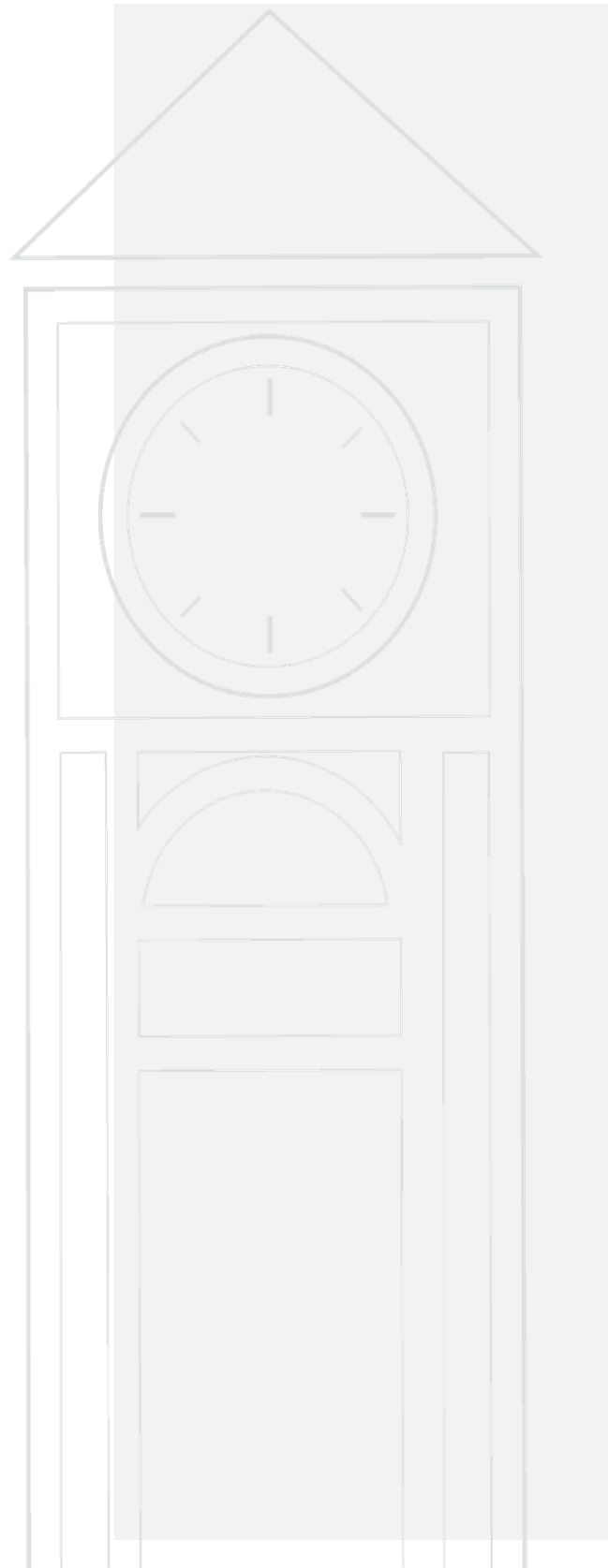
and a cumulative maximum *gross floor area* of 1,200 square metres on all lands in the designation), child care centres, *recreational* uses, machinery and equipment sales and rental, and service commercial uses (limited to financial institutions, fitness centres, personal service shops, restaurants, and service shops) are permitted, subject to the policies of Section 5.2.5 of this Plan. (OPA 26)

- h) Minimum premises sizes for individual employment-supportive uses permitted in subsection (g) above may be considered in the implementing zoning by-law. (OPA 26)
- i) A *multi-modal transit node* shall be established in consultation with agencies including the Ministry of Transportation and the County of Simcoe in the vicinity of the Highway 400 / County Road 88 interchange. Transit linkages between the Highway 400 Employment Lands, the Bradford Urban Area and the Bradford GO Station are contemplated and the design of *development* shall facilitate such linkages. (OPA 26)

5.2.4 Highway 400 Industrial/Commercial (Area C)

Lands designated Highway 400 Industrial/Commercial are to provide for a full range of *light industrial* and office uses in the Highway 400 Employment Lands. The designation applies to lands identified as Area C in the implementation documents of the Growth Plan. (OPA 26)

- a) Uses permitted within the Highway 400 Industrial/Commercial designation shall include distribution centre, food processing, manufacturing, warehousing, research facilities including laboratories, training facility, public and institutional uses, and *parks*, open spaces and public uses. (OPA 26)
- b) Data centres that house computer systems and associated components, such as telecommunications and storage systems, shall be permitted to a maximum *gross floor area* of 7,500 square metres. (OPA 26)
- c) Office uses are only permitted ancillary to another use permitted in subsection (a) or (b) above. (OPA 26)
- d) Notwithstanding subsection (c) above, stand-alone office uses are permitted to a maximum *gross floor area* of 7,500 square metres. (OPA 26)
- e) Outside storage may be permitted, provided the uses are clearly accessory to the primary main use permitted by subsections (a)



and (b). Areas occupied by these uses shall be appropriately screened from lands in non-employment land use designations, Highway 400, and public streets. (OPA 26)

- f) Ancillary retail uses are permitted for businesses involving products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use to a maximum of 10% of the *gross floor area* of the premises. (OPA 26)
- g) Motor vehicle service stations, convenience retail stores, child care centres, *recreational* uses, machinery and equipment sales and rental, training facility, and service commercial uses (limited to financial institutions, fitness centres, personal service shops, restaurants, and service shops) are permitted, subject to the policies of Section 5.2.5 of this Plan. (OPA 26)

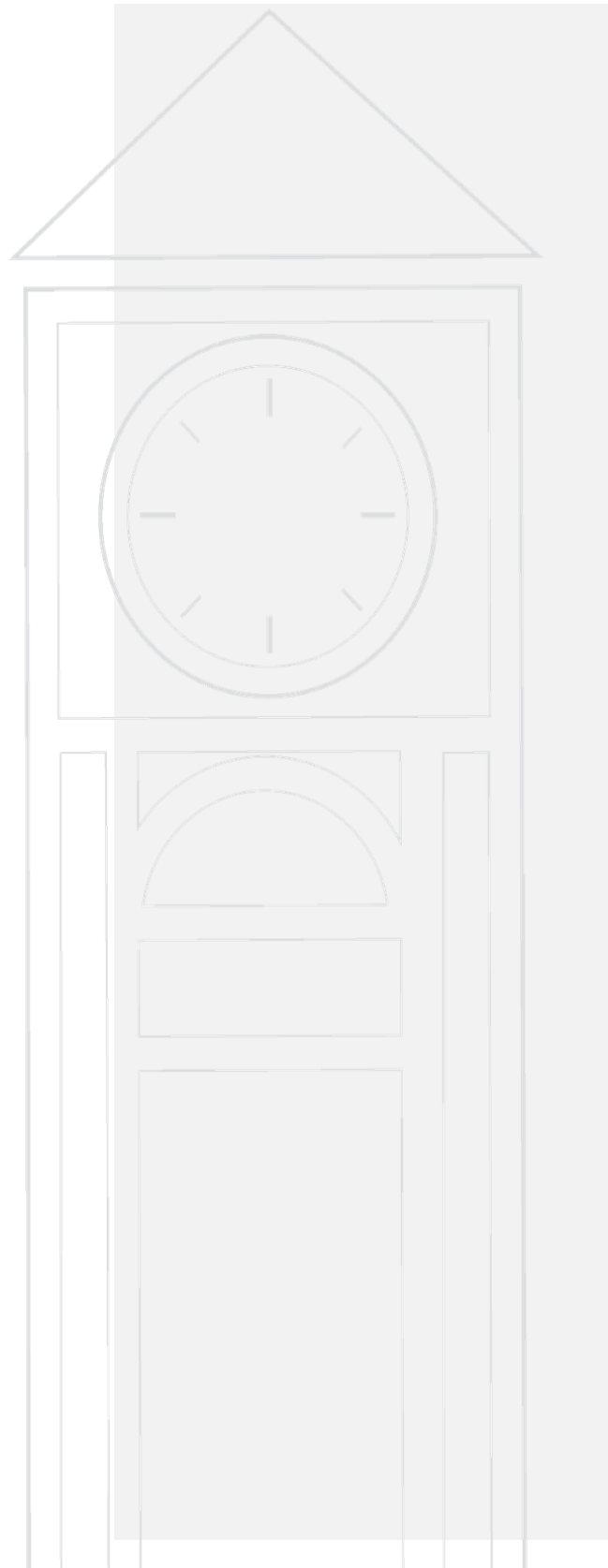
5.2.5 Land Area and Lot Size Requirements

Lands within the Highway 400 Industrial/Commercial (Area C) and Highway 400 Interchange (Area B) designations are subject to additional land area and *lot* size requirements to be cumulatively applied across all lands in each respective designation based on their cumulative net land area, as specified in the policy directive from the Minister of Infrastructure in accordance with the the Growth Plan. (OPA 26)

- a) *Development* will occur and *infrastructure* provided within appropriately sized development blocks, and shall not necessarily be based on the existing *lot* pattern in the area. (OPA 26)
- b) The Town recognizes that the directive issued by the Minister of Infrastructure on September 24, 2012, contains maximum and minimum limits on employment-supportive, office uses and employment use permissions within the Highway 400 Interchange and Highway 400 Industrial/Commercial designations. It is noted the net area of lands in the Highway 400 Industrial/Commercial designation is approximately 224 hectares, while the net area of lands in the Highway 400 Interchange designation is approximately 84 hectares. (OPA 26)
- c) Based on the above, such limits are as follows:
 - i) Employment-supportive uses in the Highway 400 Interchange designation [Section 5.2.3(g)] are limited to

a maximum of 8.5 percent of the combined net land area of that designation and the Highway 400 Industrial/Commercial designation. This would result in a maximum area of land permitted to be used by employment-supportive uses of approximately 26 hectares;

- ii) Employment-supportive uses in the Highway 400 Industrial/Commercial designation [Section 5.2.4(g)] are limited to a maximum of 2.8 percent of the combined net land area of that designation and the Highway 400 Interchange designation. This would result in a maximum area of land permitted to be used by employment-supportive uses of approximately 9 hectares;
 - iii) Office uses in the Highway 400 Interchange and Highway 400 Industrial/Commercial designations are limited to a maximum of 5.7 percent of the combined net land area of these designations. This would result in a maximum area of land permitted to be used by office uses of approximately 18 hectares; and
 - iv) Employment uses in the Highway 400 Interchange and Highway 400 Industrial/Commercial designations will comprise a minimum of 83 percent of the combined net land area of these designations. (OPA 26)
- d) It is the intent of this Plan that there will be appropriate opportunity for equitable distribution of the uses identified in subsections (a)i), (a)ii) and (a)iii) above across all landholdings within the respective designations, and that the achievement of such uses may not be reserved (e.g., by way of annotations on draft plans of subdivision, site-specific zoning by-law amendments). As such, all “employment-supportive uses” and “office uses” will be subject to a use-specific Holding Provision in the implementing Zoning By-law, the achievement of which will take place on a first-come, first-serve basis, as determined by the granting of Site Plan Approval and corresponding removal of the use-specific Holding Provision. The *development* of such “employment-supportive uses” and “office uses” and their contribution to the maximum thresholds outlined in subsection (a), above, will be monitored and reported upon in the processing of applications for the removal of the use-specific Holding



Provision, for which notice will be provided in accordance with subsection (f), below. (OPA 26)

- e) There shall be a minimum of 14 *lots* in the two designations, generally having a minimum *lot* area of 8 hectares. (OPA 26)
- f) There shall be a minimum of two *lots* in the two designations, generally having a minimum *lot* area of 20 hectares. These *lots* are additional to those identified in subsection (c) above. (OPA 26)
- g) It is a policy of this Plan that for lands in the Highway 400 Interchange and Highway 400 Industrial/Commercial designations, where notice is required to be given under the *Planning Act*, and/or as outlined in subsection (b), above, it shall be given, by personal service or ordinary mail, to every owner of lands within the Highway 400 Interchange and Highway 400 Industrial/Commercial designations (in addition to any notice requirements of this Plan or under the *Planning Act*). For notices of Council's intention to pass a by-law to remove a use-specific Holding Provision (per subsection (b), above), the notice shall include, in addition to any requirements of this Plan or under the *Planning Act*, a table outlining:
 - i) The maximum area of land permitted to be occupied by the applicable subsection (a)(i-iii) use or uses in the applicable designation or combined designations, depending on the type of application;
 - ii) The remaining area of land permitted to be occupied by the applicable subsection (a)(i-iii) use or uses in the applicable designation or combined designations, depending on the type of application;
 - iii) The amount of area of land proposed to be occupied by the applicable subsection (a)(i-iii) use or uses in the applicable designation or combined designations, depending on the type of application;
 - iv) The amount of area of land proposed to be occupied by the applicable subsection (a)(iv) employment uses as part of the application for which notice is being given;
 - v) The amount of area of land on the same *lot* that is not part of the application for which notice is being given; and
 - vi) The amount of (and percentage of total remaining) area of land remaining in the Highway 400 Employment

Lands that would need to be occupied by the applicable subsection (a)(iv) employment uses to meet the Growth Plan-mandated targets. (OPA 26)

- h) The Town will, together with County and the Province of Ontario, monitor the implementation and continued appropriateness of this Section of this Plan. (OPA 26)

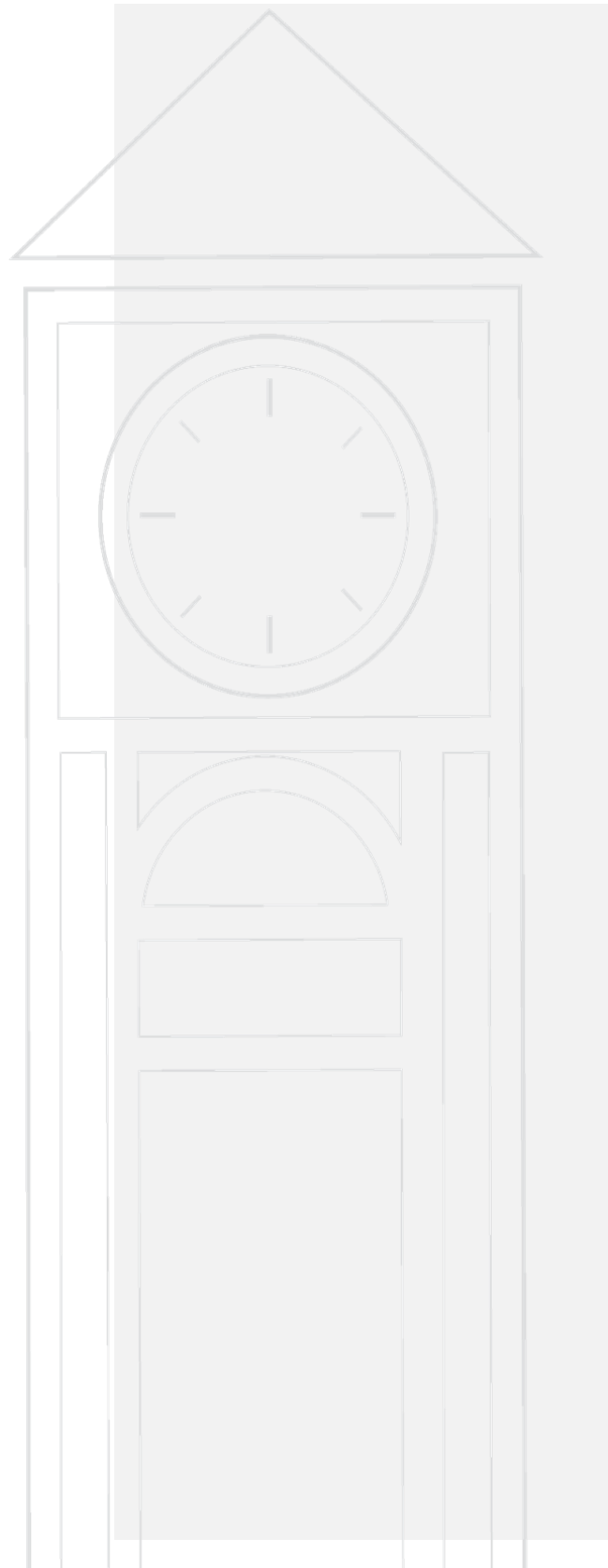
5.2.6 Employment Lands Reserve (Area D)


Lands designated Employment Lands Reserve are intended to protect for employment uses beyond the year 2031. For the purposes of this plan and consistency with the Provincial Policy Statement, lands within this designation are part of an *employment area*. (OPA 26)

- a) Uses permitted are limited to uses legally existing on March 21, 2017. (OPA 26)
- b) Limited expansions of those uses are permitted provided they do not compromise the long-term *redevelopment* of the lands for employment purposes. (OPA 26)
- c) If the legal *existing use* is an agricultural use, then *agriculture-related uses* (subject to Section 4.6 c) and *on-farm diversified uses* (subject to Section 4.6 d) are additionally permitted. (OPA 26)
- d) If the legal *existing use* is a *dwelling unit*, accessory residential uses such as a *secondary dwelling unit*, private home child care, child care centres, *bed and breakfast*, home industry, and home occupation are additionally permitted, subject to the regulations of the implementing zoning by-law. (OPA 26)
- e) The designation and permissions will be reviewed and amended following a *municipal comprehensive review*, undertaken by the County. (OPA 26)

5.2.7 Streetscape and Design Strategy

- a) The design and *character* of the area should reflect a *prestige industrial employment area* through onsite and *streetscape* landscaping, limitations on outdoor storage, and orientation of well-articulated building forms to address public streets and spaces including Highway 400.

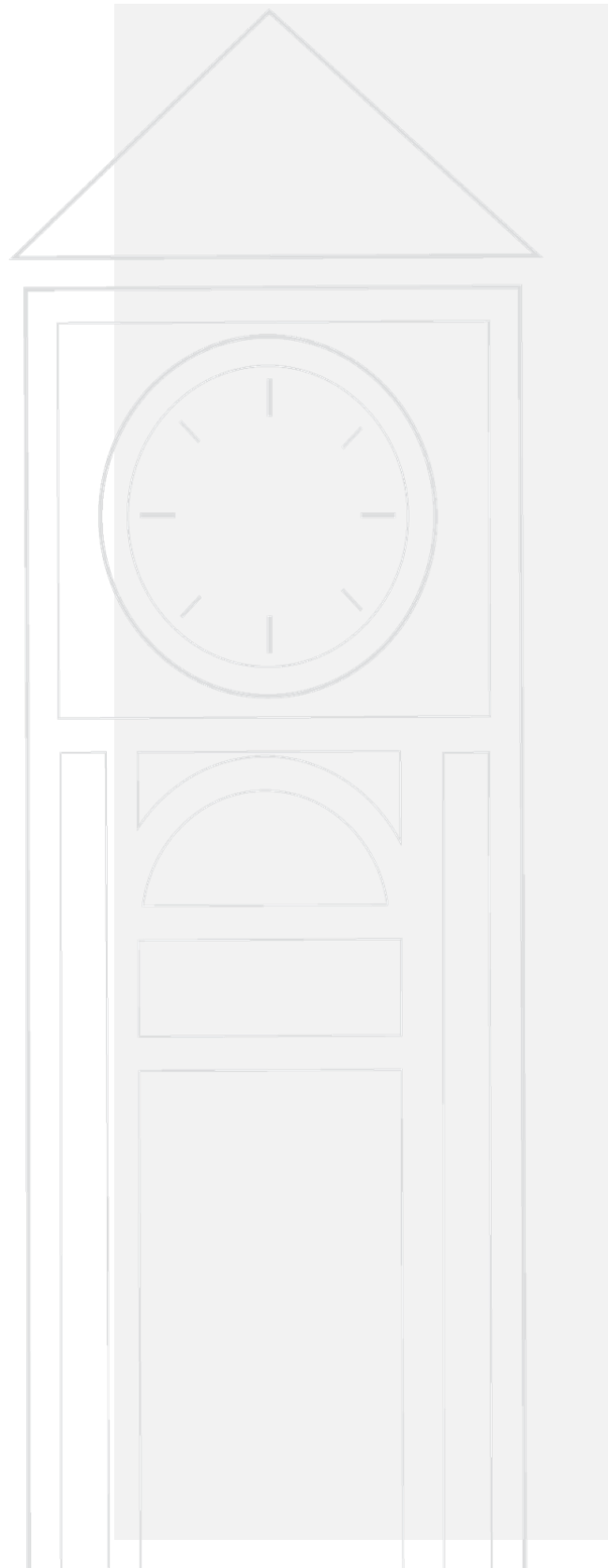


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- b) Wherever possible, buildings should be located close to the street edge with direct pedestrian and vehicular linkages to visible main entrances.
 - c) Where appropriate a built-form presence should be established along County Road 88 with a minimum of half of the developable road frontage occupied by buildings, which provide street edge definition and which are directly accessible to the pedestrian along the public sidewalk.
 - d) Interesting new *streetscapes* should be created through a well-connected network of public streets with orientation to community features; variety in building location, massing, and architectural treatments; and through landscaping that reinforces the importance and continuity of the public realm.
 - e) The influence of parking, loading and outdoor storage on the *streetscape* should be minimized through the use of landscaped front yards and forecourts, by limiting the amount of front yard parking, and by requiring the placement of loading away from the street or the Highway 400 frontage. Where loading areas cannot be located away from the street, such areas should be appropriately screened, preferably with natural landscape features.
 - f) Adjacent to Highway 400, the highest quality of built form, landscaping and signage should be provided. High quality building elevations shall be required which provide a front face to the highway with landscaping elements, signage, main entrances, offices and/or visitor parking adjacent to Highway 400. The placement of service areas, loading docks, and large parking areas in yards adjacent to or visible from the Highway should be avoided.
 - g) New and existing streets shall incorporate high quality *streetscape* features including gateway features, tree planting and other street furniture such as pedestrian scale lighting in a manner that creates a consistent image throughout the area.
 - h) Views to the *natural heritage system* and to other landscape features (such as stormwater management facilities) should be provided from public roads. In addition, *parks* and public open spaces will be visible and well defined. Where practical, these public open spaces should be positioned to provide vistas within and beyond the area.

- i) Landscaping should reinforce the street edge and the views/connections to buildings.
- j) Outdoor storage on *lots* adjacent to Highway 400 should be avoided and where unavoidable shall be screened from the highway or located in a yard facing away from the highway. On interior *lots*, ancillary outdoor storage should be screened from the street. The Zoning By-law shall establish the appropriate limits for outdoor storage, and may include strict limitations on outdoor processing of goods or materials.
- k) Primary gateways to the Town should be created at both County Road 88 and 5th Line Interchanges.
- l) Secondary gateways into the *employment area* should be created along other key roads such as 5th Side Road and 6th Line with the three elements of built form, landscaping, and signage coordinated at these secondary gateways. In addition, gateway features should be created along Hwy 400 at the north and southern entries to the Hwy 400 area to signal to the traveling public that it is entering the area.
- m) At these gateways, buildings should be set close to the street edge, include animated architecture and present visible main front entrances and office components in prominent locations. Landscaping should reinforce the street edge, and enhance views and connections to buildings.
- n) *Utilities* and telecommunications *infrastructure* should be clustered where possible, to minimize visual impact.
- o) Applications for Site Plan Approval shall demonstrate, through a landscape plan, how natural self-sustaining vegetation can be maximized on the proposed landscaped /undeveloped portion of the *lot*.

5.2.8 Cultural Heritage

- a) The Town's heritage committee shall prepare a register of properties within the area that are of cultural heritage value. The register of properties shall be based on criteria approved by Council.
- b) A heritage consultant should be retained to assist the heritage committee in identifying buildings of cultural heritage significance.
- c) A Stage 1 Archaeological Assessment was prepared as part of the Plan study. Those areas identified in the Stage 1 Study as



being areas of archaeological potential will require further Stage 2 assessment and field work by a licensed archaeologist, prior to submission of the application for Draft Plan of Subdivision Approval. In addition, the application shall include a conservation plan to conserve any *archaeological resources* identified for protection in the *archaeological assessment*.

- d) Following the Stage 2 Study, Council may maintain the integrity of *significant archaeological resources* through zoning, parkland dedication or other appropriate means.
- e) Council shall have regard for cultural *heritage resources* in the undertaking of municipal public works. When necessary, Council will require satisfactory measures to mitigate any *negative impacts on significant cultural heritage resources*.

5.2.9 Parks, Trails, and Sidewalks

- a) A pedestrian network through the area shall be developed. The network is intended to provide convenient access to future transit, commercial facilities, *parks*, and open space. The system may be implemented in a variety of ways, including any one or more of the following: dedicated walking/cycling trails within the open space system, bicycle lanes within the road allowance, and sidewalks within the road allowance.
- b) A trail system will be developed within the Environmental Protection designation and on other lands as needed to provide linkages. The exact location of the trail system is to be determined in subdivision designs as *development* proceeds.
- c) All streets within the area shall contain sidewalks in accordance with the Town's Engineering standards current at the time of subdivision servicing review.
- d) Subdivision design shall incorporate lands for pedestrian and cycling linkages to the Environmental Protection areas. The location of these linkages shall be considered relative to the creation of opportunities for access to and through the Environmental Protection area.
- e) In determining the location and size of *parks* within the Highway 400 Employment Lands, it is recognized that there may be an over-dedication required for particular *park* components. If this relates to a corresponding under-dedication of parkland from another property owner, the policies of Section 7.9.12.5 (developer cost sharing arrangements) will apply.

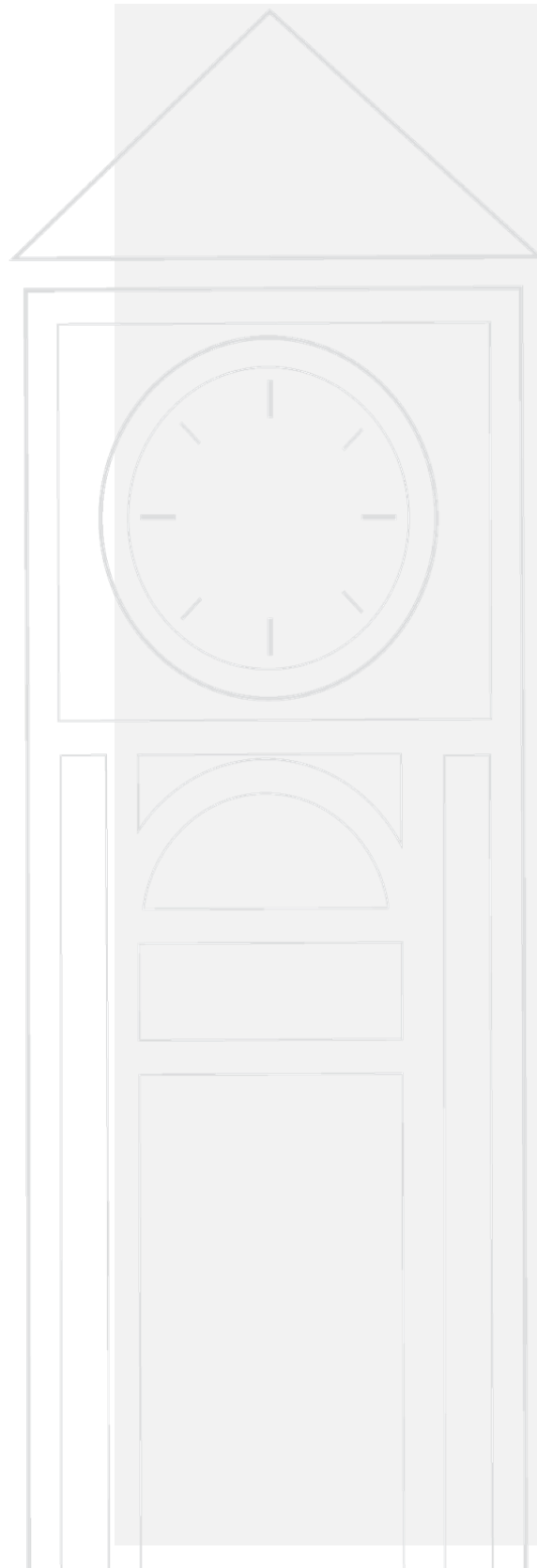
5.2.10 Transportation Network

5.2.10.1 Arterial Roads

- a) The arterial road network will be designed to support efficient goods movement and other vehicular and future transit access and movement. Arterial roads will provide sidewalks for pedestrian access and links to buildings and future transit in the area.
- b) County Road 88 currently has a width of 30 metres and is considered a major arterial road. It is anticipated that the width will be increased by the County to between 36 and 40 metres with potentially wider widths in the vicinity of Highway 400 and at intersections with Town arterial roads. Road widths shall be as required by the County of Simcoe.
- c) The 5th Sideroad, and the 5th Line have been identified as future County Roads and may be transferred to the County of Simcoe prior to the buildout of the Highway 400 Employment Lands. For planning purposes, a minimum 35.0 metres shall be maintained for the 5th Sideroad, the 5th Line and the 6th Line as provided for in Section 9.2.9 of this Plan.
- d) The 5th Sideroad, the 5th Line and the 6th Line shall not provide any direct access to new *development* unless determined appropriate by the applicable road authority.
- e) Internal and external traffic studies may be required to the satisfaction of the Town and/or the County prior to Draft Plan of Subdivision approval. Prior to *development* proceeding, the Town and the County shall be satisfied that intersection designs are appropriate to the needs of the *employment area*.

5.2.10.2 Collector Roads

- a) Collector Roads are proposed to support access from the area to the arterial roads, and provide pedestrian and vehicular links through the area. Collector Roads will be designed with a high degree of pedestrian amenity, including sidewalks on one side, lighting, and street trees, and may include on-street or off-street cycling lanes, and shall be designed to accommodate future transit services.
- b) The intersections of collector roads with arterial roads and, where warranted, other collector roads, may be signalized.
- c) The standards of the collector roads shall be established through the preparation of a traffic study approved by the Town.



- d) Schedule c identifies reserves for potential collector roads which will provide an integrated and linked traffic network within the area. The timing of construction of these roads will be confirmed through the preparation of detailed traffic impact assessments at the time of submission of *development applications*, consistent with the Town's Transportation Master Plan.

5.2.10.3 Local Roads

- a) Local streets support low traffic speeds within the area and direct traffic to the collector roads. Local streets will be designed with a high degree of pedestrian amenity, including sidewalks on one side, lighting, and street trees.

5.2.11 Stormwater Management Planning

- a) A master stormwater plan or strategy shall be developed in consultation with the Ministry of Transportation, for, at a minimum, the entire area encompassed by lands designated Highway 400 Industrial, Highway 400 Industrial / Commercial, and Highway 400 Interchange that:
 - i) Evaluates stormwater management on a "*watershed*" based approach and that are consistent with local sub-watershed evaluations and water budgets where available;
 - ii) Incorporates an integrated treatment train approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, where appropriate;
 - iii) Identifies the specific location of both permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - iv) Evaluates, at appropriate geographic scales, predicted changes in the water balance between pre-development and post-development conditions, and explores opportunities for implementing improvements in areas that exhibit problems under existing conditions and for maximizing change towards a more natural water balance;
 - v) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development (assuming significant incorporation of

best management practices) and post-development, and how to reduce phosphorus loading will be maximized;

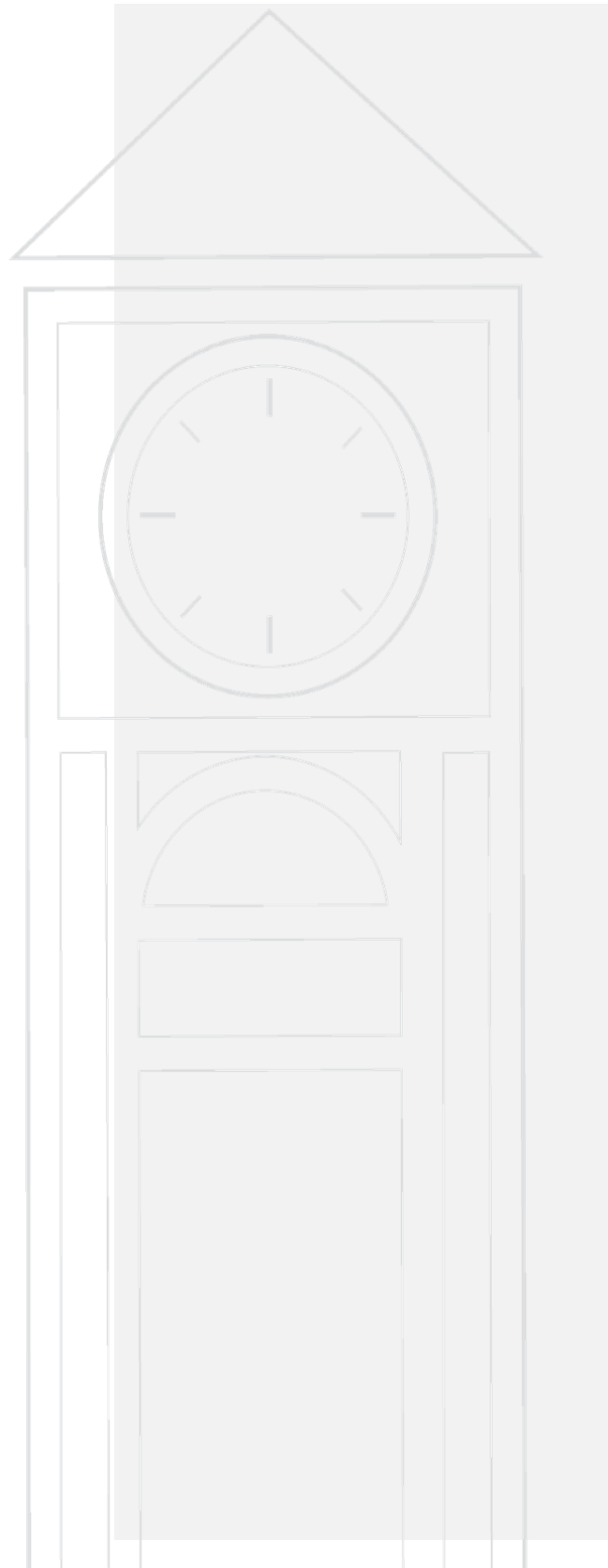
- vi) Offers specific direction on how end of pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified in the Ministry of the Environment and Climate Change's *Stormwater management* Planning and Design Manual, as amended; and,
 - vii) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.
- b) A master servicing study will be completed by the Town in consultation with the Lake Simcoe Region Conservation Authority and reviewed by the Ministry of Transportation and Ministry of the Environment, Conservation and Parks.

5.2.12 Environmental Monitoring and Mitigation

- a) Proper design of environmental mitigation measures include consideration of existing conditions, the ultimate servicing condition and the construction methods used to install services. The factors to be taken into account during the planning and design of mitigation measures shall be identified in the Master Servicing Studies, Master Stormwater Study and the Class Environmental Assessment documentations.
- b) An environmental monitoring program shall be established in accordance with the standards established in the Master Servicing Studies, Master Stormwater Study and the Class Environmental Assessment documentations.

5.2.13 Development Phasing

- a) *Development* will occur and *infrastructure* provided within appropriately sized development blocks, and shall not necessarily be based on the existing *lot* pattern in the area.
- b) In general, *development* within the area will occur initially in the vicinity of the 5th Line and County Road 88 interchanges, while being cognizant of and sensitive to servicing phasing constraints and the ability and willingness of individual property owners to proceed. Subsequent phases of *development* shall fill in between these two nodes. Phasing provisions will be established



in the Master Servicing Study for the area, and refined in individual Functional Servicing Reports required at submission of draft plan(s) of subdivision.

- c) The phasing described in subsection (b) above and further described in the Master Servicing Study shall not prevent or restrict landowners from exploring a variety of alternatives to service their holdings and to extend services to their holdings. Such alternatives must be supported by appropriate technical studies prior to draft plan of subdivision approval and are subject to approval by the Town.
- d) The main factors which affect phasing and the timing of individual *developments* is the availability of water supply and wastewater treatment allocation and the capacity of external water distribution and sewage collection systems. Depending on the capacity of the *transportation system*, phasing may also need to consider the timing of road and interchange improvements and will be subject to Ministry of Transportation permit approvals.
- e) *Development* within the area may also be phased to reflect the timing of the 5th Line Interchange and the 5th/6th Line connection and will depend upon an analysis of transportation capacity.
- f) The planning, design and implementation of most servicing aspects of individual properties within the area will require coordination and cooperation between landowners. Specifically, the Town will require, through its review and approval processes, the coordination of draft plans, engineering reports, designs and drawings between adjacent landowners.
- g) Provided that services and servicing capacity and transportation *infrastructure* are available, adjacent parcels of land may develop simultaneously, and will not be subject to any further phasing requirement.
- h) Alternative phasing options may be considered subject to submission of appropriate technical studies and subject to approval of the Town.
- i) Where draft plan approval is to be granted, but services or all the required services are not immediately available, conditions of draft plan approval shall require servicing allocation to be provided and may indicate that the subdivision can be registered in phases depending on servicing allocation.
- j) Once servicing allocation has been provided, depending upon the immediate availability of such services, the subdivision

agreement will require the owner not to apply for building permits until certification that services are then available for the particular *lots* in question, and that the owner acknowledges that building permits are not required to be issued in such circumstance. If the allocation of service capacity has not been implemented within 5 years, the Town may withdraw the allocation and place a hold on the zoning.

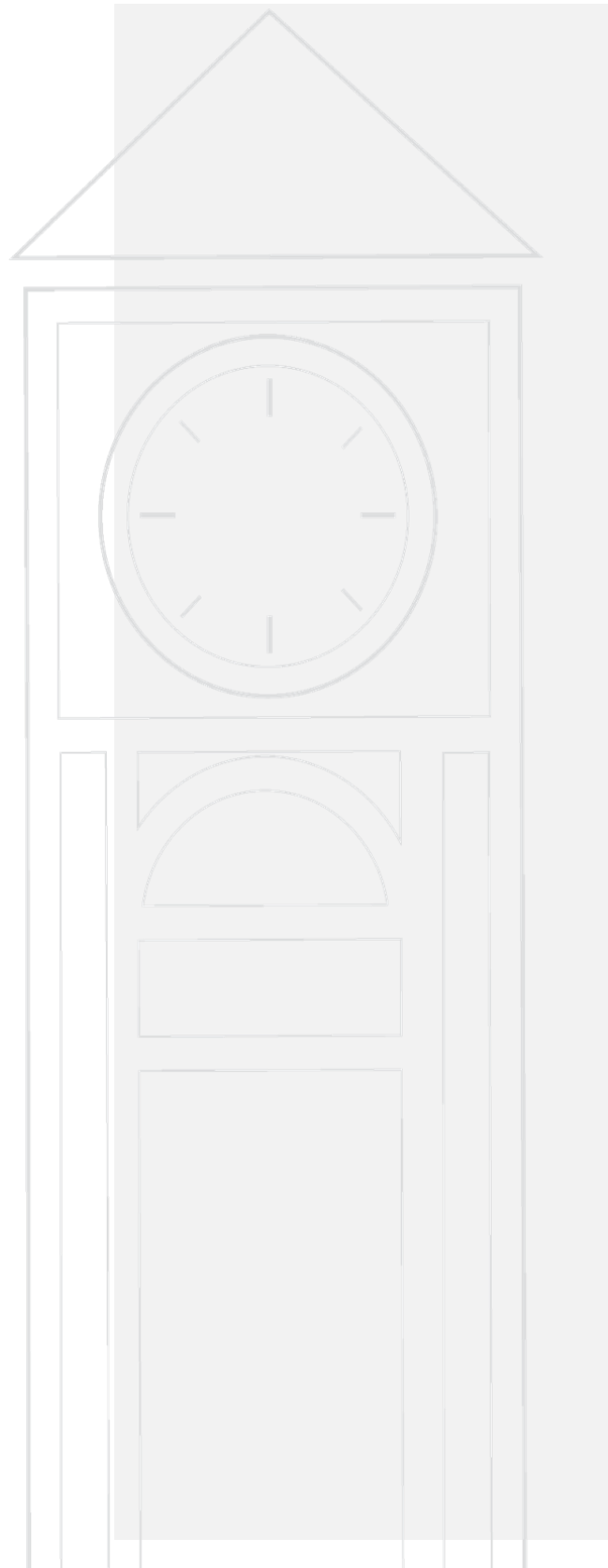
5.2.14 **Development Charges**

Works within the Highway 400 Employment Lands include both local services (i.e. a direct developer responsibility) and works that are considered shared and eligible for cost recovery through the Town's Development Charge By-laws.

- a) Prior to revising its Development Charge By-laws, the Town shall determine, based on the Town's Local Service Guidelines and the approved Master Servicing Study, those works and services within the area which are local and which are not.
- b) In the event that Development Charge funded *infrastructure* has not been installed when a developer wishes to proceed, the developer may use alternative servicing schemes, with approval of the Town Engineer. The alternative services, including disconnection costs, shall be funded by the developer and no credit towards the alternative servicing will be available on the development charge payable.
- c) The Town and developers may enter into front end financing or early payment agreements in order to secure development *infrastructure* in advance of the timing identified in the Town's Capital Forecast, in accordance with the Town's Development Charge By-laws.

5.2.15 **Developer Cost Share Agreements**

- a) To ensure that property owners contribute equitably towards the provisions of community and *infrastructure* facilities such as community use lands, *parks*, and local *infrastructure* facilities or public works (i.e. over sizing) and including roads, sanitary, water and storm water facilities, financing and indexing adjustments, property owners shall be required to enter into one or more agreements, as a condition for the development of their lands, providing for the equitable distribution of the costs (including lands) of the aforementioned community and common public



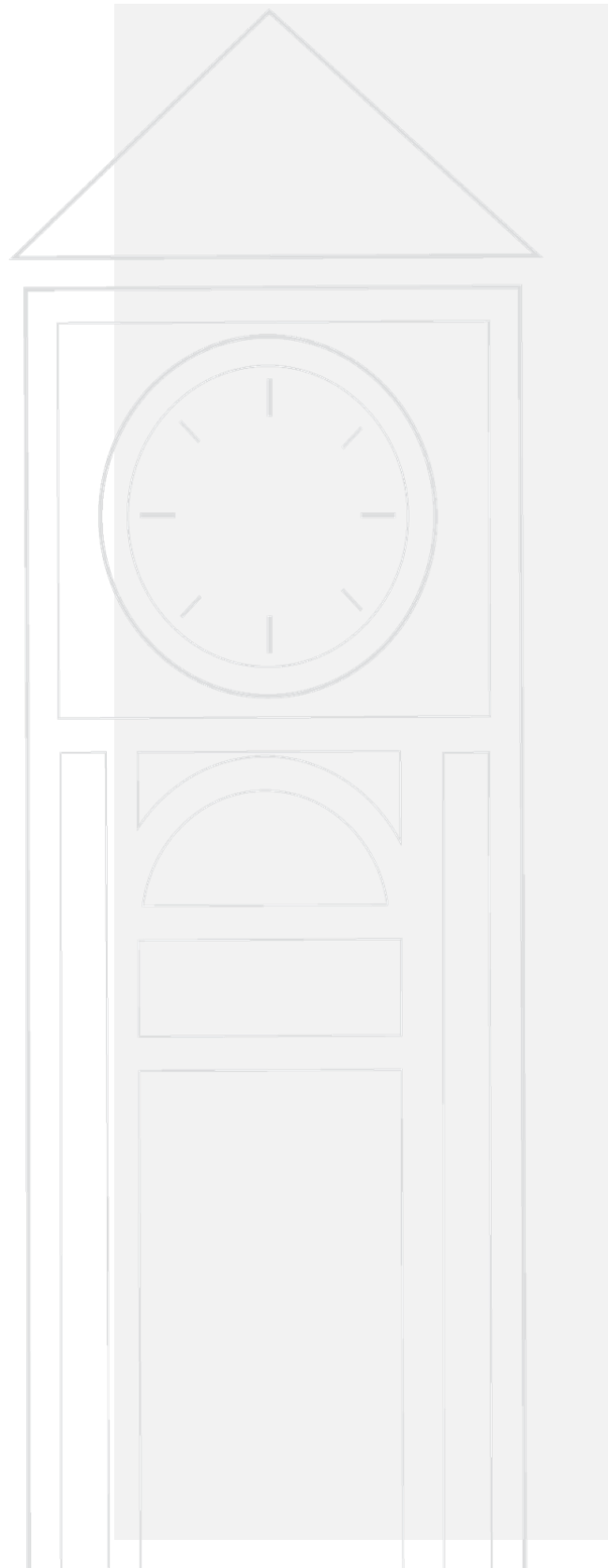
facilities where such costs are not dealt with under the *Development Charges Act*.

- b) Prior to the approval of any *development applications* within the area, the Town shall require the landowners to enter into an agreement as set out in subsection (a) above. For those facilities not of community wide benefit, costs will only be allocated to those landowners who are benefited by the specified work.
- c) It is also recognized that the developer (private) cost sharing agreement(s) will establish rights for adjacent landowners within the area to connect to services provided that such landowners pay their fair share of the related *infrastructure* costs.
- d) Furthermore, it is recognized that adjacent landowners within the area may seek to secure easement rights across other properties in order to provide the necessary *municipal sewage services* and *municipal water services* to *adjacent lands*.
- e) The cost sharing agreements shall be registered on title for each participating landowner and the covenants and obligations of the agreements shall survive any transfer in ownership of a relevant parcel of land.
- f) The Trustee of the cost sharing agreement shall be notified by the Town of any applications for plan of subdivision, zoning or development approval in the area. As a condition of approval, the Trustee shall notify the Town that the landowner is a member, in good standing, of the cost sharing agreement.
- g) For clarity, a *development application* or development approval includes application for a zoning by-law amendment, draft plan of subdivision, draft plan of condominium, and/or site plan approval and any other application made under the *Planning Act*.

5.2.16 Environmental Protection within the Highway 400 Employment Lands

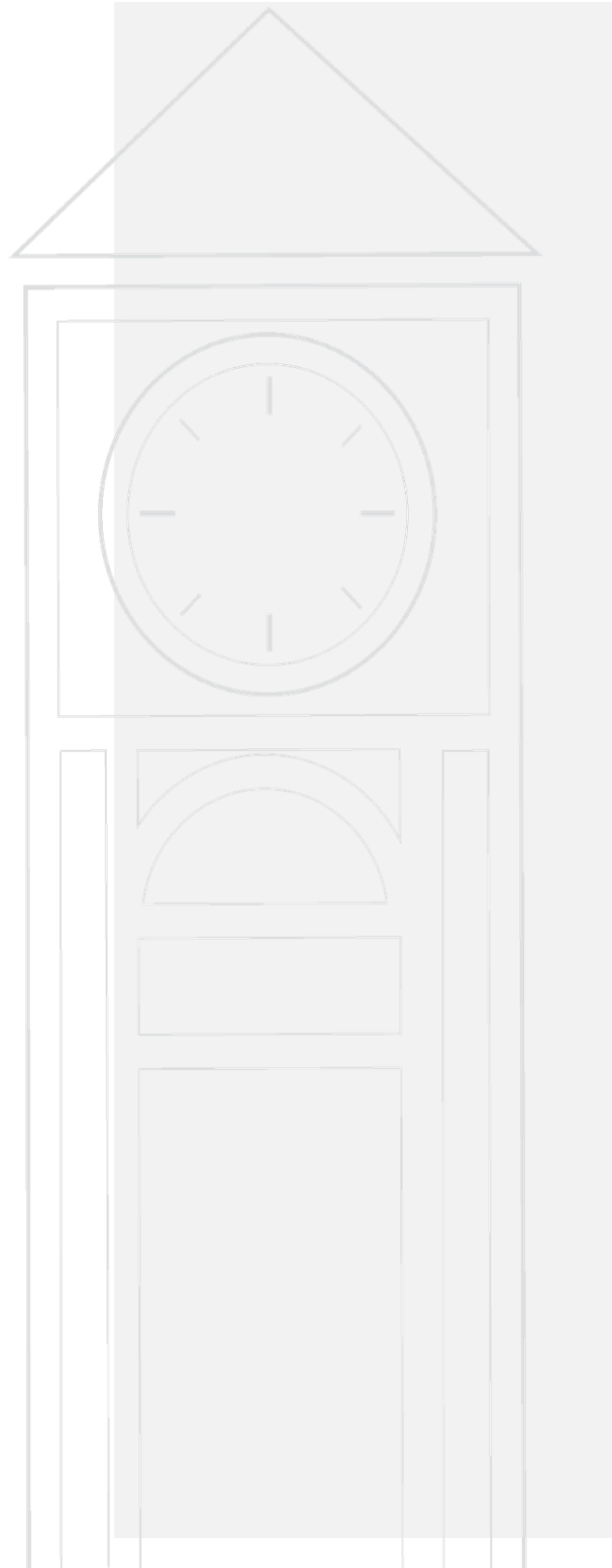
- a) Lands designated Environmental Protection include the flood-prone lands along the North Schomberg River, permanent and intermittent streams, *significant* valleylands, *significant woodlands*, *wetlands* and the minimum vegetation protection zone associated with these features. The individual features comprising the Environmental Protection designation are illustrated on Schedules B-2 and D-4 of this Plan. (OPA 26)

- b) The stream corridors and natural features within the Environmental Protection designation form the basis for an integrated natural heritage and open space system, and which will also establish a good portion of the eastern boundary of the area. These are intended to become visible and accessible public amenities. (OPA 26)
- c) The width of the Environmental Protection Area along the North Schomberg River corridor and its tributaries will be defined by the greater of the extent of the *flood plain*, *significant valleyland*, or the associated vegetation protection zone. The width of the vegetation protection zone will be a minimum of 30 metres from each side of the stream channel and may be greater based on the completion of an *environmental impact study*. The vegetation protection zone shall be composed of and maintained as natural self-sustaining vegetation. The lands within the Environmental Protection designation beyond the vegetation protection zone shall be re-naturalized to the extent determined by the Town. (OPA 26)
- d) *Significant woodlands*, including one woodland in the *significant valleyland* associated with the North Schomberg River north of County Road 88, will be protected along with a vegetation protection zone of at least 30 metres applied to the outer edge of the woodland and *significant valleyland*, and may be greater based on the completion of an *Environmental Impact Study*. (OPA 26)
- e) A *significant* woodlot also lies to the east of the boundary of the Highway 400 Industrial designation along the limits of Schedule D, but the vegetation protection zone may extend onto lands designated Highway 400 Industrial. The vegetation protection zone shall be composed of and maintained as natural self-sustaining vegetation and shall be a minimum of 30 metres from the woodlot. (OPA 26)
- f) The boundaries of this designation as shown on Schedule D are approximate. Precise boundaries of natural features are to be determined through a site specific *EIS* submitted in support of *development applications* which shall include staking of the limits of the feature in conjunction with the Town. The *EIS* shall also determine the extent of the vegetation protection zone needed to protect the function of the feature which shall not be less than 30 metres. Precise boundaries of the *flood plain* shall be determined through detailed grading plans and, where



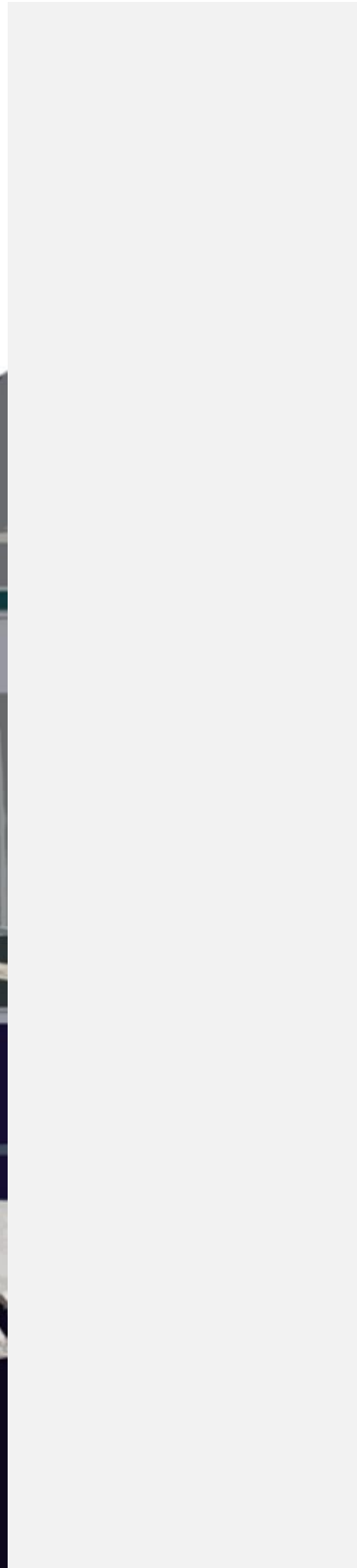
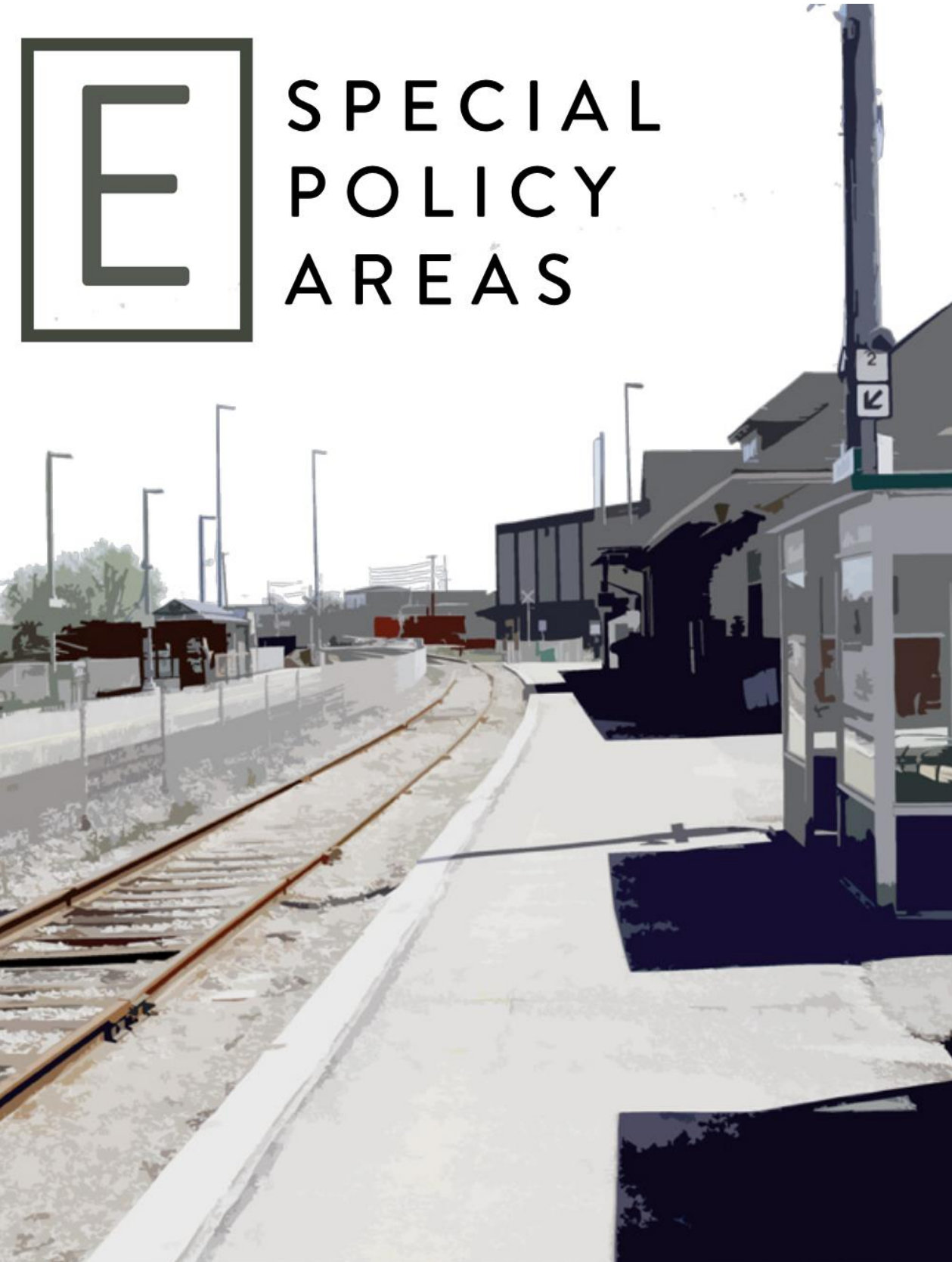
- appropriate, hydraulic analyses submitted in support of *development applications*. (OPA 26)
- g) Portions of the North Schomberg River north and south of the 6th Line east of Highway 400 may undergo realignment and habitat restoration, to the satisfaction and approval of all applicable agencies, which may include but is not limited to the Lake Simcoe Region Conservation Authority and the Ministry of Natural Resources and Forestry, only where such realignment is to provide for more naturalized stream corridors and to enhance forest, *fish* and wildlife management. Such realignment will provide a minimum 60 metre wide corridor (30 metres on each side of the watercourse), a naturalized, meandering stream bed and restoration of the stream corridor with natural self-sustaining vegetation. Studies in support of draft plan approval shall be subject to the approval of the Town and Lake Simcoe Region Conservation Authority and will identify realignment and *rehabilitation* design information including:
- i) Realignment location, width, plan form and profile incorporating natural channel design principles;
 - ii) Hydraulic calculations demonstrating conveyance capacity and maintenance of riparian storage; and
 - iii) Rehabilitation plans illustrating riparian and in-stream restoration details. (OPA 26)
- h) Lands within the Environmental Protection designation shall be *preserved* for their primary environmental function. In addition to providing flood protection and environmental protection, the designation will contribute to the open space *character* of the area and provide a passive *recreation* function including a trail/walkway system through its entire length. (OPA 26)
- i) *Infrastructure* may be permitted within the Environmental Protection designation and associated vegetation protection zone subject to an approved Environmental Assessment, which has demonstrated that there is no reasonable alternative. (OPA 26)
- j) Stormwater management ponds will be located outside of the vegetation protection zone but may be located adjacent to or partially within the other *flood plain* portions of the Environmental Protection designation. The stormwater management ponds will be naturalized or use low impact development design standards

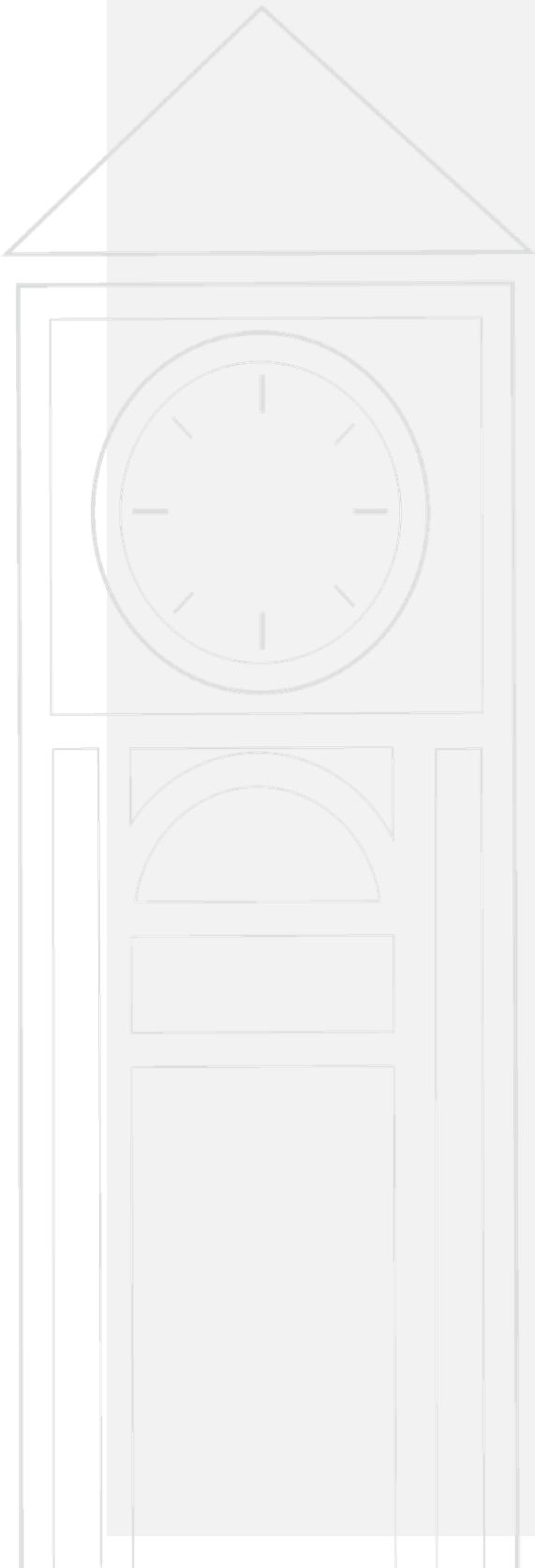
and will form an integral part of the open space system. (OPA 26)





SPECIAL POLICY AREAS





6. Special Policy Areas

A number of properties have been identified on Schedule B or Schedule B-1 of this Plan as part of a special policy area. The policies of this Plan are modified as set out in the following subsections. All other policies of this Plan continue to apply.

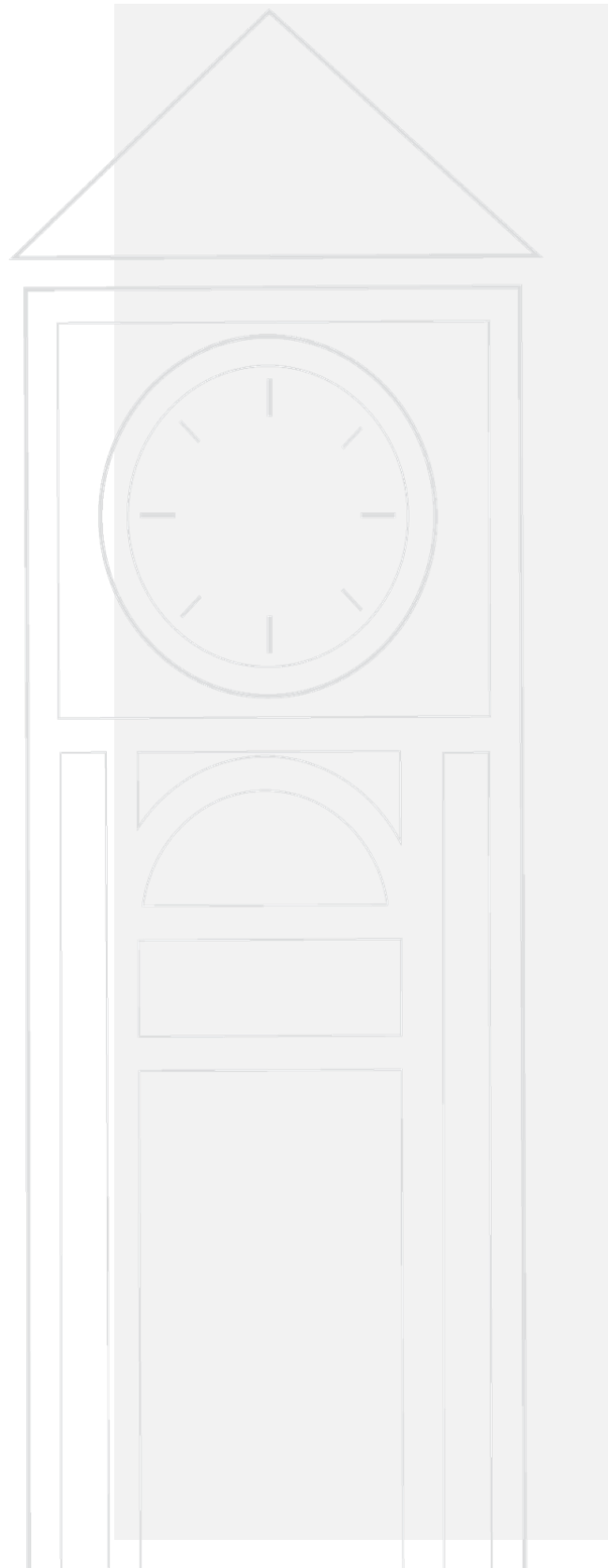
6.1 Special Policy Area 1 - Line 8


On lands identified within "Special Policy Area 1" on Schedule B-1 of this Plan, the following additional policies apply:

- a) Development shall be by plan of subdivision or condominium, in an industrial park setting. Lands within a subdivision may be further divided through the use of Part Lot Control exemptions pursuant to Section 50(7) of the *Planning Act*.
- b) The subdivision shall be designed for large lots to accommodate large scale manufacturing and assembly plants. In this regard, the minimum lot area shall be 2.0 hectares, provided however that a limited number of smaller lots may be permitted as part of the subdivision approval or zoning amendment procedure, where the lots are in close proximity to any sensitive land uses located along the south limit of the property.
- c) Access shall only be from Line 8 and shall be provided in accordance with Town standards. Access shall be from an internal public road of the development serves more than two industrial users, but may be from a private driveway constructed in accordance with Town Standards if the development only serves one or two industrial users. If an internal road is constructed, it shall be designed to allow potential access to the lands to the west.
- d) A minimum 4.5 metre wide road widening along Sideroad 10 and Line 8 shall be required as a condition of subdivision approval.
- e) The Town, at its sole discretion, may permit interim servicing arrangements from an alternate distribution system to accommodate specific development applications. The terms of such an interim servicing scheme will be identified in the subdivision agreement.
- f) Buffering and visual screening shall be provided where the development abuts a residential or agricultural use within Special

Policy Area 2. Such buffering or screening shall take the form of fencing or berming, and shall be implemented based on the recommendations of noise and vibration studies that are approved by the Town, in- accordance with the provisions of approved landscape plans, and satisfy all applicable guidelines and requirements of the Ministry of Environment, Conservation and Parks.

- g) Preliminary noise and vibration studies shall be required as a condition of subdivision approval. More detailed studies shall be required prior to approval of any site plan agreement for an individual use/lot.
- h) Buildings, parking and loading areas shall be designed to avoid noise sources abutting any residential uses.
- i) Lighting controls shall be implemented that reduce the impact of lighting from the development. A general lighting plan shall be required as a condition of subdivision approval. More detailed plans shall be required prior to the approval of any site plan agreement for an individual use/lot. Such plans are intended to orient lighting away from abutting residential properties.
- j) Appropriate industrial design guidelines shall be required as a condition of subdivision approval, and implemented through individual site plan agreements. Building treatment and site design will be utilized to mitigate impacts associated with manufacturing and industrial uses that require significant parking, open storage, service and loading areas, particularly along roadways, and abutting residential uses.
- k) The zoning by-law shall establish a site-specific industrial zone on the southerly and westerly boundary of the property where abutting existing residential properties, such zone to be a minimum of 70 metres from the boundaries of any sensitive land uses, within which industrial uses will be restricted to Class I Industrial uses as defined in applicable MOE Guidelines. Where an industrial use other than a Class I industrial use is proposed that would require a lesser setback than the 70 metres, an amending zoning by-law or minor variance would be required to recognize any reduction below 70 metres.
- l) The Town may zone the lands with a Holding (H) symbol to regulate the staging of development on the property, availability of servicing, and implementation of specific noise, vibration and lighting studies for the lots.



- 
- m) The subdivision agreement shall contain provisions that the extension of municipal water and sewer services will be provided to service the existing uses on Line 8 in Lot 10, Concessions 7 and 8, should the need arise due to adverse effects from the proposed industrial development to the north, at the expense of the developer of the industrial lands to the north. The owners of these lands shall not be required to convey land for road widening in exchange for water services provided by the developer. Water allocation for the residents will be addressed by the developer in the subdivision agreement and prior to any development of the lands. The Town will require that the developer obtain and reserve allocation for that residents in writing to the Town, at which point the Town will reserve the allocation for the residents, until such time as capacity allocations are generally available. Any other extension of sewer and water services to these lands will be at the expense of the benefiting owners, and subject to the Town determining that there is sufficient capacity in the systems to provide the service.
- n) In order to protect for a possible interchange with the Highway 400-404 Link, the plan of subdivision shall identify the lands as a separate block, and the subdivision agreement shall reserve the lands until the Town and MTO determine whether there is a need for a highway interchange at this location. A Needs, Justification and Technical Feasibility Study will also be required for MTO review and approval.
- o) Prior to Council permitting new residential or other uses deemed sensitive within the potential influence area of existing or planned industrial facilities, or permitting industrial facilities on the lands to which Special Policy Area 1 applies, in proximity to existing or planned residential or other uses deemed sensitive; Council shall be satisfied, having had regard for applicable environmental guidelines, that adequate buffering, mitigation and separation distance is achieved, with particular regard for noise, vibration, dust and air quality, to adequately minimize adverse impact. Adverse impact shall be assessed using the relevant Ministry of Environment, Conservation and Parks regulations or guidelines in effect at the time. The objective is to achieve compatibility of neighbouring land uses and to minimize adverse impact from sensitive land uses on the ability of nearby industries to continue operations and to expand as permitted under existing zoning and to minimize adverse impact on

sensitive land uses from continuing, neighbouring Industries and their expansions.

- p) The Town shall give notice of the consideration of the Industrial Design Guidelines, an application for site plan approval, adoption of the required hydrogeological report, or the lifting of the Holding Zone to the residents within Special Policy Area 2.

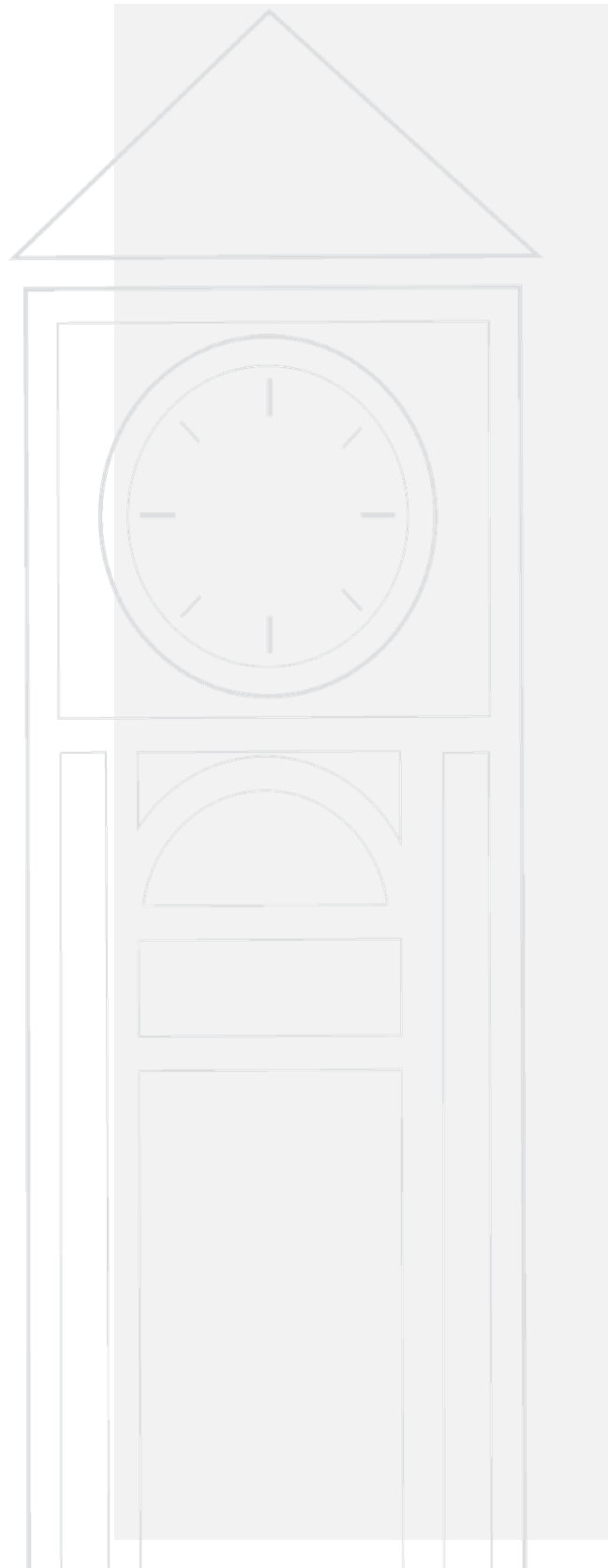
6.2 Special Policy Area 2 - Line 8

On lands identified within "Special Policy Area 2", on Schedule B-1 of this Plan, only legal existing uses and uses permitted in the Agricultural designation are permitted. Any new land use shall require an amendment to this Plan for the entirety of Special Policy Area 2.

6.3 Special Policy Area 3 - Holland Street West

Lands within "Special Policy Area 3" on Schedule B-1 of this Plan are located along the south side of Holland Street West between Sideroad 10 and Langford Boulevard. It is intended that during the term of this Plan that a land use study shall be undertaken for the entirety of the study area. The scope of the study will develop a recommended concept plan that addresses Provincial policy related to:

- a) *Intensification* and additional residential *development* potential;
- b) The planned function of this portion of the corridor;
- c) Potential commercial and mixed uses along the corridor;
- d) Phasing and matters related to municipal *infrastructure*;
- e) Consolidated transportation accesses to reduce the number of driveways; and,
- f) Integration and transition (as appropriate) with residential lands to the south and the provision of *park* to future residents.
- g) The future policies for the area shall provide a comprehensive land use plan for the corridor that addresses the above policies and any other matters identified by the Town.
- h) Until such time as the Plan has been amended to incorporate the results of this study, uses permitted on the subject lands shall be limited to only those permitted in the Low Density Residential designation/legal existing uses only. If a privately-initiated zoning by-law amendment is proposed in advance of the completion of



this study, the applicant shall demonstrate how the proposed *development* provides for full transportation and land use integration with neighbouring properties and how the proposed development addresses the interaction with the established residential neighbourhood to the south.

6.4 Special Policy Area 4 - Townhouse Blocks North of Line 8

On lands identified within “Special Policy Area 4” on Schedule B-1 of this Plan, uses in both the Low Density Residential and Medium Density Residential designations are permitted. Permitted uses shall include single detached, semi-detached, duplex, triplexes, fourplexes, street fronting townhouses, cluster townhouses and low rise apartments.

Lands shall be pre-zoned to permit medium density uses, and a zoning by-law amendment to add any uses permitted in the Low Density Residential designation shall demonstrate where the additional *dwelling units* that would be accommodated if the subject lands were to be developed meeting the minimum density requirements of this Plan.

6.5 Special Policy Area 5 - Southeast Corner of Melbourne Drive and Line 6

On lands identified within “Special Policy Area 5” on Schedule B-1 of this Plan, uses in the Neighbourhood Commercial designation are additionally permitted.

6.6 Special Policy Area 6 - Simcoe Road Residential Redevelopment

On lands identified within “Special Policy Area 6” on Schedule B-1 of this Plan, residential *redevelopment* is anticipated and permitted through limited, low density *infill* development.

- a) Uses in the Low Density Residential designation are permitted, including multiple units on private roads.
- b) Cluster townhouses are additionally permitted, but only in a rear lane-based format.

- c) Uses in the Neighbourhood Commercial designation are additionally permitted provided the proposal is compatible with adjacent residential *development*.

6.7 Special Policy Area 7 - Bradford and District Community Centre

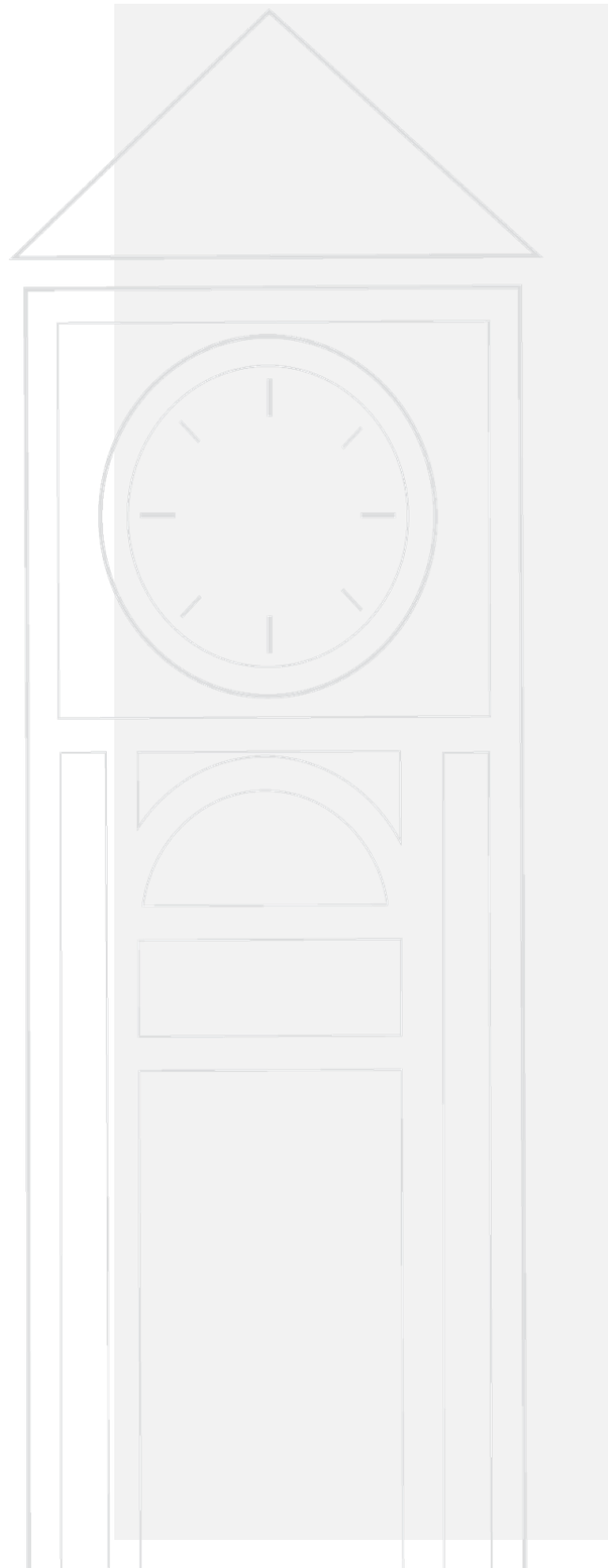
The Bradford and District Community Centre complex occupies lands identified within "Special Policy Area 7" on Schedule B-1 of this Plan.

- a) A re-visioning study has been undertaken for the subject lands and, as such, the lands shall be developed in accordance with the study, which may require a zoning by-law amendment.

6.8 Special Policy Area 8 - Lands North of the Highway 400-404 Link in Bradford

Lands identified within "Special Policy Area 8" on Schedule B-1 of this Plan (north of the Highway 400-404 Link in the Bradford Urban Area) have been identified for future urban *development* since the adoption of the amalgamated Town's first Official Plan, with land use designations applied. The lands are currently occupied by rural and estate residential uses, agriculture, and limited employment lands *development* along Artesian Industrial Parkway. This was Community Area 5 in the previous Town Official Plan. (OPA 27)

- a) Prior to any *development* occurring within Special Policy Area 8, a Secondary Plan shall first be in effect to provide a land use vision, transportation master plan (including *active transportation*, and referring to the Ministry of Transportation's Highway Access Management Guidelines), water and wastewater master plan, *natural heritage system*, and stormwater management plan for all lands in the Special Policy Area. (OPA 27)
- b) *Redevelopment of existing uses* shall require a Zoning By-law Amendment to ensure there is no negative effect of the proposed *redevelopment* on the long-term *development* of the lands. Limited expansions of *existing uses*, buildings and structures and the erection of *accessory buildings* and structures may be permitted without amendment to the Zoning By-law. (OPA 27)



- c) *Existing uses* may be required to connect to full *municipal sewage services* and *municipal water services* as part of *development* occurring within Special Policy Area 8. (OPA 27)
- d) Any conversion of employment lands must be in accordance with Provincial and County planning policies. (OPA 27)
- e) The Secondary Plan shall conform to the Simcoe County Official Plan and Provincial plans, per the *Planning Act* and shall be circulated to the Ministry of Transportation and any other applicable agencies for review and comment. (OPA 27)
- f) On lands designated Industrial within Special Policy Area 8, the uses permitted in the Industrial/Commercial Designation [Section 4.3.2(a)] are additionally permitted. (OPA 27)

6.9 Special Policy Area 9 - Downtown Bradford Eastern Gateway

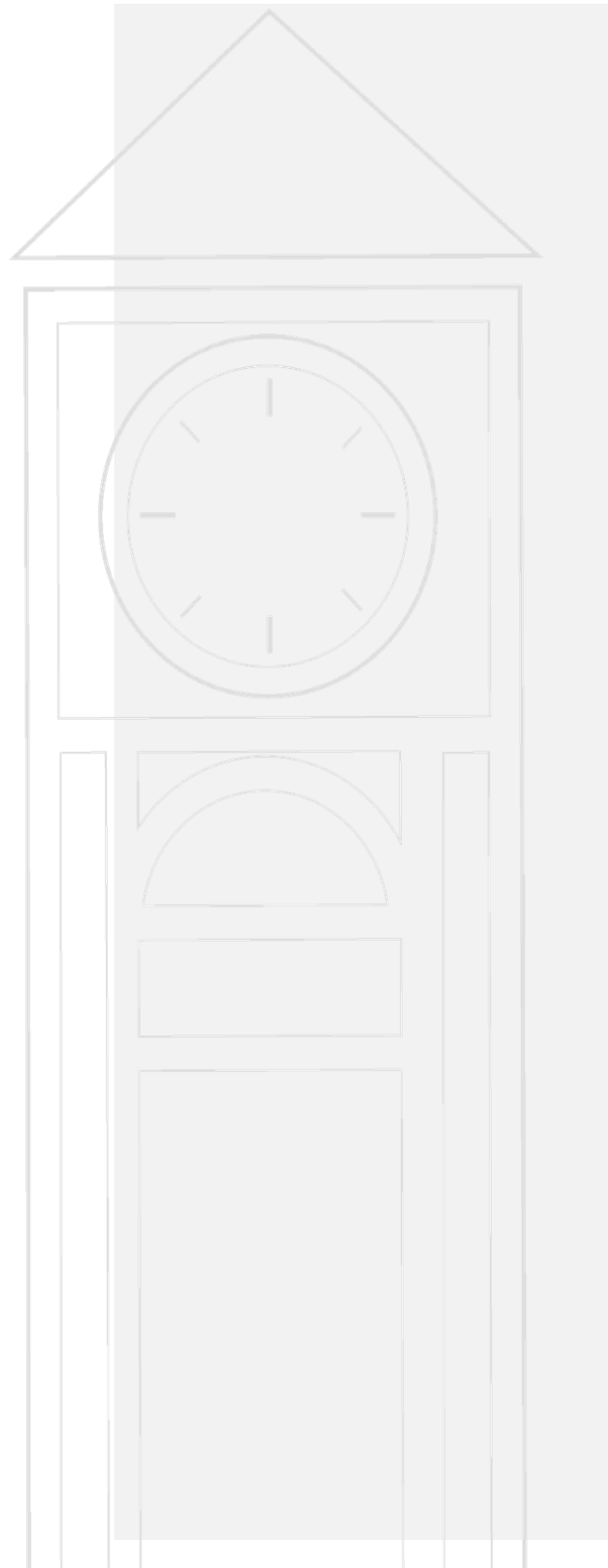
Lands identified within "Special Policy Area 9" on Schedule B-1 of this Plan are on the west side of Dissette Street and north of Holland Street, and are designated Downtown Bradford. These lands will form the core of a major transit station area near the Bradford GO Station (OPA 27):

- a) Notwithstanding the use permissions of the Downtown Bradford designation, residential uses on a first storey may be permitted along the rear of the properties through a zoning by-law amendment. The various housing policies, including housing forms and housing for older persons, shall apply to these *dwelling units*. (OPA 27)
- b) The four-storey minimum height requirement shall not apply where residential uses on a first storey are permitted in zoning in accordance with subsection (a) above. (OPA 27)
- c) Appropriate transition, including setbacks, grading, and landscaping, plus compatible height shall be achieved between adjacent properties in a different land use designation.
- d) *Sensitive land uses* shall be appropriately separated or buffered from the wastewater treatment plant. To facilitate this, single storey commercial uses may be permitted on the northern half of the subject lands. (OPA 27)

6.10 Special Policy Area 10 – Downtown Bradford Western Gateway

Lands identified within “Special Policy Area 10” on Schedule B-1 of this Plan are located between Professor Day Drive/Melbourne Drive to the west side of Thornton Avenue, and from the western gateway into Downtown Bradford. These lands represent a major *intensification* opportunity within the core of the Bradford Urban Area, and are primed to become a focal point for life in the community. Where there is a conflict between the following additional policies and a policy elsewhere in this Plan, these policies shall apply (OPA 27).

- a) Stand-alone residential buildings may be additionally permitted internal to the site away from Holland Street West, as well as along the frontage abutting Professor Day Drive greater than 40 metres from the intersection of Professor Day Drive/Melbourne Drive and Holland Street West. If stand-alone residential is provided, a mix of housing forms shall be required. The various housing policies, including housing forms and housing for older persons, shall apply to these *dwelling units*. (OPA 27)
- b) The four-storey minimum height requirement shall not apply where stand-alone residential buildings are permitted in zoning. (OPA 27)
- c) Appropriate transition, including setbacks, grading, and landscaping, plus compatible height shall be achieved between adjacent properties in a different land use designation. (OPA 27)
- d) Communal parking solutions shall be required for all commercial, institutional, and multi-unit residential uses, and lane-based parking solutions shall be considered for all detached and semi-detached dwellings not abutting lands designated Residential. (OPA 27)
- e) These lands are bisected by a corridor with an easement for hydro services, and the development of these lands shall occur in an integrated and coordinated manner, and lands respectively located on the east and west sides of the hydro services corridor may be developed independently, subject to demonstration of conformity with the following:
 - i. They shall contain a distribution of land uses and transportation networks that conform to all applicable policies of this Plan, and shall be supported by



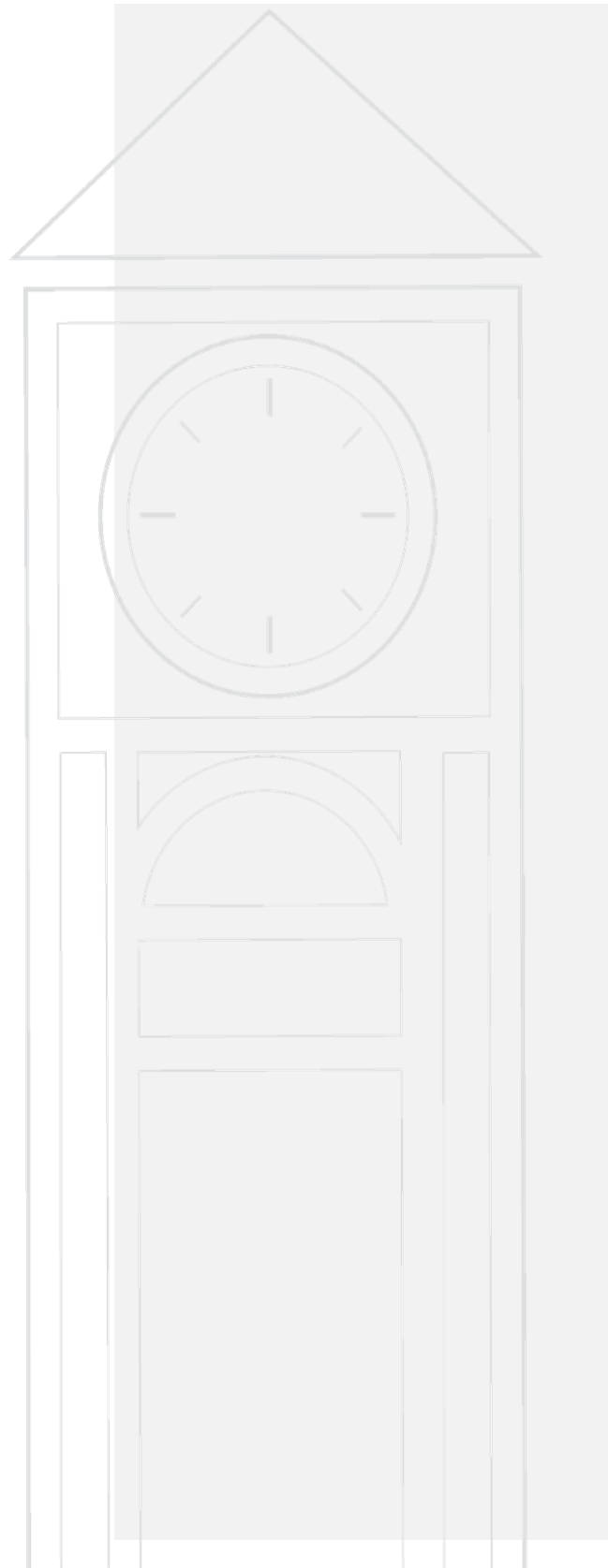
appropriate plans, studies, assessments, reports as determined through formal pre-consultation with the Town.

- ii. Any development proposal for these lands shall: a) include an urban design brief that demonstrates conformity with all applicable urban design policies, and maintains the general intent of urban design guidelines; and b) demonstrate how the proposed development may be integrated with, and shall not prejudice the future development of, adjacent lands within this Special Policy Area.
- iii. They shall include connection in their vehicular and active transportation networks. For the lands east of the hydro services corridor, such networks shall connect with Holland Street West in alignment with its existing intersection with Miller Park Avenue to the south. For the lands west of the hydro services corridor, such networks shall consider connection with Professor Day Drive in alignment with its existing intersection with the Bradford District High School site (i.e. 70 Professor Day Drive) to the west. The proposed networks shall be supported through appropriate studies.
- iv. To enable development of the lands to occur in the manner envisioned of the “Western Gateway” into Downtown Bradford, the development of lands in Special Policy Area 5.3.11 shall include the preservation of larger blocks of land adjacent to Holland Street West, to support the intensity of development identified in the policies of Section 5.3.11 to this Official Plan.
- v. Further to Subsection 5.3.11(a) of the Official Plan, the Town may require that development proceed for a portion of the lands identified in Subsection 5.3.11(d)iv., above, prior to or concurrently with development of other lands owned by the proponent elsewhere in the Western Gateway lands. For the purpose of demonstrating conformity with Subsection 5.3.11(d)v., development means amendment to the Zoning By-law to implement use permissions and performance standards in conformity with this Plan.

6.11 Special Policy Area 11 – Residential Apartments

Lands identified within “Special Policy Area 11” on Schedule B-1 of this Plan are located in Part of Lot 16, Concession 8, on the north side of the 8th Line, east of Colborne Street, and more specifically described as 2362 8th Line, in the Town of Bradford West Gwillimbury. The Policy Area allows for a high density “adult lifestyle” development comprised of residential apartments with a compact form of development that represents an efficient use of the land.

- a) The lands designated “High Density Residential” shall be used for residential apartment units and associated accessory and related uses that may cater to older adults within an “adult lifestyle” form of development.
- b) The lands may accommodate up to 218 residential units.
- c) Access to the lands subject to this Amendment and lying south of the creek may be provided directly from Line 8. The Town shall ensure that access to the lands, subject to this Amendment and lying north of the creek, is provided for at the time the adjacent lands surrounding the subject lands are developed.
- d) Walking trails, including pedestrian bridges, and passive recreational uses shall be permitted within the lands identified as “Environmental Protection”.
- e) The policies contained herein shall be implemented by way of a site specific zoning by-law. The zoning by-law shall include holding provisions that state the “H” will not be removed until clearance has been obtained from the Ministry of Natural Resources and Forestry for any required removal of Butternut Trees from the subject lands.
- f) The subject lands shall be developed on the basis of full municipal servicing, and the provision of such servicing shall be at the sole cost of the owner.
- g) The proposed high density residential use shall be subject to Site Plan Agreement(s) as may be required by Council. Applications for site plan control shall implement the recommendations of a functional servicing report, environmental impact study and any other reports/documents required and approved by the Town.
- h) All other relevant policies of the Official Plan shall apply.



6.12 Special Policy Area 12 – SCHOOL BOARD LANDS

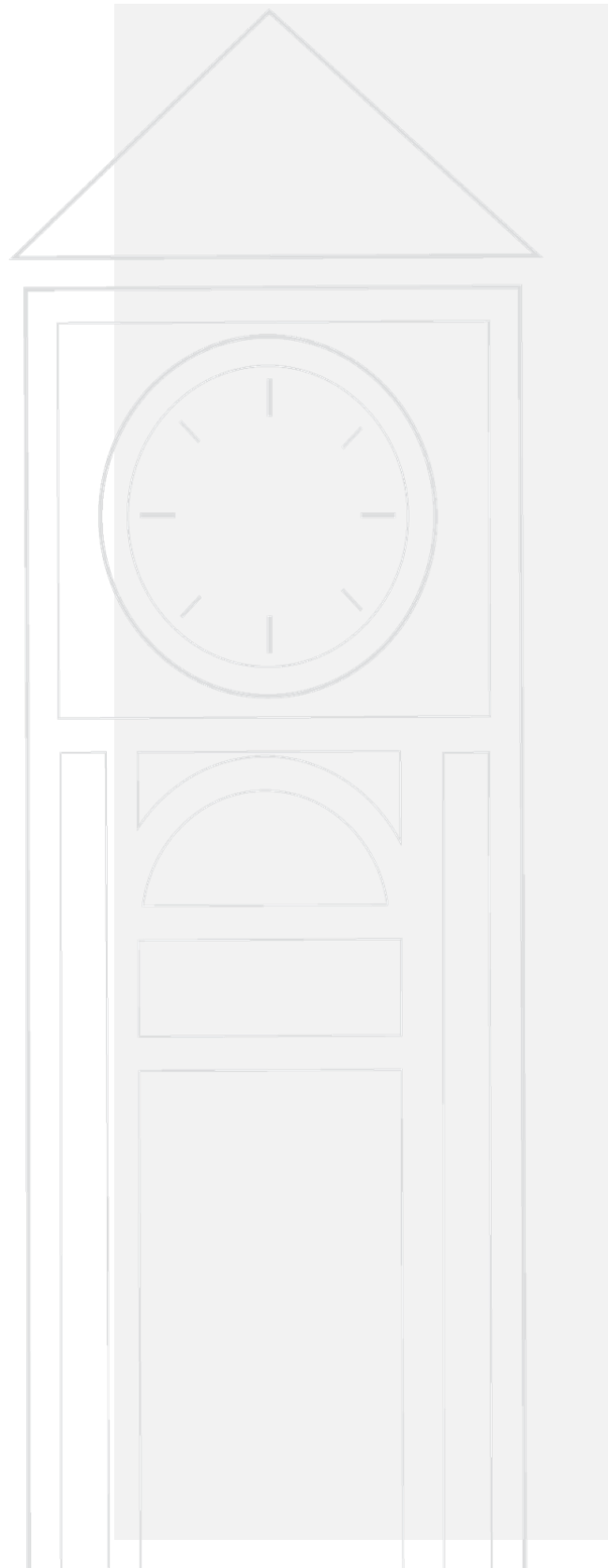
An elementary school site for the Separate School Board is identified as "Special Policy Area 12" on Schedule B-1 of this Plan.

- a) The location of this elementary school site has been determined in consultation with the School Board and the Town and is based upon the following criteria:
 - i) Projected pupil demand;
 - ii) Existing school facilities and capacity;
 - iii) Anticipated changes to pupil catchment areas;
 - iv) An estimated land need of approximately 2 to 2.5 hectares (5 to 6 acres) for an elementary school site;
 - v) Locations free from excessive noise or pollutants; and
 - vi) Locations adjacent to a neighbourhood park to create a neighbourhood "focus".
- b) Any additional school site or significant addition of the identified site will require an amendment to this plan. A minor shift in location of a school site shall not require an amendment to the plan.
- c) Other institutional uses, such as places of worship, fire halls, libraries, community centres, and day care facilities shall be permitted within any Residential designated lands, without amendment to this plan, subject to appropriate zoning, site plan approval and the following criteria:
 - i) Located on an Arterial or Collector Road or a Local Road having a minimum road allowance width of 22 metres; and
 - ii) incorporation of appropriate setbacks and design elements (such as landscaping, parking location, ingress/egress etc.) to appropriately mitigate any impacts on adjacent residential uses.
- d) All institutional uses shall provide sufficient on site parking and schools shall provide required drop off / bus loading facilities on site, unless the Town is satisfied that the abutting public streets have been designed and constructed to accommodate these activities.
- e) The following criteria must be taken into consideration in designing subdivisions such that the school site is:
 - i) useable and well drained;

- ii) free from dangers to student safety such as, but not limited to, soil and ground contamination, and retention ponds;
 - iii) well separated from commercial areas; and
 - iv) of a size and configuration having a continuous road frontage of no less than 120 metres and generally rectangular shape.
- f) As a condition of subdivision approval, where lands are dedicated for schools, the subdivider shall be required, if determined by the Town to be necessary, to provide the necessary crosswalks and traffic control signals (e.g. school zones and speed reduction signs) and to post appropriate securities for such facilities.
- g) In the event that written confirmation is received from the School Board that the school site identified as SPA 12 is not necessary, then such lands may be developed for Low Density Residential purposes without amendment to this Plan. The Town may apply dual zoning to the school site to allow for school or residential uses. Development for any other purpose will require an amendment to this Plan and the Zoning By-law.

6.13 Special Policy Area 13 – Special Office/Commercial/Institutional

- a) Those lands identified as “Special Policy Area 13” on Schedule B-1 shall be used for the following uses:
- i) offices
 - ii) conference and convention facilities
 - iii) public and institutional uses (including fire halls or commercial/recreation uses)
 - iv) Limited convenience commercial uses may be permitted
- b) Retail is not permitted except for products produced or assembled on site, with retail area not to exceed 10% of overall gross floor area.
- c) Development is subject to site plan control in accordance with Section 7.1.4 of this Plan. The location of parking, loading and garbage facilities must minimize the impact on adjacent sensitive land uses and adhere to the policies of Section 7.1.7 of this Plan.
- d) Areas identified as “Environmental Protection” shall be subject to the policies of Section 5.1.7 of this Plan.



- e) Lands located immediately adjacent to lands designated Medium Density Residential may be developed as part of contiguous lot fabric for Medium Density Residential uses without amendment to the Official Plan.

6.14 Special Policy Area 14 – PARKING and Infrastructure

- a) In addition to the uses permitted in the Open Space Designation, municipal or private parking and municipal or private infrastructure shall also be permitted on lands identified as “Special Policy Area 14” on Schedule B-1.

6.15 Special Policy Area 15 – Sandstorm Subdivision

- a) “Special Policy Area 15” is intended to carry forward the land use permitted of OPA 29, approved by Town Council on December 3, 2019.
- b) On lands identified as SPA 15 on Schedule B-1, medium and high density residential uses are permitted on lots and/or blocks identified as same on an approved and registered Plan of Subdivision. Higher density residential uses are encouraged to be located above commercial properties, particularly along the street edge at Holland Street West and along any collector or local roads running through the Service Commercial and Civic Campus designations.
- c) Permitted uses shall include single and semi-detached dwellings and a broad range of high density multiple family residential uses, from small scale apartments and townhouses to larger apartment buildings on lots and/or blocks identified as same on an approved and registered Plan of Subdivision. In addition, mixed uses associated with health care facilities, and ‘live-work’ residential units may be permitted.
- d) Permitted uses within the Special Policy Area shall be open space; industrial-commercial; low, medium and high density residential on lots and/or blocks identified as same on an approved and registered Plan of Subdivision; and noise and vibration mitigation facilities, provided such uses comply with applicable Ministry of Environment, Conservation and Parks

guidelines and the recommendations of the required noise and vibration reports.

6.16 Special Policy Area 16 – Pantheon Subdivision

- a) The following policies apply to those lands shown on Schedule B-1 as “Special Policy Area 16” and known as Part of Lot 15, Concession 5 (563 Simcoe Road and 2575 Line 6)
- b) On lands identified as SPA 16 on Schedule B-1, permitted uses include: semi-detached dwellings, private street fronting semi-detached units, private street fronting block townhouses, rear-lane block townhouses, and back-to-back townhouses. There is no maximum density applicable to the subject lands identified as dwelling units permitted on the subject lands shall be regulated by the implementing Zoning By-law.

6.17 Special Policy Area 17 – Part of the North half of Lot 18, Concession 8 and the South half of Lot 18, Concession 9, West Gwillimbury Subdivision

The following policies apply to those lands shown on Schedule B as “Special Policy Area 17” in the North half of Lot 18, Concession 8 and in the South half of Lot 18, Concession 9, in the former Township of West Gwillimbury:

- a) Permitted uses within this Special Policy designation shall be limited to:
 - o Agricultural uses including general, intensive and specialized farming;
 - o Rural-related light industrial, commercial and warehousing uses not requiring municipal water supply and sewerage services; and
 - o Conservation and forestry uses,
- b) Prior to any application for rezoning and/or building permits(s) on these lands, an Environmental Impact Study (EIS) is to be prepared by the proponent to the approval of the Town and all other affected agencies or authorities.



- c) In view of the proximity of these two sites to a Provincially Significant Wetland, all uses except general agriculture shall be subject to Site Plan Control.

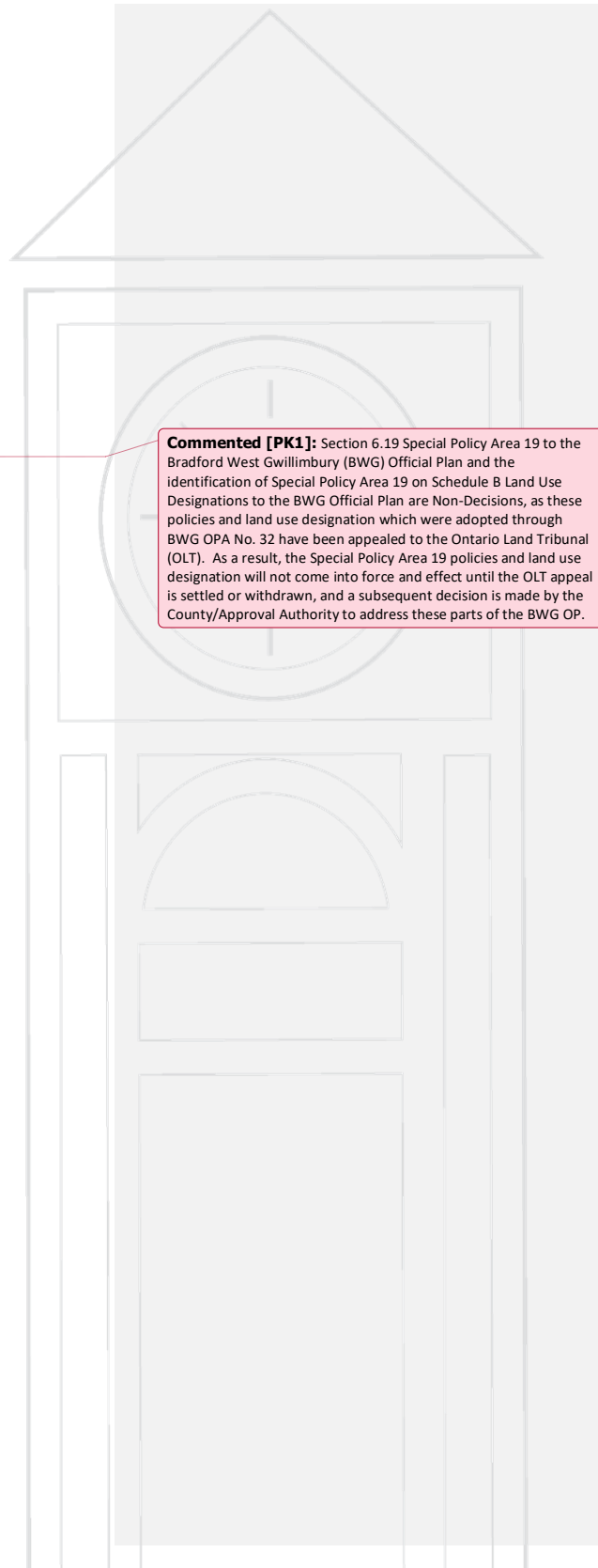
6.18 Special Policy Area 18 – County of Simcoe Waste Disposal Site

- a) The following policies apply to those lands shown on Schedule B as “Special Policy Area 18” known as PT S 1/2 LT 11, CON 12, West Gwillimbury PT 1 of Plan 51R39916.
- b) Permitted uses within this Special Policy designation shall be limited to those permitted within the “Active and Approved County Waste Disposal Site”.

6.19 Special Policy Area 19 – Part of the North Half of Lot 11, Concession 11, Town of Bradford West Gwillimbury

- a) The following policies apply to those lands shown on Schedule B as “Special Policy Area 19” known as Part of North Half of Lot 11, Concession 11 (3999 Sideroad 10):
- A cemetery shall be permitted.
 - Accessory uses permitted in conjunction with the cemetery shall include:
 - A multi-purpose place of assembly building for visitation and office consisting of not more than 929 sq m (10,000 sq ft);
 - A funeral supplies building consisting of not more than 167.23 sq m (1,800 sq ft);
 - An equipment storage building consisting of not more than 167.23 sq m (1,800 sq ft);
 - caretaker residences, cumulatively consisting of not more than 2 units within a semi-detached building, and not more than 390 sq m (4,193 sq ft);
 - an existing Place of Worship and residence consisting of not more than 250.40 sq m (2,695.29 sq ft)

- The cumulative area of the lot that may be occupied by all buildings or Structures shall not exceed approximately 2% of the lands subject to this Special Policy Area, excluding the Environmental Protection lands.
- All new development shall be set back a minimum of 15 metres from 10th Sideroad and a minimum of 30 m from the limits of the existing tree line coverage as per LSRCA regulations.”



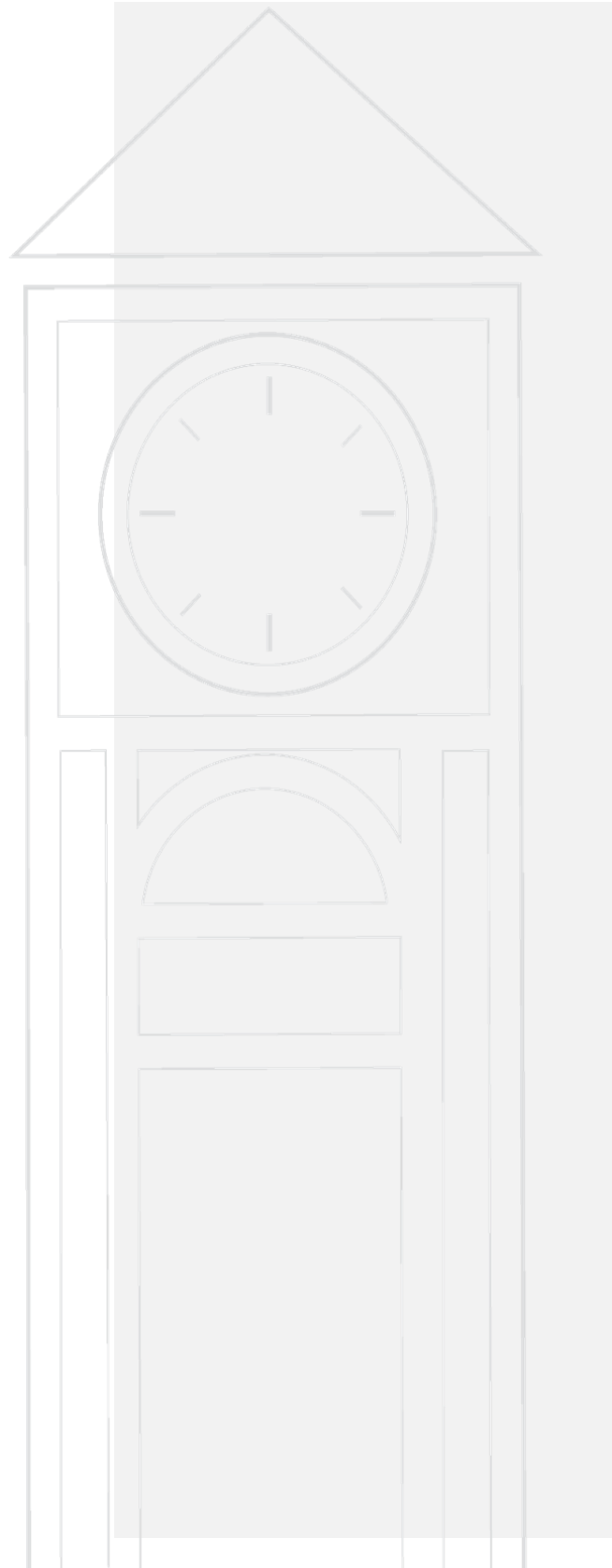
Commented [PK1]: Section 6.19 Special Policy Area 19 to the Bradford West Gwillimbury (BWG) Official Plan and the identification of Special Policy Area 19 on Schedule B Land Use Designations to the BWG Official Plan are Non-Decisions, as these policies and land use designation which were adopted through BWG OPA No. 32 have been appealed to the Ontario Land Tribunal (OLT). As a result, the Special Policy Area 19 policies and land use designation will not come into force and effect until the OLT appeal is settled or withdrawn, and a subsequent decision is made by the County/Approval Authority to address these parts of the BWG OP.



IMPLEMENTATION, INTERPRETATION AND MONITORING



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7. Implementing the Plan

7.1 Planning Administration

7.1.1 Planning Act By-laws

The *Planning Act* enables the use of a number of by-laws the Town can use to implement its land use policy framework.

7.1.1.1 Zoning By-law

A zoning by-law regulates, among other matters, the use of land, buildings and structures; the placement of buildings and structures on a *lot*; the size of buildings and structures; and minimum parking requirements. Enabled by Section 34 of the *Planning Act*, it is an important tool for implementing the goals and objectives of this Plan respecting land use matters.

It is not intended that the full range of uses or maximum densities permitted by this Plan will be correspondingly permitted in the zoning by-law. A further planning application shall be required to evaluate conformity with this Plan at that time.

Where lands have undergone site-specific amendment to the Town's comprehensive Zoning By-law, this Official Plan shall not serve to prevent those site-specific zoning by-law provisions from being carried forward to the affected lands through the comprehensive zoning by-law update which implements the policies of this Plan.

7.1.1.2 Holding Zones

The Town may, in the zoning by-law, affix a Holding (H) symbol to a property in conjunction with its zoning. Such a provision would limit permitted uses and potential building envelopes until the applicable development criteria are met to the satisfaction of Council.

The criteria for which a Holding Symbol can apply include the following reasons:

- a) To ensure applicable studies, subsequent planning approvals, agreements to be registered on title or other development

requirements are completed or executed to the satisfaction of Town Council in accordance with the policies of this Plan;

- b) To achieve orderly staging or phasing of *development*;
- c) To ensure that adequate *infrastructure* and/or community services are available, including, but not limited to, confirmation of reserve capacity;
- d) To study and implement measures to mitigate *negative impacts* associated with existing or planned uses and *infrastructure* adjacent or nearby to the subject lands; and,
- e) To achieve the exchange of facilities, services, land, or other matters as set out in this Plan.

7.1.1.3 Temporary Use By-laws

The Town may, in the zoning by-law, additionally permit the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the zoning by-law. Such a provision would limit permitted uses and potential building envelopes until the applicable development criteria are met to the satisfaction of Council.

In considering an application to pass a temporary use by-law, the Town shall be satisfied:

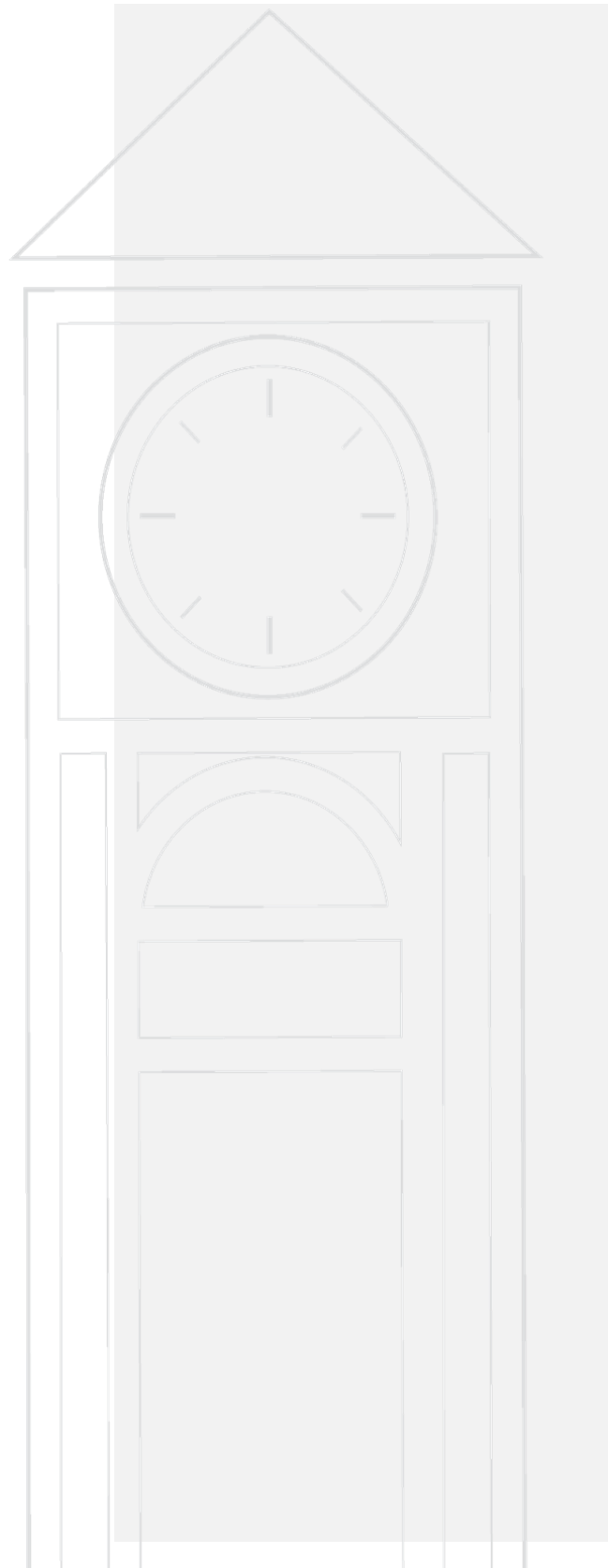
- a) The proposal is compatible with adjacent uses of land;
- b) The use be temporary in accordance with *Planning Act* maximum limits, be appropriate for a limited time span and can be terminated on the expiry date;
- c) Where *municipal water services* and *municipal sewage services* are required, confirmation that those services are available and allocated; and,
- d) The proposal does not adversely affect traffic and provides for adequate on-site parking.

7.1.1.4 Interim Control By-laws

The Town may pass an interim control by-law to remove zoning permissions pending completion of a planning study. Such a by-law shall be passed and repealed or expired in accordance with the *Planning Act*.

7.1.1.5 Bonusing (Density and Height Increases)

Additional height or density above the maximum permissions in this Plan can be permitted in accordance with the policies outlined below where a development provides a community benefit above and beyond what is otherwise required. Since



these “bonusing” policies were developed, the enabling Planning Act provisions have been replaced with a new tool known as Community Benefits Charges. Accordingly, the policies of this section of the Official Plan shall remain in effect until September 18, 2022, after which community benefits may be provided pursuant to the provisions of the Planning Act applicable at that time.

- a) Bonusing shall only be applied to *development* through an amendment to the zoning by-law.
- b) Bonusing shall only be approved if Council is satisfied that an appropriate community benefit has been provided.
- c) Community benefits may include, but are not limited to:
 - i) Public transit *infrastructure* and improved pedestrian access to public transit.
 - ii) Public parking.
 - iii) *Attainable* housing.
 - iv) *Conservation* and enhancement of cultural *heritage resources* as identified in Section 3.3 of this Plan.
 - v) Additional parkland or enhancements of existing *parks* and community centres.
 - vi) Public art.
 - vii) Day care facilities (child care or eldercare).
 - viii) Sustainable or *green building* design to the point of receiving an environmental certification.
- d) Community benefits should generally be provided in the same neighbourhood of the applicable *development*.
- e) Bonusing shall only be supported where existing or additional *infrastructure* is available or can be provided to accommodate the additional *development*.
- f) Additional height or density shall be compatible with the surrounding area.
- g) The Town may adopt a bonusing procedure that identifies how a community benefit is evaluated and the value to which the extent of additional permissions granted.
- h) The Town shall release an annual statement on the status of the special financial account set up for funding works through revenue collected through bonusing, in accordance with the *Planning Act*.

7.1.1.6 Legal Non-Conformity and Legal Non-Compliance

- a) For a use, building, or structure to be permitted as-of-right in a zoning by-law, there needs to be corresponding policy permission in this Plan. A permission in a zoning by-law that is greater than what it contained in an official plan would result in zoning that does not conform to the official plan.
- b) The use of land, a building or a structure which does not conform to the zoning by-law but which lawfully existed prior to the approval of the Zoning By-law is a legal non-conforming use or legal non-complying building or structure. Such a use, building, or structure is protected under Section 34(9) of the *Planning Act*.
- c) It is the intention and expectation that such legal non-conforming use or legal non-complying building or structure shall eventually cease and be replaced by uses, buildings or structures that conform with the intent of this Plan and the zoning by-law. In special circumstances, it may be appropriate to consider the extension or enlargement of non-conforming uses. The provisions of the *Planning Act* shall apply to reviewing such applications.

7.1.2 Committee of Adjustment

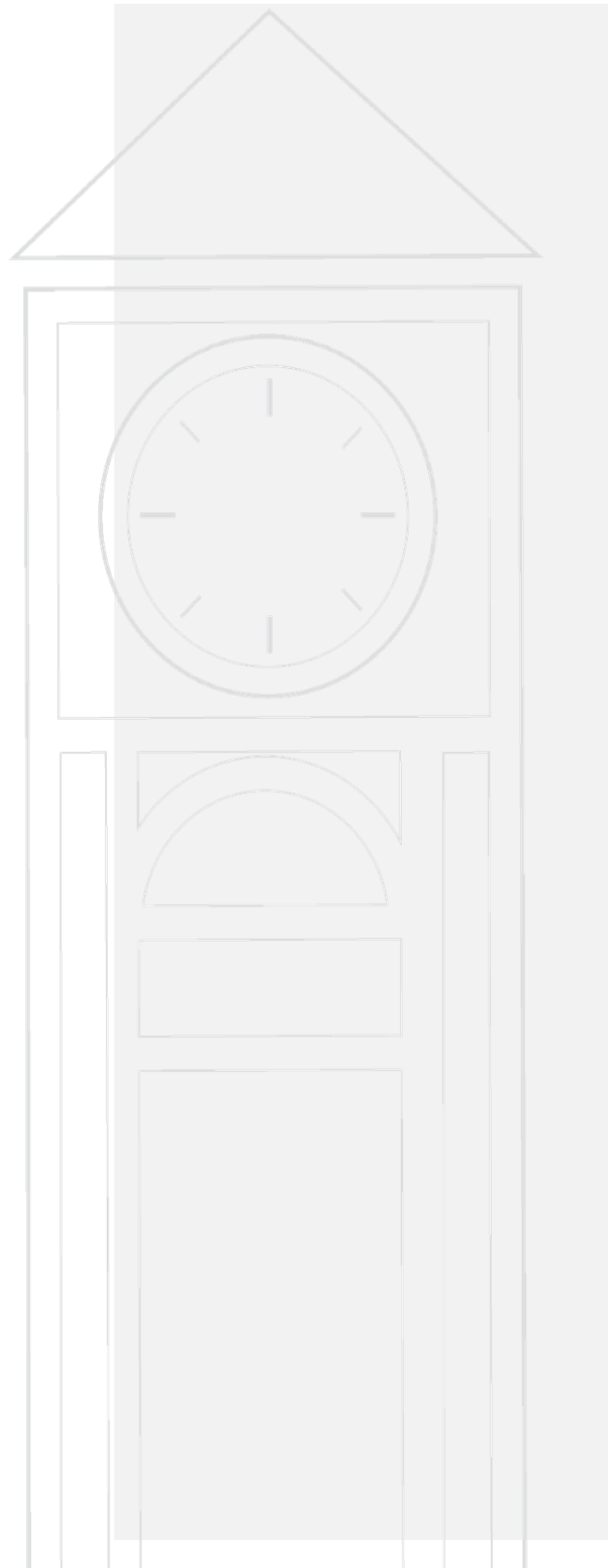
- a) The Town may appoint a Committee of Adjustment to consider applications as permitted under the *Planning Act*.
- b) The Town may pass a by-law providing criteria to the Committee of Adjustment to consider in addition to the traditional four tests in making decisions on minor variances to the zoning by-law, in accordance with the *Planning Act*.

7.1.3 Land Division

The entirety of the Town is subject to part lot control and subdivision control, pursuant to the *Planning Act*.

7.1.3.1 Draft Plan Approval (Subdivisions and Condominium)

- a) *Development* in *settlement areas* should take place in accordance with comprehensively designed registered plans of subdivision or condominium. In considering an application for draft plan of subdivision or condominium, the Town shall have regard to:
 - i) The *Planning Act* and Provincial policies and plans;
 - ii) The policies of the County Official Plan and this Plan;and,



- iii) If existing or additional *infrastructure* is available or can be provided to accommodate the *development*.
- b) Applications for draft plan approval will be accompanied by a planning review that addresses co-ordination between the subdivision and adjacent plans of subdivision or existing *development*, and, where applicable, the compatibility with neighbouring *development*.
- c) A subdivision agreement or condominium registered on title shall be required for lands in a plan of subdivision or condominium, respectively, to ensure the *development* conforms to this Plan, that a high standard of design and efficient and healthy layout is provided, and that matters related to services, facilities, the provision of *infrastructure* and community facilities and payment of fees occurs to the satisfaction of Council.
- d) The Town may, in a by-law, exempt all or parts of a registered plan of subdivision from part lot control to permit the conveyance of portions of *lots* or blocks. By-laws to exempt lands from part lot control shall be limited to a period of not more than 3 years.
- e) The Town shall utilize its authority under the *Planning Act* to prescribe a lapsing date in the event the Draft Plan of Subdivision does not proceed to registration within a reasonable specified timeframe.
- f) In order to ensure coordination of built design, the Town may require the implementation of Architectural Control as a condition of approval.

7.1.3.2 Consents

- a) Consents may be permitted for the creation of a new *lot*, boundary adjustments, rights-of-way, easements, long-term leases and to convey additional lands to an abutting *lot*.
- b) Consents to create new *lots* shall only be authorized when:
 - i) A plan of subdivision for the land is not necessary for the proper and orderly *development* of the land in question;
 - ii) The number of resulting *lots* is three or less;
 - iii) The severed and retained *lots* can be adequately serviced by water, wastewater and stormwater management *infrastructure*;
 - iv) No extension, improvement or assumption of *municipal sewage services* and *municipal water services* is required for both the severed and retained *lots*;

- v) The severed and retained *lots* will have frontage on a public street and access will not result in traffic hazards;
 - vi) The severed and retained *lots* will not restrict the ultimate *development of adjacent lands*;
 - vii) The size and shape of the severed and retained *lots* conform with the requirements of the zoning by-law, are appropriate to the use proposed and are compatible with adjacent *lots*; and,
 - viii) The consent conforms to all relevant policies of this Plan.
- c) Notwithstanding subsection (a) above, there are circumstances in the Town where two detached dwellings have been constructed on one parcel of land prior to the effective date of this Plan. Consents may be permitted to create a new *lot* to allow the severed and retained *lot* to each have one *dwelling unit*, and that no vacant *lots* are created. Subsection (b) above shall apply, as applicable, to evaluate the application.
- d) In order to ensure coordination of built design, the Town may require the implementation of architectural control as a condition of approval.

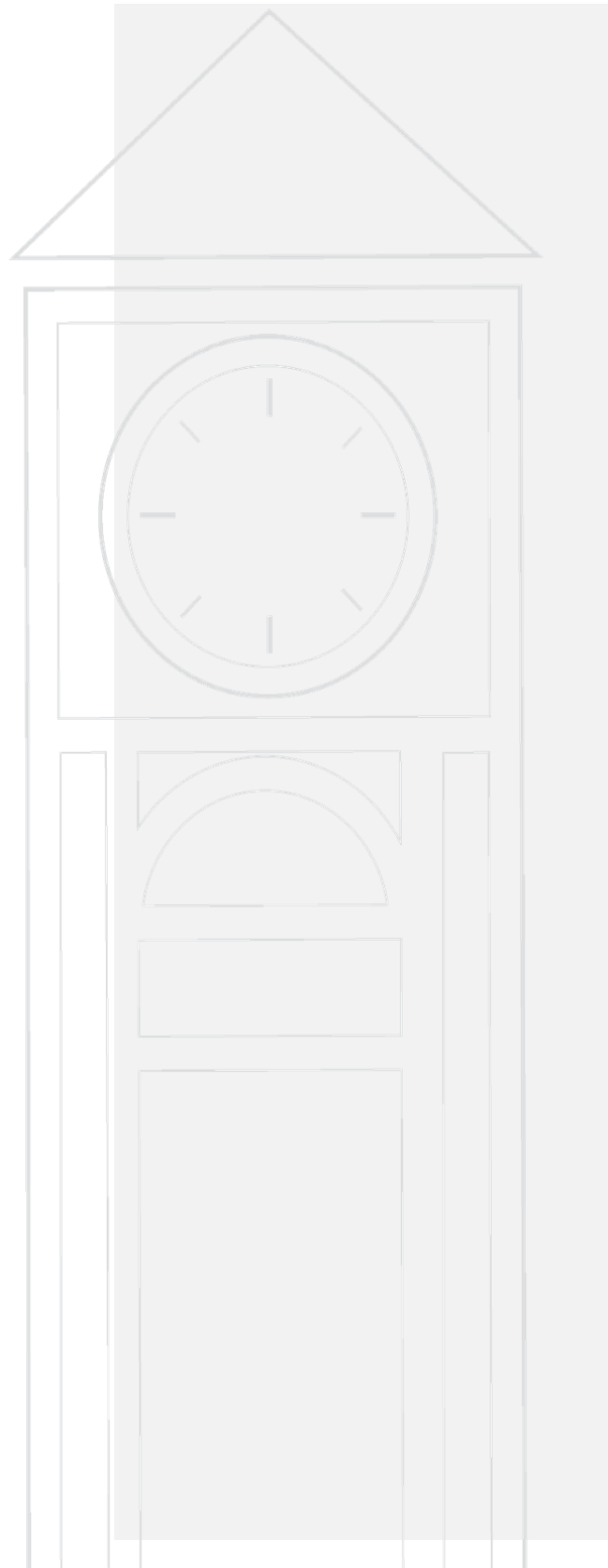
7.1.4 Site Plan Control

The entire Town is designated a Site Plan Control Area.

- a) The Town shall specify, by by-law, types of *development* subject to, or exempt from, *site plan control*.
- b) Design or *development* guidelines or standards may be prepared to assist in preparing site plans, designing buildings and evaluating applications.
- c) A site plan agreement registered on title shall be required for applicable developments to ensure the *development* conforms to this Plan and that matters related to services, facilities, the provision of *infrastructure* and community facilities and payment of fees occurs to the satisfaction of Council.
- d) The Town shall require that site plan applications be circulated to the Accessibility Advisory Committee for review and comment on accessibility issues related to the development.

7.1.5 Community Improvement Plans

The entirety of the Town is designated as a community improvement area. Accordingly, the Town may prepare, adopt and implement Community Improvement Plans through the



legislated *Planning Act* process to address a number of community needs.

- a) One or more of the following conditions must be identified where the Community Improvement Plan is proposed to apply:
- i) Deficiencies in *infrastructure* in the proposed area of the Plan;
 - ii) Deficiencies or evident need for maintenance or repair of buildings;
 - iii) A need for enhanced commercial activity in an area, evidenced by high turnover in uses or vacancy rates;
 - iv) A need for streetscape enhancements along a corridor;
 - v) A need for additional community uses or sensitive land uses in a given area;
 - vi) A need for attainable housing, purpose-built residential rental units, or seniors housing;
 - vii) A need for additional employment and jobs;
 - viii) Incompatible land uses;
 - ix) Built and cultural heritage resource conservation needs, including within a heritage conservation district;
 - x) Known or likely environmental contamination issues; and,
 - xi) Designation as a strategic growth area.
- b) All Community Improvement Plan programming shall be within the financial capabilities of the Town. The Town can also dissolve or suspend a Community Improvement Plan at any time, including when Council is satisfied the intent of the Community Improvement Plan has been met.

7.1.6 **Community Planning Permit System**

The Town may adopt a community planning permit by-law in the place of a zoning by-law or *heritage conservation district* in order to control land use and *development*. Establishing such a system requires a policy to be in the official plan that outlines a number of requirements for the community planning permit by-law and process. Should the Town wish to adopt such a by-law, an official plan amendment shall be required to replace this section with the appropriate enabling policies. The Minister of Municipal Affairs and Housing also has the authority to order municipalities to adopt Community Planning Permit Systems for areas surrounding Major Transit Stations, such as the

Bradford GO Station. No such order has been made as of the adoption of this plan. Any references to zoning by-laws elsewhere in this Plan shall be interpreted to include reference to a community planning permit by-law.

7.1.7 Property Standards

- a) The Town may pass a by-law pursuant to the *Building Code Act*, *Municipal Act*, and *Ontario Heritage Act* to provide maintenance standards for buildings and designated heritage attributes.
- b) The by-law may set standards and conditions in any area to encourage the maintenance and care of existing properties, the physical conditions of vacant lands, the protection of cultural *heritage resources* and to improve the quality of properties that have deteriorated.
- c) The by-law may require substandard properties to be repaired and maintained in compliance with by-law standards, prohibit the use of a substandard property and require the demolition, clearing or reconstruction of such properties.

7.1.8 Demolition Control

- a) The Town may pass a by-law establishing areas of demolition control in accordance with the *Planning Act*.
- b) Applications to demolish designated *heritage resources* shall be considered in accordance with the provisions of the *Ontario Heritage Act* and the policies of this Plan.

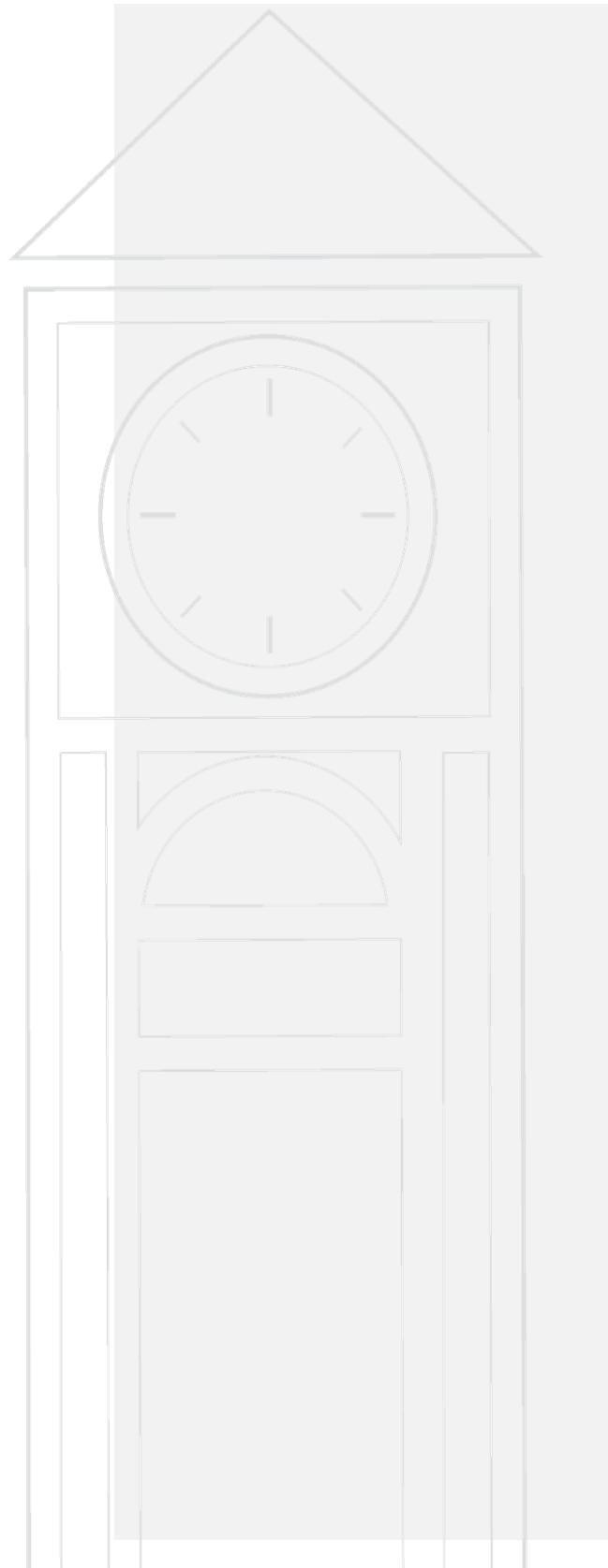
7.2 Land Acquisition


The Town recognizes the public acquisition of a variety of lands creates opportunities for *conservation*, protection, and provision of a range of public goods and services.

All lands to be conveyed shall be in a condition acceptable to the Town and include suitable access for Town needs.

7.2.1 Parkland Dedication

The Town shall secure the maximum benefit enabled under the *Planning Act* with respect to parkland dedication. A parkland dedication by-law shall be passed to require the conveyance of land to the Town for *park* or other public *recreational* purposes, such as recreational trails, as a condition of *development* or *redevelopment*.



- 
- a) Parkland calculation is calculated based upon the total gross land area in the applicable *development* and *Planning Act* standards.
 - b) The Town may require the conveyance of land for *park* purposes or the equivalent cash-in-lieu of parkland in accordance with the following ratios (or combinations thereof):
 - i) For residential *development*, five percent (5%) of the total gross land area or dedication at a rate of 1.0 hectare per 500 units.
 - ii) For employment or commercial purposes, two percent (2%) of the total gross land area.
 - iii) In a draft plan of subdivision for any use of land other than residential, employment, or commercial, five percent (5%) of total gross land area.
 - c) Cash-in-lieu may be considered by the Town under the following circumstances:
 - i) The required land dedication fails to provide an area of suitable size, shape or location for *development* as public parkland to meet the design requirements of this Plan.
 - ii) The required land dedication would render the remainder of site unsuitable or impractical for *development*.
 - iii) The neighbourhood is already well served with parkland or open space and no additional lands are required for these purposes.
 - iv) The Town is undertaking a broader land acquisition strategy for larger *parks* and the consolidated parkland of a substantial size is preferred.
 - d) The Town shall not accept lands unsuitable for *development* or *redevelopment* toward meeting parkland dedication requirements. The Town shall only accept parkland dedication land resources under the following circumstances:
 - i) The lands meet the park and open space classification and hierarchy standards and provision requirements of the policies of this Plan;
 - ii) the lands effectively support the development of park and open space based facilities and amenities in accordance with the policies of this Plan; and,
 - iii) The lands are not identified as hazard lands, wetlands, significant woodlands, ravine lands, *stormwater*

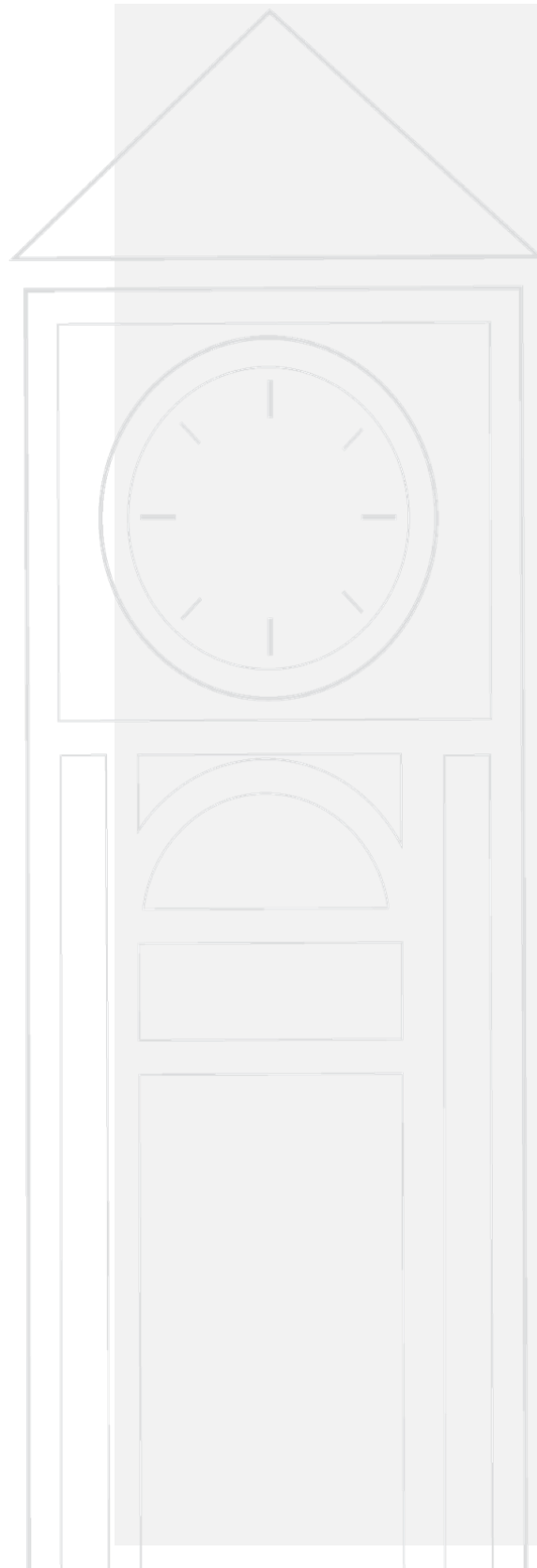
management facilities, berms, and related undevelopable lands.

- e) Connecting walkways may be considered for meeting parkland dedication requirements only if the walkway contributes to the creation or preservation of a Town-wide or regional *active transportation* network.
- f) Cash-in-lieu funds collected shall be placed in a special account within the Town's treasury. A financial statement shall be prepared annually and released in a public format identifying the account's activities over that year, in accordance with the *Planning Act*.

7.2.2 Greenlands Dedication

The public acquisition of *hazard lands* and lands with *significant natural heritage features* or functions presents important opportunities for *conservation*, protection, enhancement and stewardship of our *natural environment*.

- a) The Town shall require the conveyance of *hazard lands* and lands identified as County Greenlands or Environmental Protection through the development process.
- b) For the purposes of subsection (a) above, *development* does not include the erection of buildings and structures where only site plan approval is required, the enlargement or modification of an existing building or structure or the replacement of an existing building or structure with another one on the same *lot* for the same use.
- c) Lands identified as County Greenlands or Environmental Protection applying to lands in private ownership does not imply such lands are open to the public, nor does it imply a commitment by the Town or any other public agency to acquire the lands.
- d) For *development* adjacent to watercourses or Lake Simcoe, waterfront lands below the stable top-of-bank and a width of land 15.0 metres back from the stable top-of-bank shall be conveyed to the Town for both protection of the water and riverine features and potential provision of *parks*, trails and other public *recreational* opportunities.
- e) For subsection (d) above, lands above the stable top-of-bank may contribute toward a parkland dedication requirement if usable as a public park, trail or other *recreational* opportunity. If the amount of this mandatory contribution exceeds the rate



required by the parkland dedication policies of this Plan, the property owner may be compensated.

- f) Where public ownership cannot be achieved through conveyance, the Town may secure long-term protection through other means including easement agreements, land exchange, long-term lease, land trusts, land protection under the planning process and other matters as may be available.

7.2.3 Road Widenings

Widenings related to roads or transportation rights-of-way shall be provided at no expense to the Town.

- a) As a condition of development approval, a property owner may be required to dedicate lands for:
 - i) New roads, including pedestrian and cycling facilities.
 - ii) Widening existing rights-of-way or road allowances to meet the planned width to accommodate complete streets design requirements, including stormwater management *infrastructure*.
 - iii) Public transit rights-of-way and lands for related facilities.
 - iv) Mid-block-pedestrian and cycling crossings.
- b) A dedication provided under subsection (a) shall be taken on either side of the road, with up to fifty percent (50%) of the maximum width required permitted to be taken from the applicable side of the road.
- c) Right-of-way widenings on local roads may not be required to meet the minimum standards identified in this plan. Such a decision shall be made by Council. Right-of-way widenings on County roads shall always meet minimum standards and these decisions do not need to be made by Council.
- d) Unequal, reduced, or altered widening requirements may be required or permitted where topographic features, public roads, cultural *heritage resources*, *archaeological resources*, environmental features or other unique conditions may alter widening plans without need for an amendment to this Plan.
- e) Notwithstanding subsection (e), for roads under County jurisdiction (as identified on Schedule C of this Plan), the provision of lands for additional widenings shall be based on the principles established in the County Plan.

7.2.4 Heritage Acquisitions

- a) The Town may pass by-laws for entering into easement or covenants with owners of a property having cultural heritage value or interest for the purposes of *conservation*.
- b) The Town may participate in the management of cultural *heritage resources* through acquisition, disposition, purchase, lease, donation, or other involvements that will conserve, restore, and *rehabilitate* those resources in conformity with the policies of this Plan or any heritage policies or plans in the Town.

7.3 Development Applications

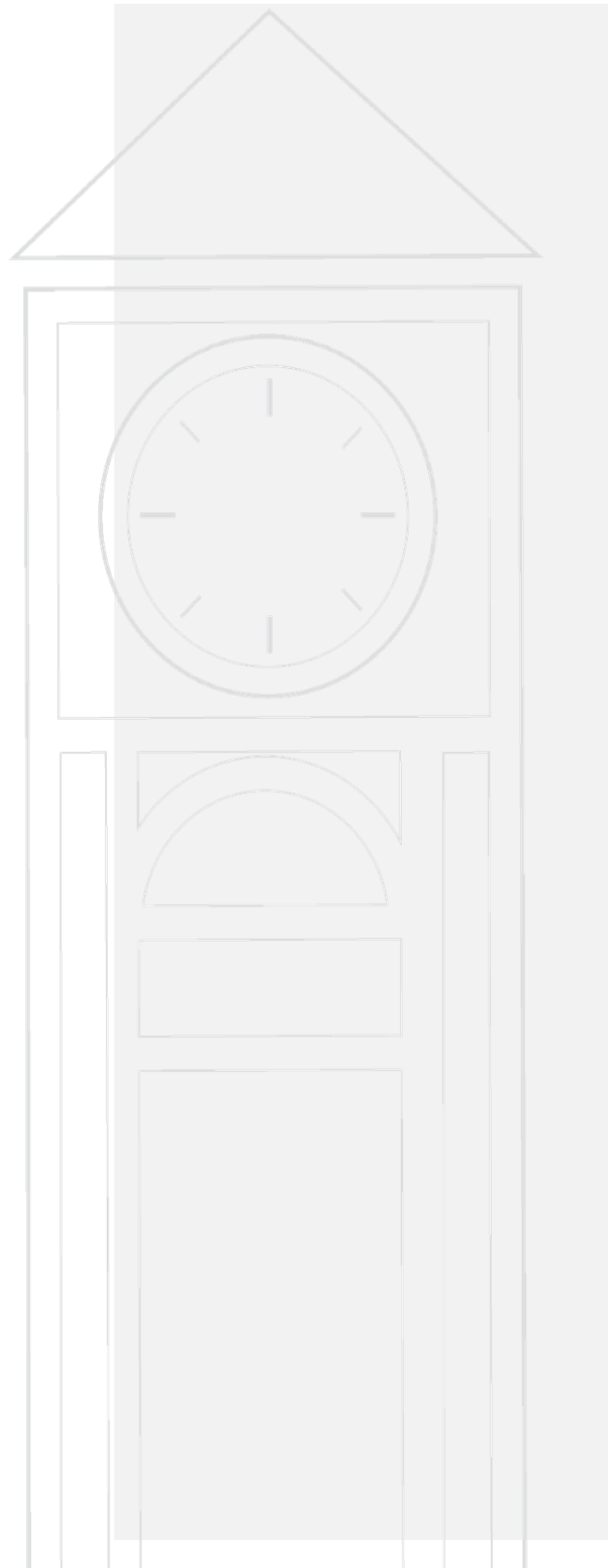
7.3.1 Pre-application Consultation

Consultation with the Town prior to submitting an application for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, or Site Plan Approval shall be required.

7.3.2 Complete Application Requirements

The following items shall be determined to be required, as applicable and at the sole discretion of the Town, for all applications requiring a *Planning Act* approval (OPA 25):

- a) Application form completed in the specified formats and required fee; (OPA 25)
- b) Description of the site and proposal, including aerial photograph, survey plan, draft plot or concept plan, draft amendment text and any other information identified on the Town's application form(s), (OPA 25)
- c) In order for any *development application* requiring a *Planning Act* approval to be considered complete, the Town of Bradford West Gwillimbury may require the following reports or studies be prepared to the Town's satisfaction (OPA 25):
 - i) Planning Justification Report (OPA 25)
 - ii) For engineering consideration, functional servicing study (water, wastewater, and storm water), site *servicing plan*, site grading and drainage plan (including detailed elevations showing conditions along property lines), hydrogeology/soils/geotechnical study, hydraulic analysis for *flood plain* delineation, erosion and sediment control plan, odour/dust/nuisance impact analysis, and noise and vibration study. (OPA 25)



- iii) For urban design considerations, a design report that evaluates how the *development* meets the policies of this Plan, building elevations, landscape plan, illumination study, wind study, and shadow study. (OPA 25)
- iv) For environmental considerations, preliminary comments from the Conservation Authority where appropriate, *source water protection* screening checklist and threats and issues assessment (if required), environmental site screening/*Environmental Protection Act* assessments, spills containment plans, nutrient management plans, *environmental impact study*, tree vegetation study and tree protection plan, natural heritage evaluation and system demarcation, and *fish habitat* assessment. (OPA 25)
- v) For transportation considerations, transportation impact analysis, pedestrian circulation plan, transportation demand management (TDM) strategy, parking study, and on-street parking plan. (OPA 25)
- vi) For financial considerations, financing plan, financial impact study and capital impact assessment. (OPA 25)
- vii) For housing affordability, demonstration of conformity with Section 3.9.1 of this Plan. (OPA 25)
- viii) For lands near a landfill, a D-4 Landfill Study; (OPA 25)
- ix) Where agricultural lands are removed from production or impacted by a *settlement area* expansion, an agricultural impact assessment. (OPA 25)
- x) For cultural consideration, *archaeological assessment* and built heritage impact assessment. (OPA 25)
- xi) Retail Market Impact Study
- xii) Archaeological Assessment
- xiii) Groundwater Impact Assessment
- xiv) Record of Site Condition (RSC)
- xv) Phase I Environmental Site Assessment (ESA)
- xvi) Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required
- xvii) Master Environmental Servicing Plan (MESP)
- xviii) Lighting Study

- xix) Fire Safety Plan will be required for all new and existing buildings to be used;
 - xx) Waste Management Plan that identifies how all waste (solid and liquid) will be managed;
 - xxi) Odour/Ventilation Plan to mitigate noxious odours being released into the atmosphere that may cause discomfort for neighbouring properties;
 - xxii) Crime Prevention Through Environmental Design (CPTED) analysis; and
 - xxiii) Other studies relevant to the development and lands impacted by the proposed development approval application.
- d) The need for any or all of the studies/reports listed in subsection (b) above shall be determined by the Town of Bradford West Gwillimbury following preapplication consultation between the Town and the Applicant. Confirmation from the Town shall be provided in writing to the Applicant. (OPA 25)
 - e) Studies, reports, and plans in support of an application are to be submitted in digital and paper formats in quantities and specifications determined by the Town. (OPA 25)
 - f) In addition to those items identified in subsection (b) above or those items identified in Policy 4.11.18 of the Simcoe County Official Plan, an applicant shall provide, at the Town's request any other supporting information identified as relevant at or after the pre-application meeting. The Town reserves the right to request any additional supporting information and/or reports at any time in the development review process if the required information is deemed by Staff to be relevant and material to making a recommendation to Town Council. (OPA 25)
 - g) An application shall only be deemed complete once the items identified at the pre-consultation meeting or otherwise in writing from the Town have been provided in compliance with the policies of this Section of the Plan. (OPA 25)
 - h) The scale, scope, and timing of any required information/reports depends upon the nature of the proposal, the proposal's relationship to adjacent land uses, and which planning approvals are required. (OPA 25)
 - i) All required information/reports shall be prepared by qualified professional consultants retained by, and at the expense of, the applicant, and in compliance with all applicable legislation and



policies. The Town may require a peer review of information at the expense of the applicant. (OPA 25)

7.3.3 Minor Revisions to Designation Boundaries

The land use designations depicted on Schedules B, B-1, B-2, and B-3 of this Plan are approximate and indicate the general intent of this Plan and its permitted uses and intent, rather than precise boundaries and alignments. Minor revisions will not require an amendment to this Plan provided that the intent of the policies of the Official Plan are maintained.

7.4 Alternative Notice Procedures

Citizen input and engagement are critical to the success of the Town's planning program. The Town shall provide opportunities for all—residents, property owners, businesses, Indigenous communities, agencies and other stakeholders—to participate in the planning process. The following alternative notice procedures, as enabled by the *Planning Act*, may be used as an alternative to the minimum procedures.

- a) A public information meeting/open house is encouraged to be organized/hosted by applicants making development applications and may be facilitated by the Town to inform the public of a proposed, privately-initiated official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium or site plan approval.
- b) This meeting is contemplated as an open house-styled event with presentation and is additional to the statutory public meeting and/or Open House required under the *Planning Act* for privately-initiated official plan amendment, zoning by-law amendment, draft plan of subdivision and draft plan of condominium.
- c) Written notice of a public information meeting shall be provided no later than 14 days prior to the date of the meeting.
- d) In lieu of a public information meeting/open house, the applicant may choose to post an online video explanation of the proposal summarizing the proposal, the planning justification for the proposal, and an overview of servicing constraints and any other topics deemed appropriate and necessary by the Town. The video should also provide contact information for Town staff, and a disclaimer that formal written comments shall be directed to the Town Clerk and the Office of Community Planning.

- e) All written notices and sign postings shall be written, circulated and posted in accordance with *Planning Act* circulation and posting requirements.
- f) All notice requirements of the *Planning Act* continue to apply for all requisite applications.

7.5 Statistics and Numbers

Statistics and numbers used within this Plan, while representing a clear policy direction on intent, are approximate and should be regarded as flexible on a site-specific basis, except those relating to Growth Plan and County Official Plan conformity. Minor variations may be supportable through a variance or in the implementing zoning by-law provided the overall intent of the policies of the Official Plan is maintained.

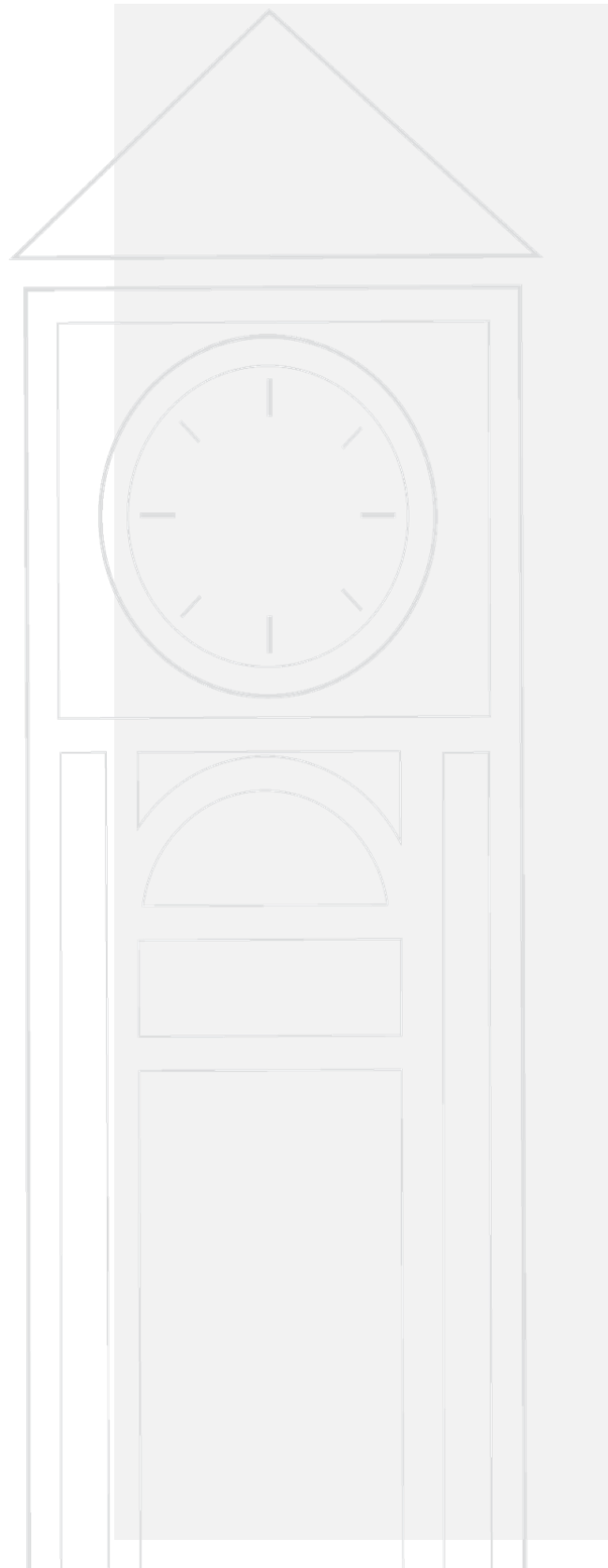
This policy shall not apply to Section 5.2.5 of this Plan (Land Area and Lot Size Requirements, Highway 400 Employment Lands), where the implementation documents of the Growth Plan provide clear direction and no opportunity for relief from the policy. Section 5.2.5(g) applies to provide monitoring and feedback into a future *municipal comprehensive review* undertaken by the County with respect to applicability of these numbers.

7.6 Monitoring

Monitoring is essential to ensuring the Plan is succeeding in its implementation and remains relevant with respect to emerging issues and managing change in the Town. The Town shall regularly monitor a number of programs and indicators as part of its overall land use planning and growth management programming, in conjunction with the County of Simcoe and neighbouring municipalities as appropriate.

7.6.1 Financial Management

- a) The Town may use population, dwelling and employment targets in this Plan or a more up-to-date source to coordinate budget planning, public works, capital projects and related Town initiatives.
- b) The Town shall diligently seek the maximum revenues possible from other levels of government to compensate the Town's provision of *infrastructure*, community services and the overall land use planning framework.



- c) The Town shall recover *growth-related capital costs* to the maximum extent possible under the *Municipal Act, Development Charges Act, and Planning Act*, as applicable.

7.6.2 **Indicator Tracking and Feedback**

- a) The Town shall regularly monitor key community indicators to ensure Council can evaluate the effectiveness and relevance of this Plan.
- b) As a component of undertaking Town *infrastructure* or major land use planning projects or initiatives, the Town will identify indicators to track as part of monitoring the implementation and continued progress of that project, in order to ensure lessons learned from that project can be applied to future works.
- c) Town-initiated reviews of its planning documents are expected, normal and a key component of a robust and responsive municipal planning program. These can be initiated for any number of reasons, including a municipal review, implementing the results of a special study, incorporating feedback from monitoring or for general housekeeping. As a normal component of policy planning, amendments to this Plan may occur through Town-initiated processes. The process to follow is the same as for privately-initiated applications and shall be subject to the same *Planning Act* process.

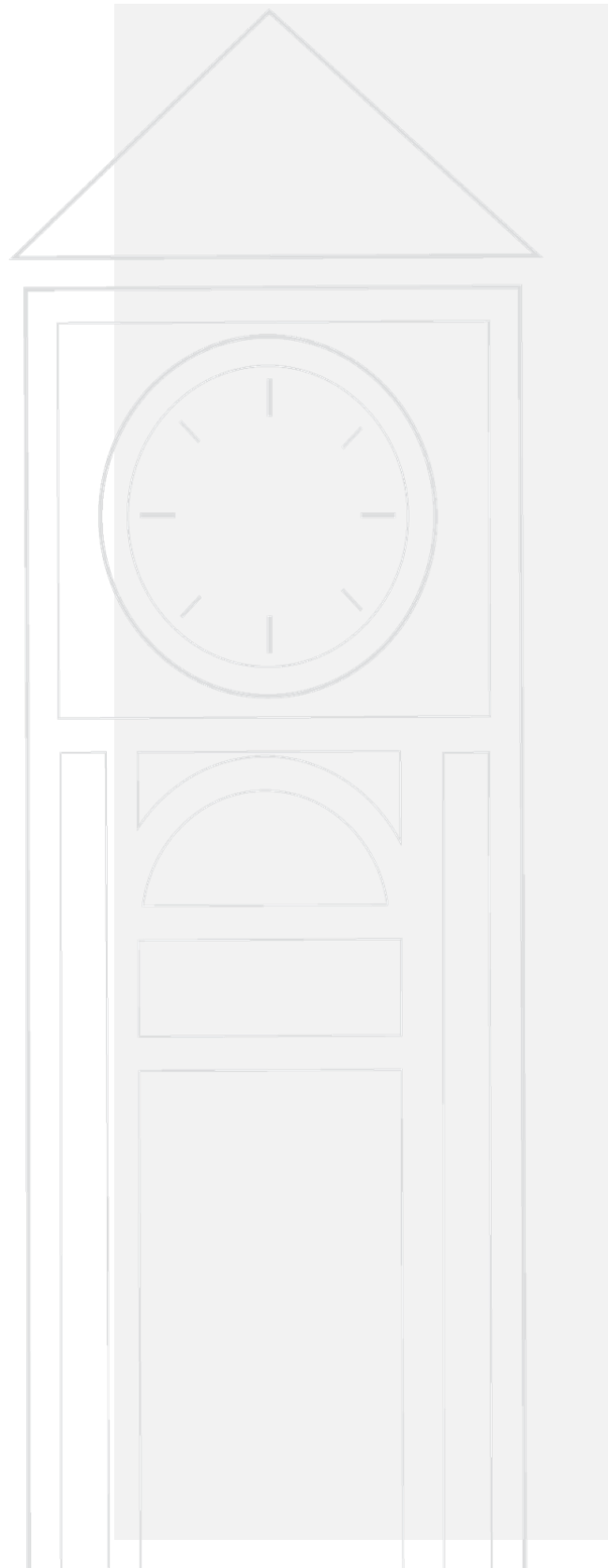
7.6.3 **Additional Studies, Plans or Strategies**

- a) The Town may undertake the following studies, plans or strategies, among others, in the future to aid in the implementation of this plan or to prepare for future amendments to the plan:
 - i) Community Energy Plan
 - ii) Integrated Community Sustainability Plan
 - iii) Green Design Guidelines
 - iv) Urban Forest Management Plan
 - v) Sustainable Development Checklist
 - vi) Subwatershed Studies
 - vii) Parkland Resource Study
 - viii) Heritage Planning Studies

- ix) A Land Use Study for Special Policy Area 3 - Holland Street West
- x) A Re-Visioning Study for the Bradford and District Community Centre
- xi) Town-wide Urban Design Guidelines
- xii) Downtown Parking Strategy
- xiii) Economic Development Strategy

7.6.4 **Review of the Official Plan**

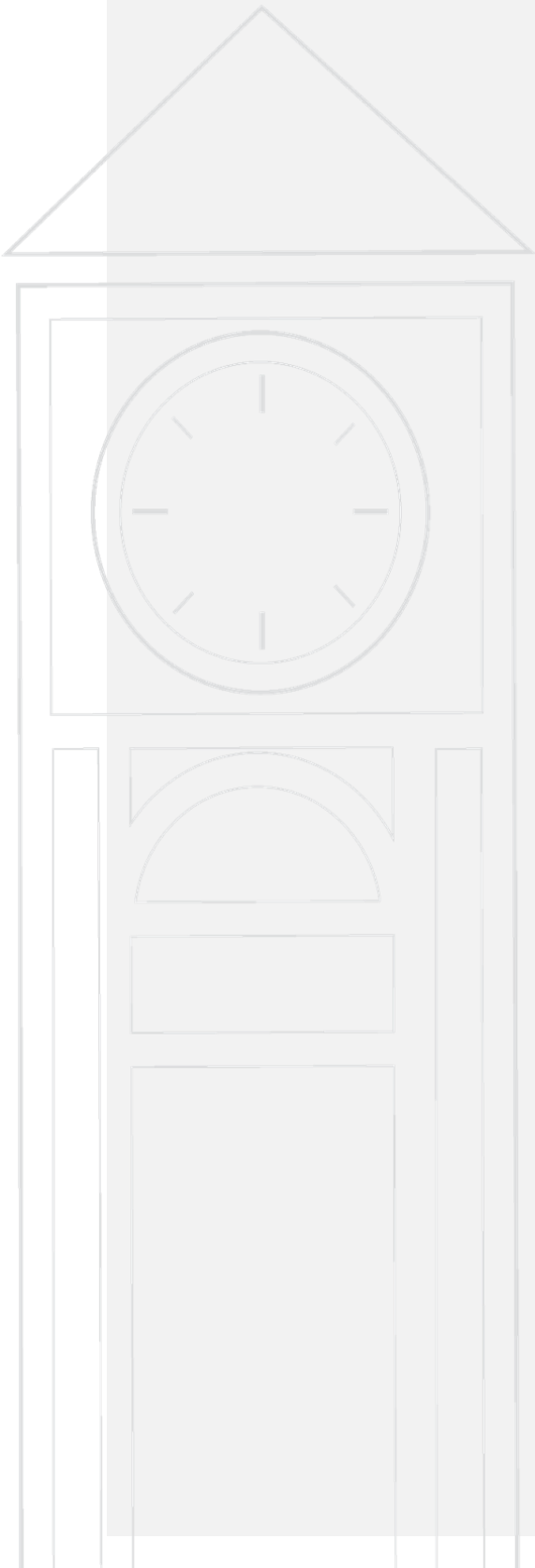
- a) The need to review and revise this Plan shall be considered ten years upon its coming into effect (and every five years thereafter). This review shall determine if the vision, goals and objectives of the Plan remain valid and realistic, and that the policies remain relevant and best equipped to achieve those goals and objectives.
- b) Notwithstanding subsection (a) above and in accordance with Section 2.3.2(c) of this Plan, an amendment to this Plan to incorporate the policy updates of the next Simcoe County *municipal comprehensive review* is expected.
- c) The need to review and revise this Plan in accordance with *Planning Act* requirements shall be undertaken to meet this expectation.
- d) This document shall be consolidated on a regular basis and made available to the public for regular use. Consolidations are for reference purposes only.





GLOSSARY





8. Glossary

The following terms are intended to assist in the interpretation of the policies and land use schedules of this Plan. All defined terms have been italicized within the Plan. Where definitions are taken directly from Provincial documents, they are cited.

Accessory Building or Structure

A detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also house a dwelling unit or accessory unit.

Accessory Use

The use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.

Active Transportation

Any form of human-powered travel, including but not limited to, walking, cycling, in-line skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed (Provincial Policy Statement).

Adjacent Lands

Includes:

- a. Lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- b. Lands contiguous to a protected heritage property, or located within a vista or viewshed of, a designated heritage property or heritage feature.

Adverse Effects

As defined in the *Environmental Protection Act*, means one or more of:

- a. Impairment of the quality of the natural environment for any use that can be made of it;
- b. Injury or damage to property or plant or animal life;
- c. Harm or material discomfort to any person;
- d. An adverse effect on the health of any person;
- e. Impairment of the safety of any person;
- f. Rendering any property or plant or animal life unfit for human use;
- g. Loss of enjoyment of normal use of property; and
- h. Interference with normal conduct of business.

(Provincial Policy Statement).

Affordable

In the case of ownership housing, the least expensive of:

- a. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
- b. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of:

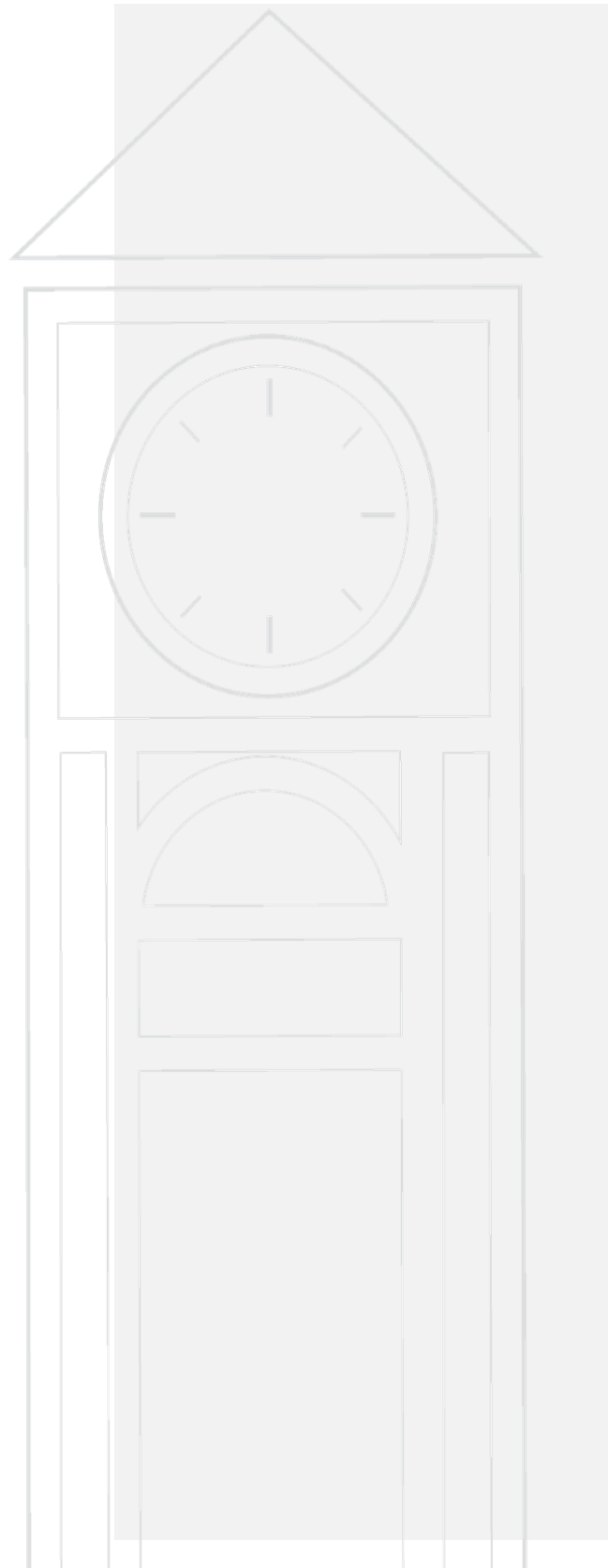
- a. a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or
- b. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition:

- a. Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

(Growth Plan, 2020)

Agricultural Uses



The growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related Use

Farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

(County of Simcoe Official Plan)

Agriculture Produce Sales Outlet

A use accessory to an agricultural use which consists of the retail sale of agricultural products produced on the farm where such outlet is located and which may be supplemented by local agricultural products.

Archaeological Resources

Artifacts, archaeological sites, and marine archaeological sites as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

(Provincial Policy Statement)

Areas of Natural and Scientific Interest (ANSI)

Areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

(Provincial Policy Statement)

Barrier

Anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.
(Accessibility for Ontarians with Disabilities Act)

Bed and Breakfast Establishment

A single detached dwelling in which the owners currently hold as a primary residence with the primary purpose of providing short-term overnight accommodations, including the provision of meals.

Built Heritage Resource

A building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
(Provincial Policy Statement)

Character

The collective qualities and characteristics that distinguish a particular area or neighbourhood.

Complete Application

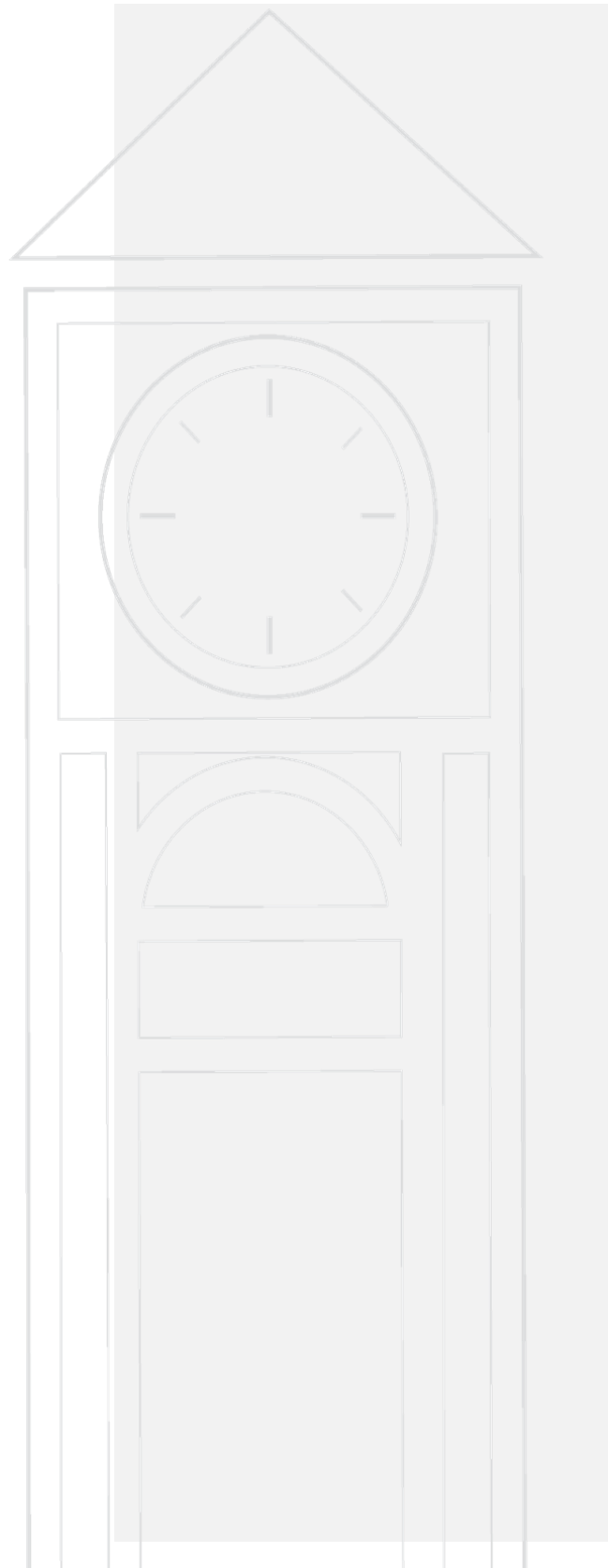
All supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.

Conservation

The wise management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to man and the environment.

Conserved

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their



cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

(Provincial Policy Statement)

Cultural Heritage Landscape

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a national Historic Site or District designation, or a UNESCO World Heritage Site).

(Provincial Policy Statement)

Cultural Heritage Resources

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Growth Plan)

Delineated Built Boundary
The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan. (Growth Plan)

Delineated Built-Up Area

All land within the *delineated built boundary*. (Growth Plan)

Designated Greenfield Area

Lands within *settlement areas* but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan. (Growth Plan)

Development

The creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a. activities that create or maintain *infrastructure* authorized under an environmental assessment process; and
- b. works subject to the Drainage Act.
- c. within significant wetlands, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential, where advanced exploration has the same meaning as under the Mining Act.
(Provincial Policy Statement)

Development Application

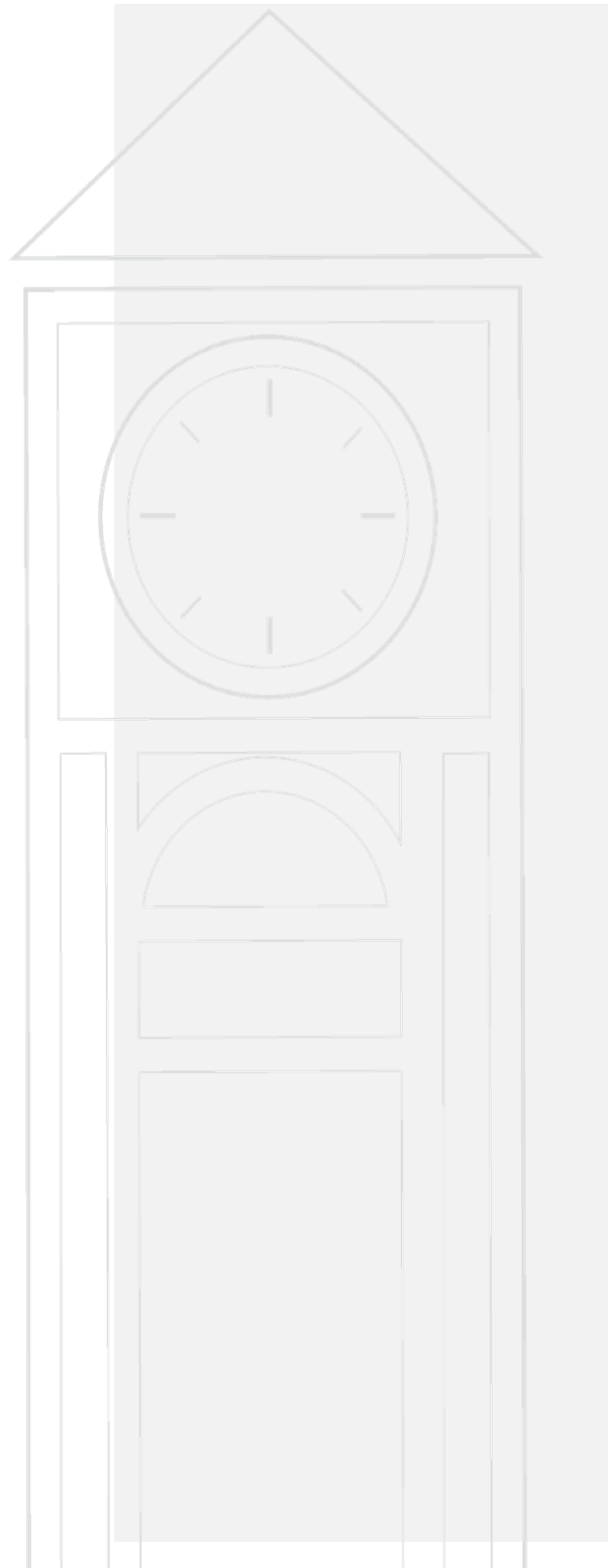
A formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.

Dwelling Unit

A room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.

Ecological Function

The natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.
(Provincial Policy Statement)

Employment Area

Those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Provincial Policy Statement)

Environmental Impact Study (EIS)

An analysis of the potential effects on the natural environment from a project.

Existing Use

The use of any land, building or structure legally existing on the day of adoption of the Plan.

Endangered Species

A species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time. (Source: Provincial Policy Statement)

Erosion Hazard

The loss of land, due to human or natural processes, that poses a threat to life and property.

Erosion Hazard Limit

Determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Provincial Policy Statement)

Fish

Defined in the *Fisheries Act* to include fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Provincial Policy Statement)

Fish Habitat

Defined in the *Fisheries Act* as spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in

order to carry out their life processes. (Provincial Policy Statement)

Flood Plain

For river stream, and small inland lake systems, this is the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards. (Provincial Policy Statement)

Garden Suite

A one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (*Planning Act*, 1990)

Green Building

A building designed to conserve resources and reduce negative impacts on the environment, whether it's energy, water, building materials or land.

Green Infrastructure

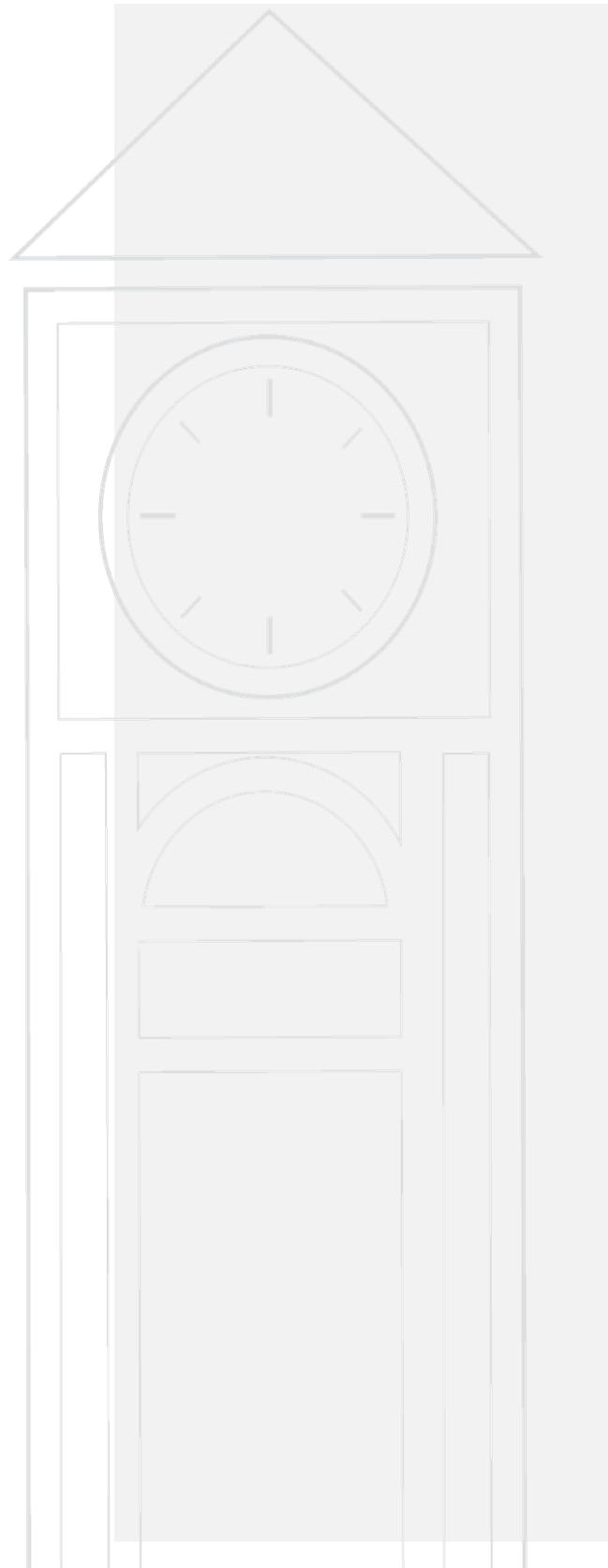
Natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (Provincial Policy Statement)

Gross Floor Area

The total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical.

Groundwater

Water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.



Growth-related Capital Costs

Costs incurred or proposed to be incurred by the Town or by others on behalf of, and as authorized by, the Town. These costs include (but are not necessarily limited to):

- a. Costs to acquire land or an interest in land, including a leasehold interest;
 - b. Costs to improve land;
 - c. Costs to acquire, lease, construct or improve buildings and structures;
 - d. Costs to acquire, lease, construct or improve facilities including:
 - i. rolling stock with an estimated useful life of seven years or more,
 - ii. furniture and equipment, other than computer equipment, and
 - iii. materials acquired for circulation, reference or information purposes by a library board.
 - e. Costs of the development charge background study.
- (Source: Adapted from the *Development Charges Act*)

Hazard Lands

Property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Hazard lands also include property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Adapted from Provincial Policy Statement)

Heavy Industrial

Employment uses associated with significant land use impacts such as odour, noise, dust, smoke, vibration, the potential for fire and explosive hazards, etc. Examples of such uses may include manufacturing facilities, the storage, processing, refinement or production of hazardous, toxic or substances, etc. Also refer to Light Industrial and Prestige Industrial.

Heritage Attributes

The principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or form a protected heritage property). (Provincial Policy Statement)

Heritage Resources

A feature of the landscape which by itself, or together with its associated environment, is unique or representative of past human activities or events. Such feature may include a site or area of archaeological or historical value and it may include a building or structure of cultural heritage value or interest.

Hydrologic Function

The functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things (Provincial Policy Statement).

Individual On-Site Servicing

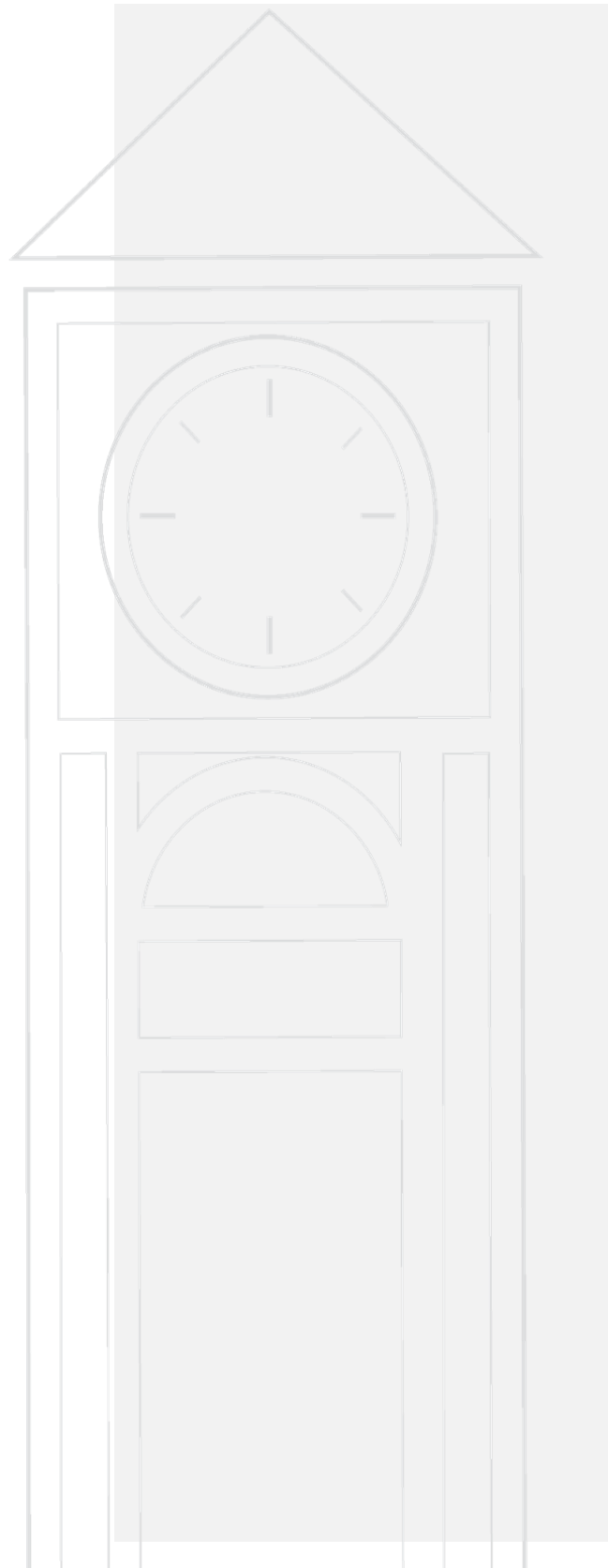
Individual, autonomous water supply and/or sewage servicing systems that are owned operated and managed by the owner of the property upon which the system is located. (based on the Provincial Policy Statement)

Infill

The development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.

Infrastructure

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, electric power generation and transmission, communications/



telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.
(Provincial Policy Statement)

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a. redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas;
- b. infill development; and
- c. the expansion or conversion of existing buildings.

(Provincial Policy Statement)

Light Industrial

Employment uses associated with little or no significant land use impacts including odour, noise, dust, smoke, vibration, the potential for fire and explosive hazards, etc. Examples of such uses may include small-scale manufacturing facilities, warehouses, wholesale establishments, offices and business services such as printing establishments.

Lot

A parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*.

Low Impact Development (LID)

An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include: bio-swales, permeable pavement, rain gardens, green roofs, and exfiltration systems. Low impact development often employs vegetation and soil in its design, however, that does not always have to be the case. (Growth Plan)

Major Development

Means:

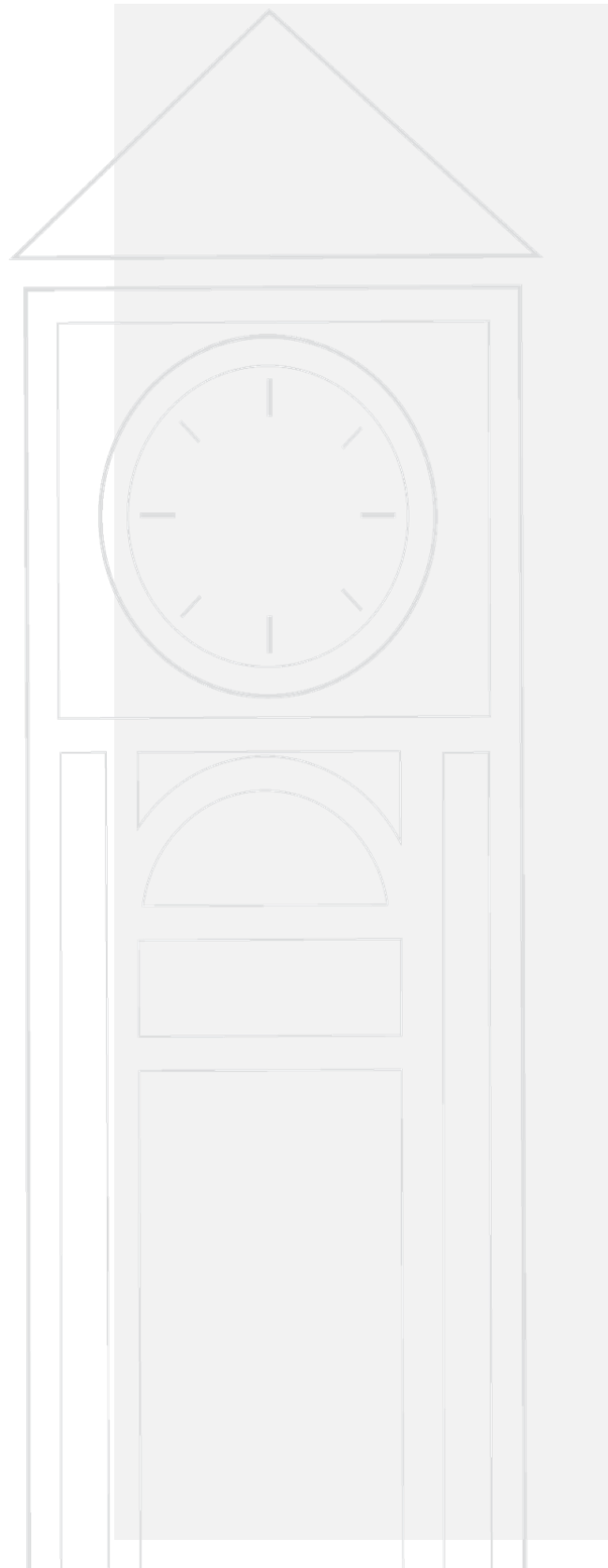
- For the purpose of the South Georgian Bay Lake Simcoe Protection Plan: the construction of a building or building on a lot with the ground floor area cumulatively equal to 500 m² (5382 sq ft) or greater, and any other impervious surface. Note single detached residential properties are exempt from the definition.
- For the purpose of the Lake Simcoe Protection Plan: development consisting of:
 - a. the creation of four or more lots;
 - b. the construction of a building or buildings within a ground floor area of 500 m² or more,; or
 - c. the establishment of a major recreational use.

Major Transit Station Area

The area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk (Growth Plan)

Mineral Aggregate Operations

- a. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b. For lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Provincial Policy Statement)

Mineral Aggregate Resources

Gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

(Provincial Policy Statement)

Minimum Distance Separation

Formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

(Provincial Policy Statement)

Mixed Use

Development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.

Municipal Comprehensive Review

A new official plan, or an official plan amendment, initiated by the County of Simcoe under section 26 of the Planning Act and Sections 2.2.1.3 and 6.2.2 of the Growth Plan, that comprehensively applies the policies and schedules of Provincial plans and policies. (adapted from Growth Plan)

Municipal Review

A new official plan, or an official plan amendment, initiated by the Town of Bradford West Gwillimbury under section 26 of the Planning Act, that comprehensively applies the policies and schedules of Provincial and upper-tier plans and policy statements. (adapted from Growth Plan)

Municipal Sewage Services

A sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

(Provincial Policy Statement)

Municipal Water Services

Municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act*, 2002. (Provincial Policy Statement)

Natural Environment

The land, air or water or any combination or part thereof.

Natural Heritage Features and Areas

Features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Provincial Policy Statement)

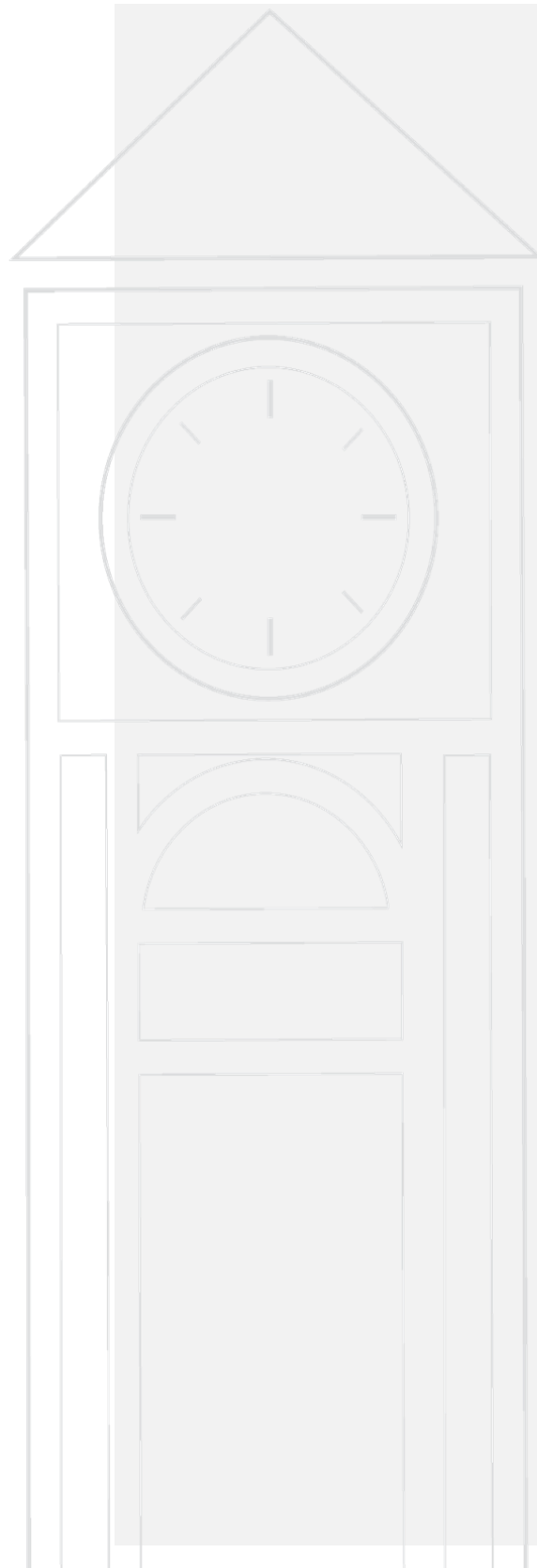
Natural Heritage System

System made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Provincial Policy Statement)

Negative Impacts

Includes the following:

- a. In regard to developments on private or partial services, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to



single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- b. In regard to water quality and quantity, degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- c. In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, and
- d. In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

(Source: Provincial Policy Statement)

Neighbourhood Park

A public facility or open space that provides passive and/or active *recreational* opportunities for local residents.

Net Hectare

Excludes local roads, parkland, and any commercial facilities.

On-farm Diversified Uses

Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

Preserve

To maintain the quality or condition of a resource in its current form, and to slow down the deterioration of the resource.

Prime Agricultural Area

Where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas

where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province

Prime Agricultural Land

Specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Protected Heritage Property

Property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (Provincial Policy Statement)

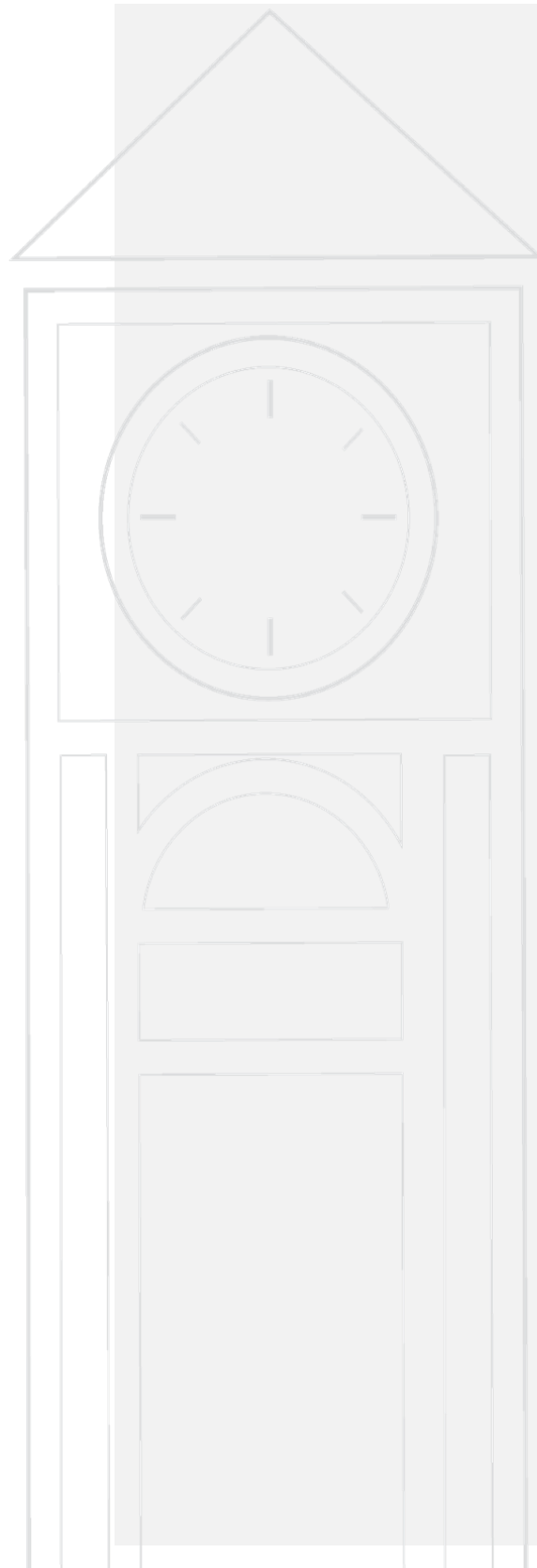
Processing of Agricultural Products

Agriculture-related uses which do not require additional water and sewer servicing, such as the initial cleaning, culling, storing, or packaging of products produced on the farm or in conjunction with farms in the vicinity which produce the same agricultural products, in preparation for shipment to food processing establishments or market.
(County of Simcoe Official Plan, 2013)

Portable Asphalt Plant

A facility:

- a. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b. which is not of permanent construction, but which is to be dismantled at the completion of the construction project.



Portable Concrete Plant

A building or structure:

- a. with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

(Source: Provincial Policy Statement)

Prestige Industrial

Only non-noxious office employment uses and associated accessory uses such as restaurants, parking facilities and business services.

Public Service Facilities

Means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protections, health and education programs, long-term care facilities, and cultural services.
Public service facilities do not include infrastructure.

Public Use

Includes local boards as defined by the Municipal Affairs Act.

Recreation

Leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment

The creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

(Provincial Policy Statement)

Rehabilitate

The treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.

Secondary Dwelling Unit

A self-contained, dwelling (having separate kitchen and bathroom facilities) within the same building as a detached, semi-detached, or townhouse dwelling and/or accessory building on the same lot as that dwelling (such as above a detached garage). This dwelling is subordinate to the main dwelling unit, as expressed through an implementing zoning by-law.

Sensitive Land Uses

Buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, child care centres, and educational and health facilities.

(Provincial Policy Statement)

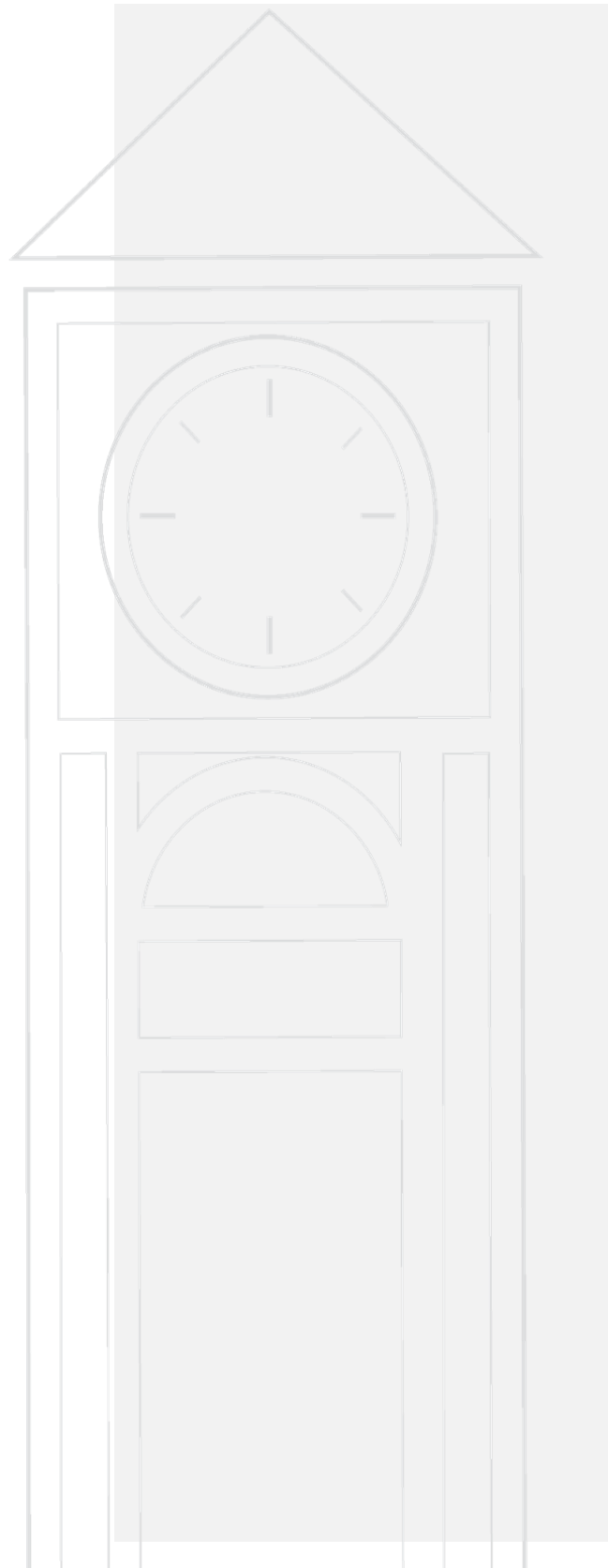
Servicing Plan

An analysis of the municipality's provisioning and phasing of water and wastewater and other infrastructure to service future growth and development.

Settlement Areas

Urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an official plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.



(Provincial Policy Statement)

Significant

Means:

- a. In regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b. in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;
- c. in regard to other features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d. In regard to mineral potential, means an area identified as provincially significant through evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e. In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Site Alteration

Activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. Within significant wetlands, *site alteration* does not include underground or surface mining of

minerals or advanced exploration on mining lands in *significant areas of mineral potential*, where advanced exploration has the same meaning as in the *Mining Act*. (Provincial Policy Statement)

Site Hectare

Site area calculation which only includes residential lots or blocks and excludes any public lands. In the case of development, any public land required to be dedicated or conveyed shall not be included for the purpose of calculating the site hectareage.

Site Plan Control

A process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.

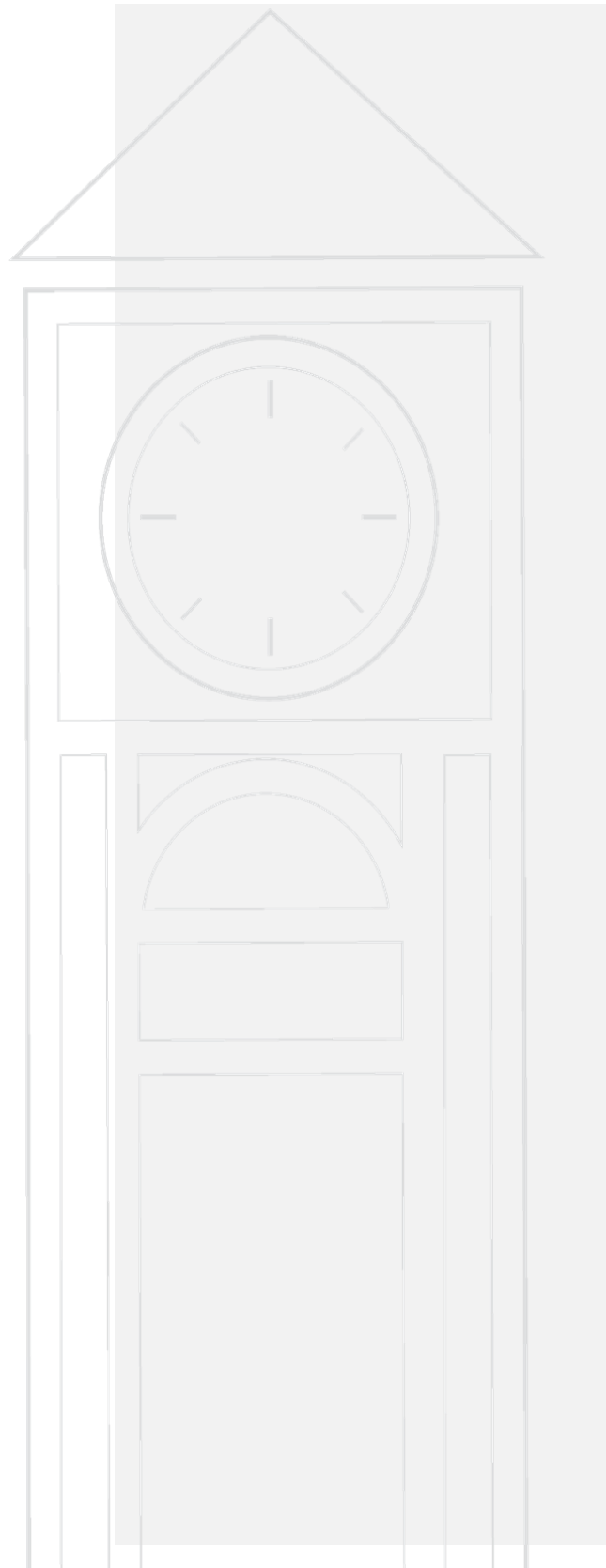
Small-Scale

When used in the context of businesses, offices and industries, means those commercial or industrial uses that do not exceed the following:

- a. Employs no more than the equivalent of five (5) full time employees in addition to the owner;
- b. Occupies a structure not exceeding 250 square metres in area; and
- c. Outdoor storage and display is limited to an area not greater than 750 gross square metres.

Source Water Protection

The act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.

Special Needs Housing

Housing for the physically and developmentally challenged and disabled, chronically mentally ill, youth and children with emotional difficulties, seniors, those requiring emergency shelter, assisted housing accommodating individuals, and households with low to moderate incomes.

Strategic Growth Area

Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas. (Growth Plan)

Streetscape

The visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.

Surface Water Feature

Water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics. (Provincial Policy Statement)

Sustainability

Meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.

Threatened Species

A species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

(Provincial Policy Statement)

Transportation System

A system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n' ride lots, service centres, rest stops, vehicle inspection stations, inter-modal terminals, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (Provincial Policy Statement)

Urban Area

Lands within the Town's developed urban area, which have been designated for urban development on Schedule A to this Plan. (Adapted from the Provincial Policy Statement)

Utility

A water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, communications/ telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.

Vulnerable

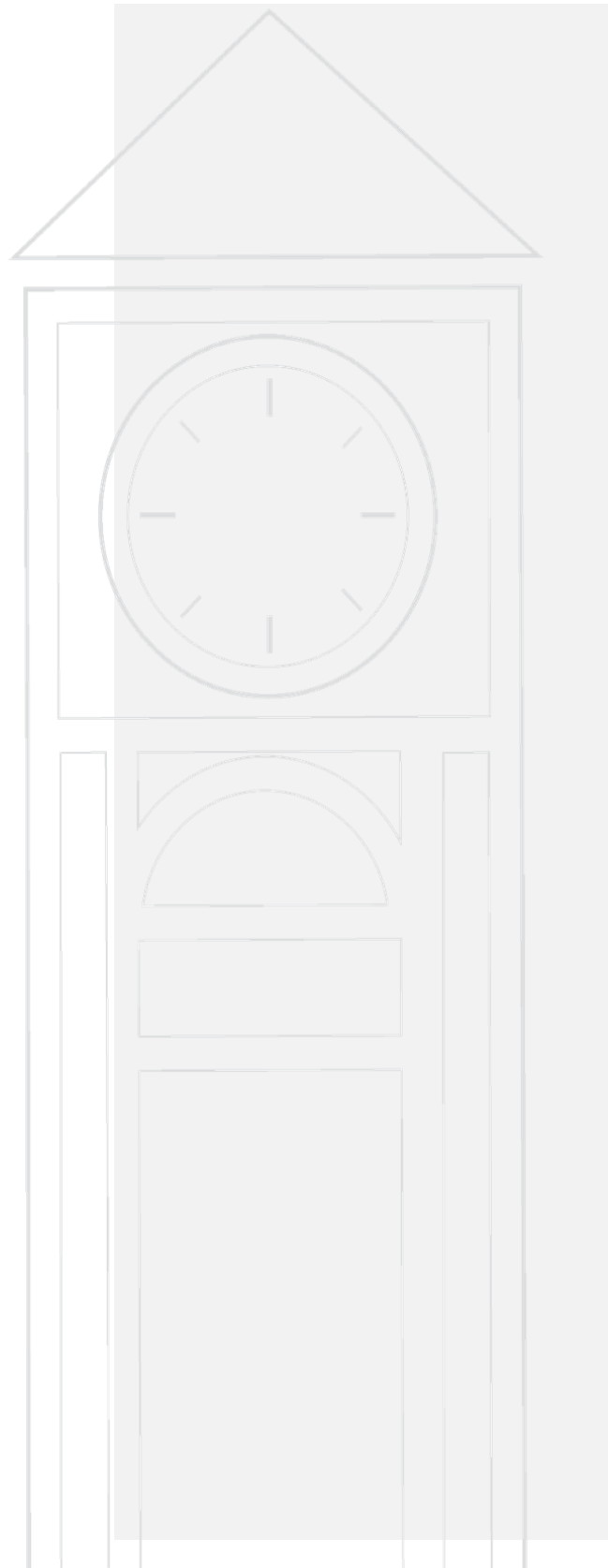
Surface and/or groundwater that can be easily changed or impacted. (Provincial Policy Statement)

Walkability

The extent in which the built environment is friendly to the presence of people in that area, factors include are land use mix, street connectivity and residential density.

Waste Management Site

A site and facilities to accommodate solid waste from one or more municipalities and includes one or more of the following activities or uses: (a) landfilling activities, (b) non-landfilling activities, (c) a Fill Area and the Buffer Area of a property which has been or is suspected to have been used for



landfilling.

Waste Management System

Sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and disposal sites.

(Provincial Policy Statement)

Water Quality and Quantity

In relation to water, is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

(Provincial Policy Statement)

Watershed

An area that is drained by a river and its tributaries.

(Provincial Policy Statement)

Wayside Pits and Quarries

A temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

(Provincial Policy Statement)

Wetlands

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this

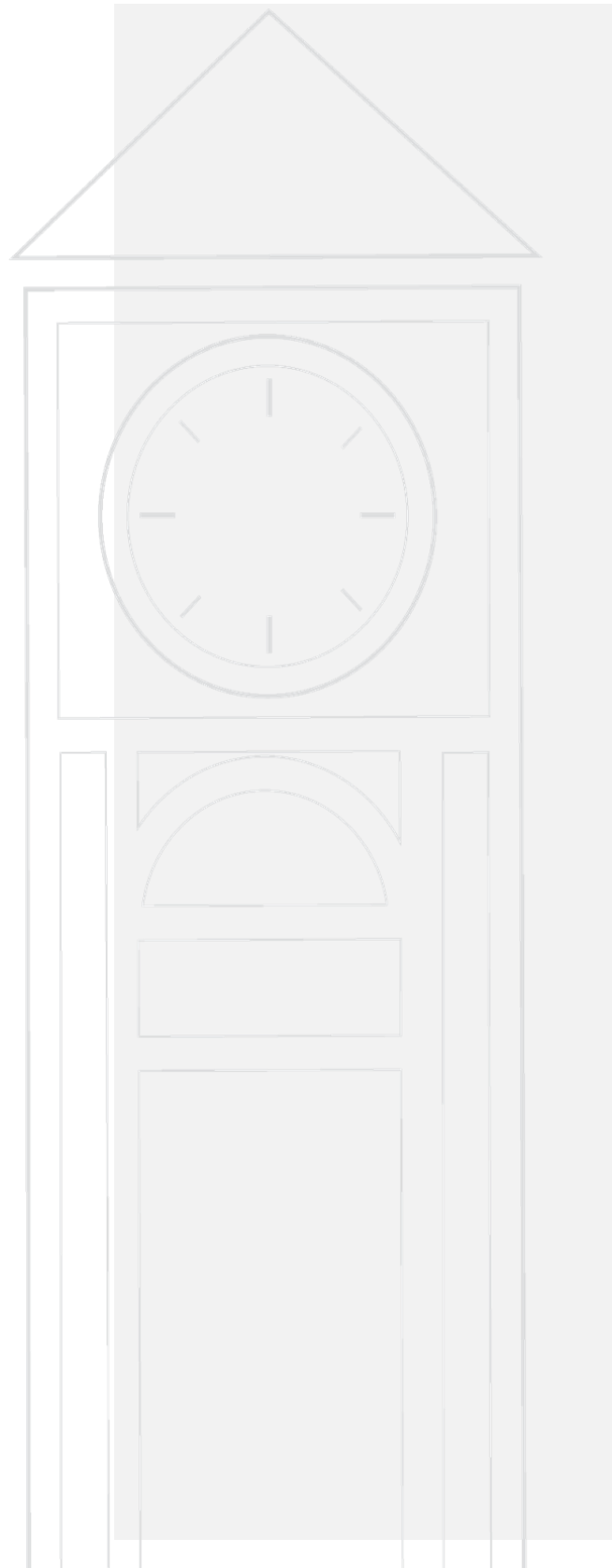
definition.
(Provincial Policy Statement)

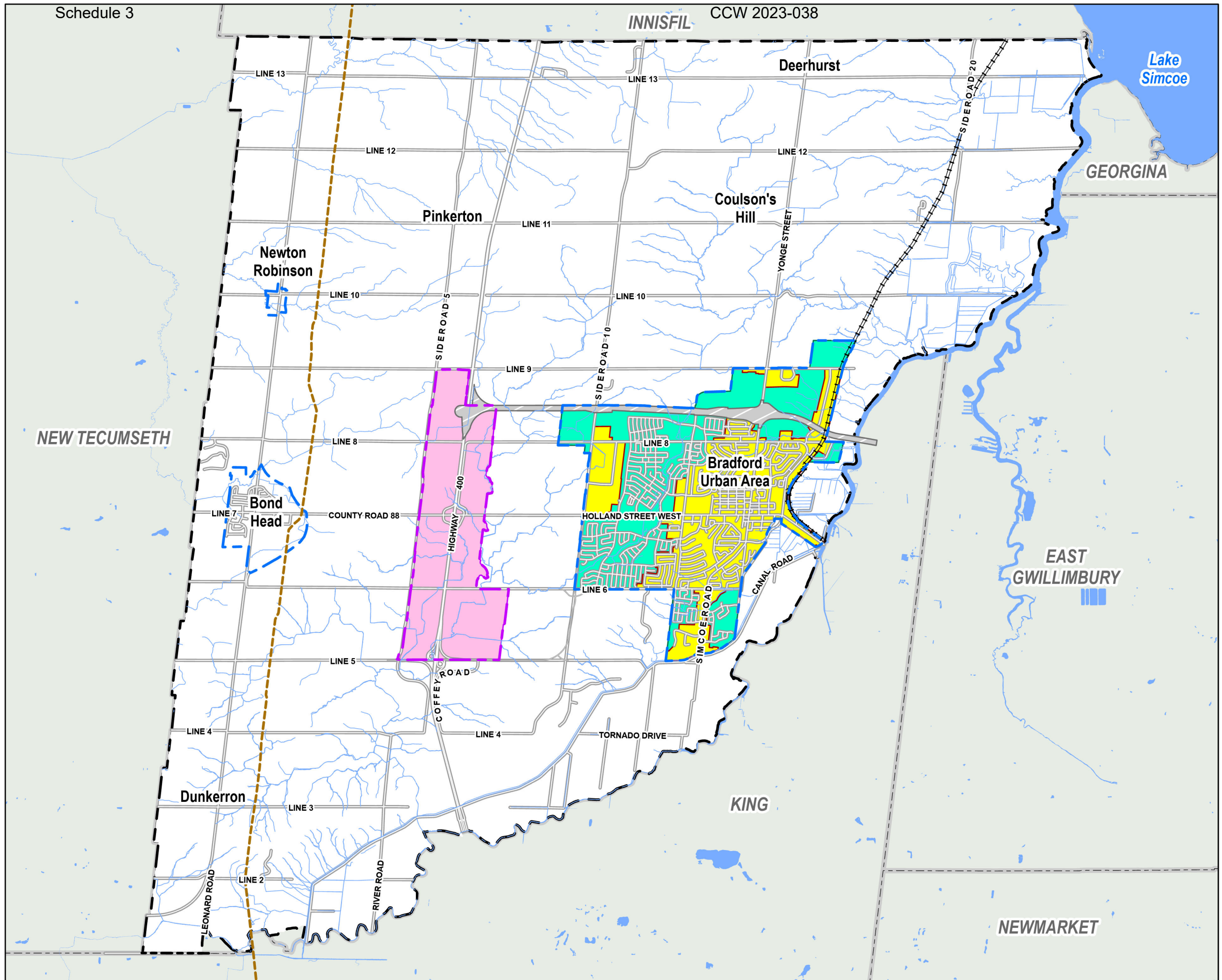
Wildlife Habitat

Areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.
(Provincial Policy Statement)

Woodlands

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor *recreational* opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest." (Provincial Policy Statement)

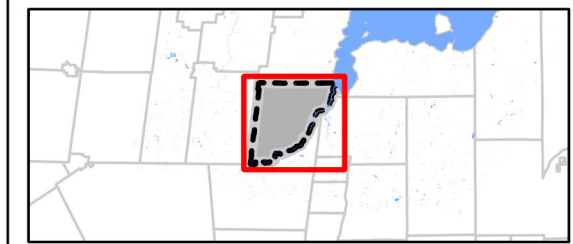




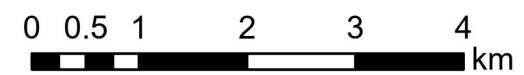
BRADFORD WEST GWILLIMBURY OFFICIAL PLAN Building Our Tradition

BRADFORD WEST GWILLIMBURY

SCHEDULE A URBAN STRUCTURE AND BUILT BOUNDARY

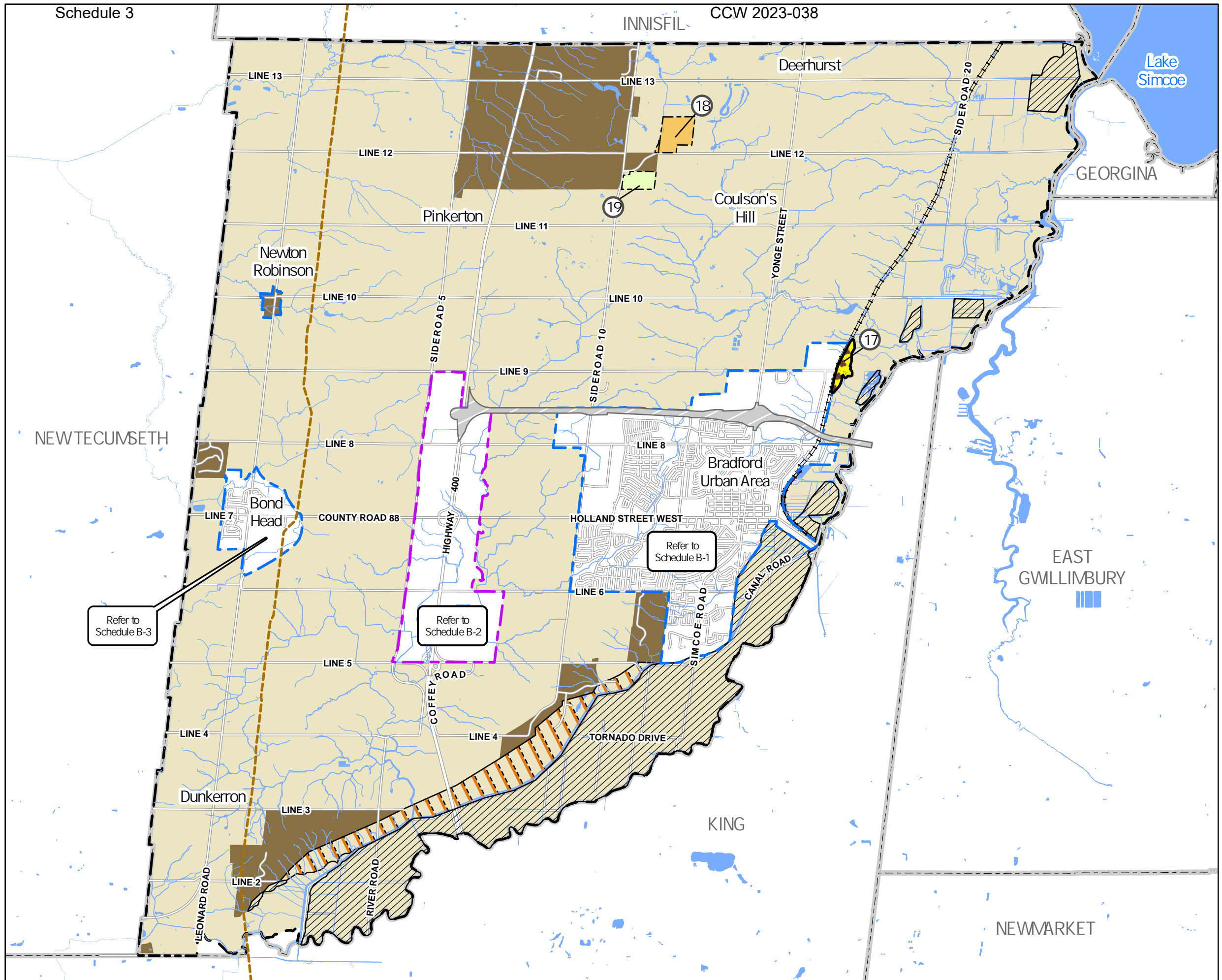


- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Roads
- Highway 400 - 404 Link (Future)
- Railway
- Trans Canada Pipeline
- Watercourses
- Delineated Built Boundary
- Designated Greenfield Area
- Highway 400 Employment Lands



Last Modified:
 January 23, 2023 per Modifications endorsed
 by Town Council on September 20, 2022
 Adopted by Town Council:
 March 2, 2021
 (By-law 2021-17)

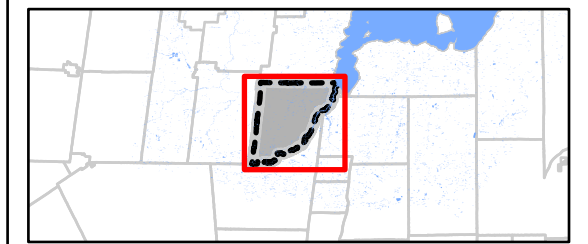




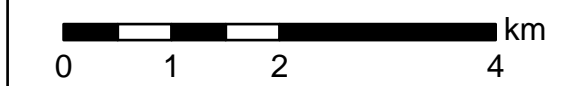
BRADFORD WEST GWILLIMBURY
OFFICIAL PLAN *Building Our Tradition*

BRADFORD WEST GWILLIMBURY

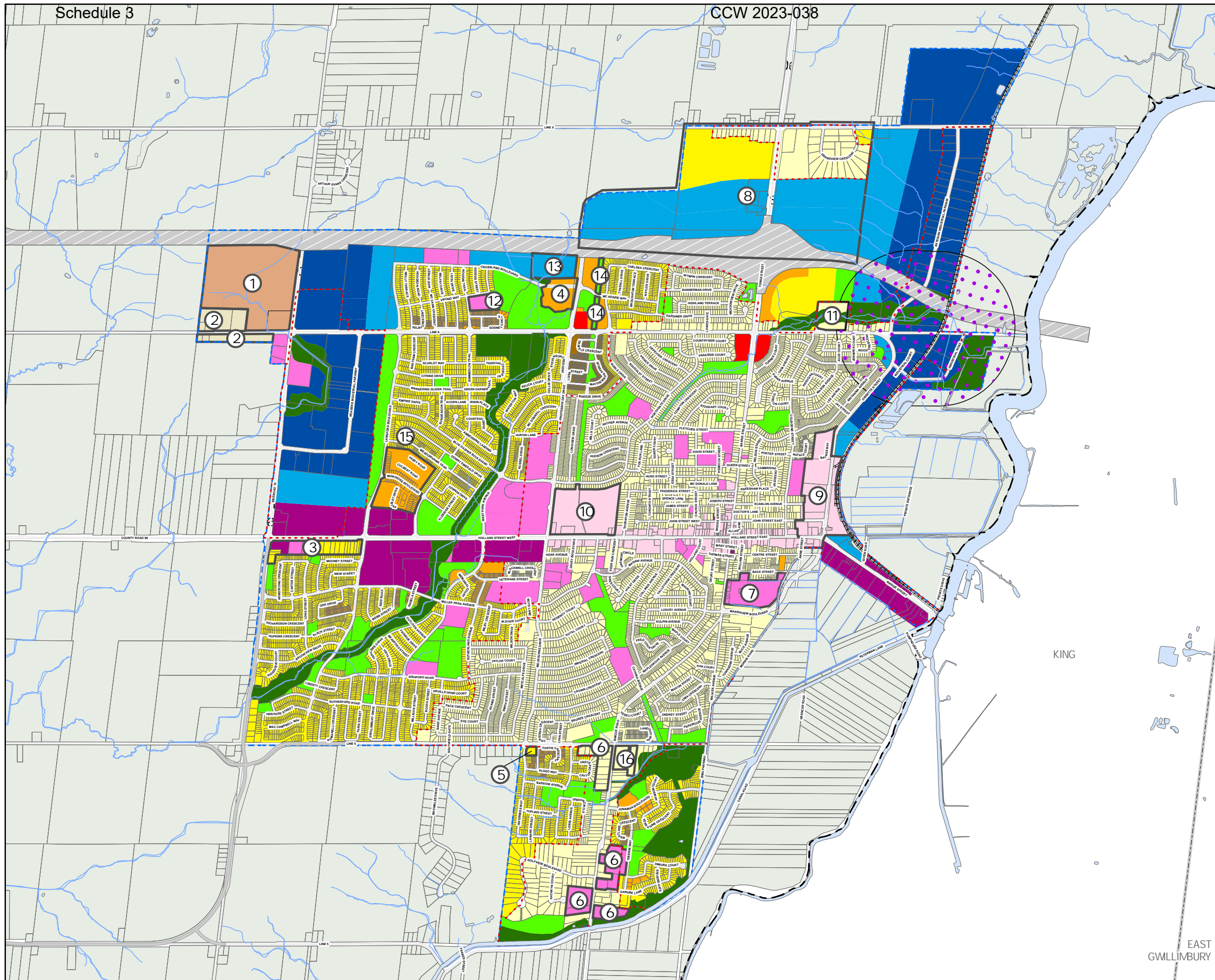
SCHEDULE B
 LAND USE



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Roads
- Highway 400 - 404 Link (Future)
- Railway
- Trans Canada Pipeline
- Watercourses
- Marsh Protection Buffer
- Marsh Agriculture
- Special Policy Area 17
- Special Policy Area 18 (Active and Approved Waste Disposal Site)
- Special Policy Area 19 (Non-Decision Lands)
- Land Use Designations**
- Agricultural
- Rural



Last Modified:
 January 23, 2023 (per Modifications endorsed
 by Town Council on September 20, 2022)
 Adopted by Town Council:
 March 2, 2021
 (By-law 2021-17)



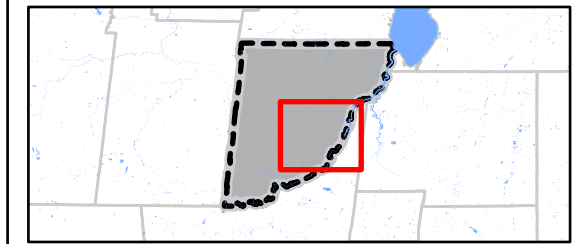
EAST GWILLIMBURY



BRADFORD WEST GWILLIMBURY
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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

- Land Use Designations
- Residential Built Up
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Neighbourhood Commercial
 - Community 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)
 - Other Special Policy Areas

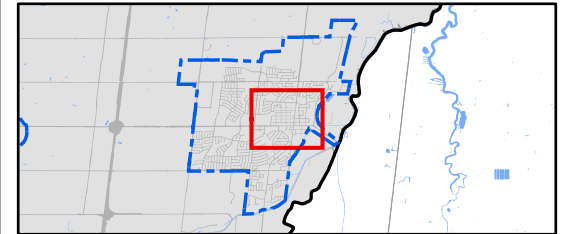
Last Modified:
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BRADFORD WEST GWILLIMBURY OFFICIAL PLAN Building Our Tradition BRADFORD WEST GWILLIMBURY

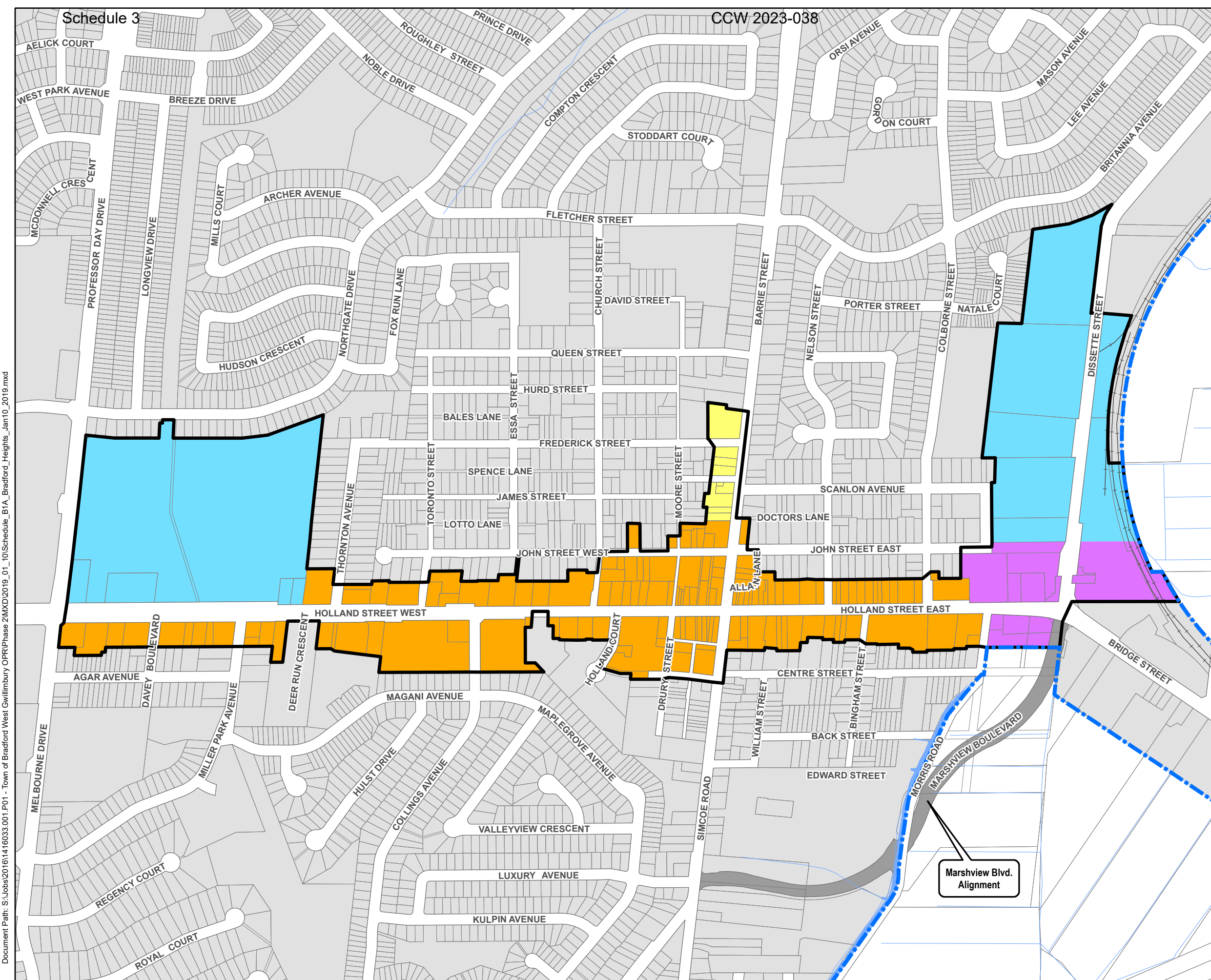
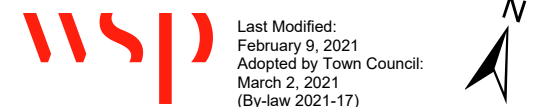
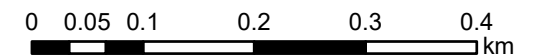
SCHEDULE B-1A HEIGHTS IN DOWNTOWN BRADFORD -



- Settlement Area Boundary
- Downtown Bradford Designation Boundary
- Roads
- Railway
- Watercourses

	Minimum Number of Storeys	Maximum Number of Storeys
	2	4
	2	6
	4*	8
	4	10

*NOTE: Reduced minimums and additional storeys through bonuses may be permitted in the text of the Official Plan. Refer to any applicable Special Policy Area, the design policies of this Plan, and any urban design guidelines with applicability.

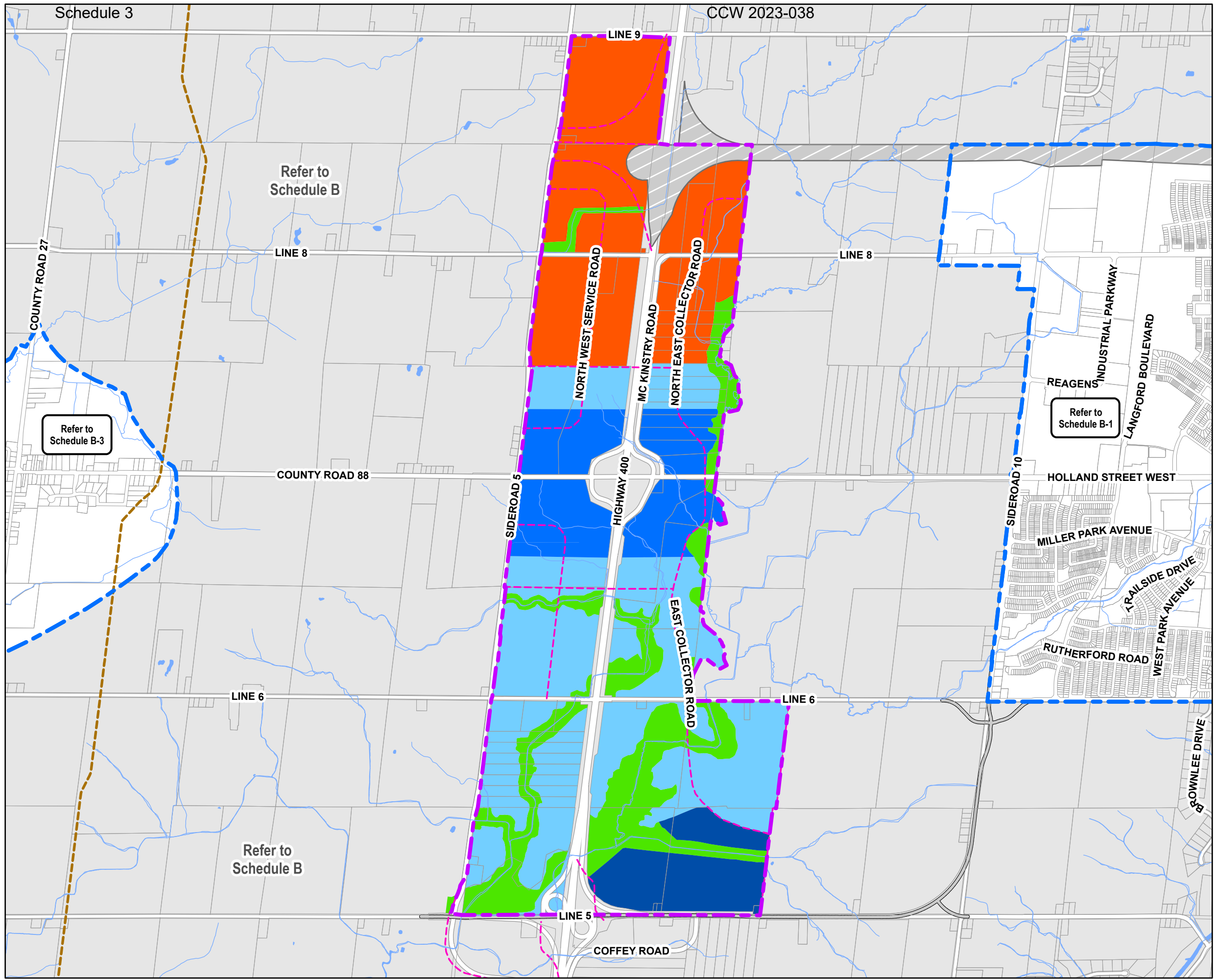
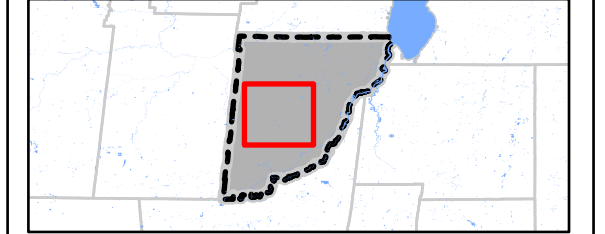


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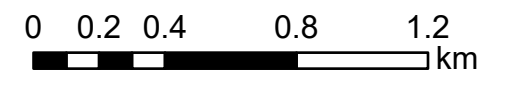


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BRADFORD WEST GWILLIMBURY SCHEDULE B-2 LAND USE HIGHWAY 400 EMPLOYMENT LANDS SECONDARY PLAN



- Settlement Area Boundary
 - Highway 400 Employment Lands Boundary
 - Roads
 - Highway 400 - 404 Link (Future)
 - Trans Canada Pipeline
 - Watercourses
 - Potential 'Collector' Road
- Land Use Designations**
- Highway 400 Lands Industrial [Area A]
 - Highway 400 Lands Interchange [Area B]
 - Highway 400 Lands Industrial/Commercial [Area C]
 - Employment Lands Reserve (Area D)
 - Environmental Protection

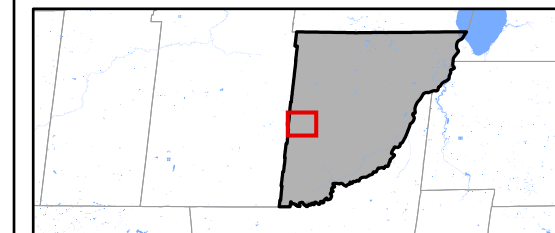


Last Modified: January 23, 2023 (per Modifications endorsed by Town Council on September 20, 2022)
Adopted by Town Council: March 2, 2021 (By-law 2021-17)





**SCHEDULE B-3
LAND USE
BOND HEAD SECONDARY PLAN**

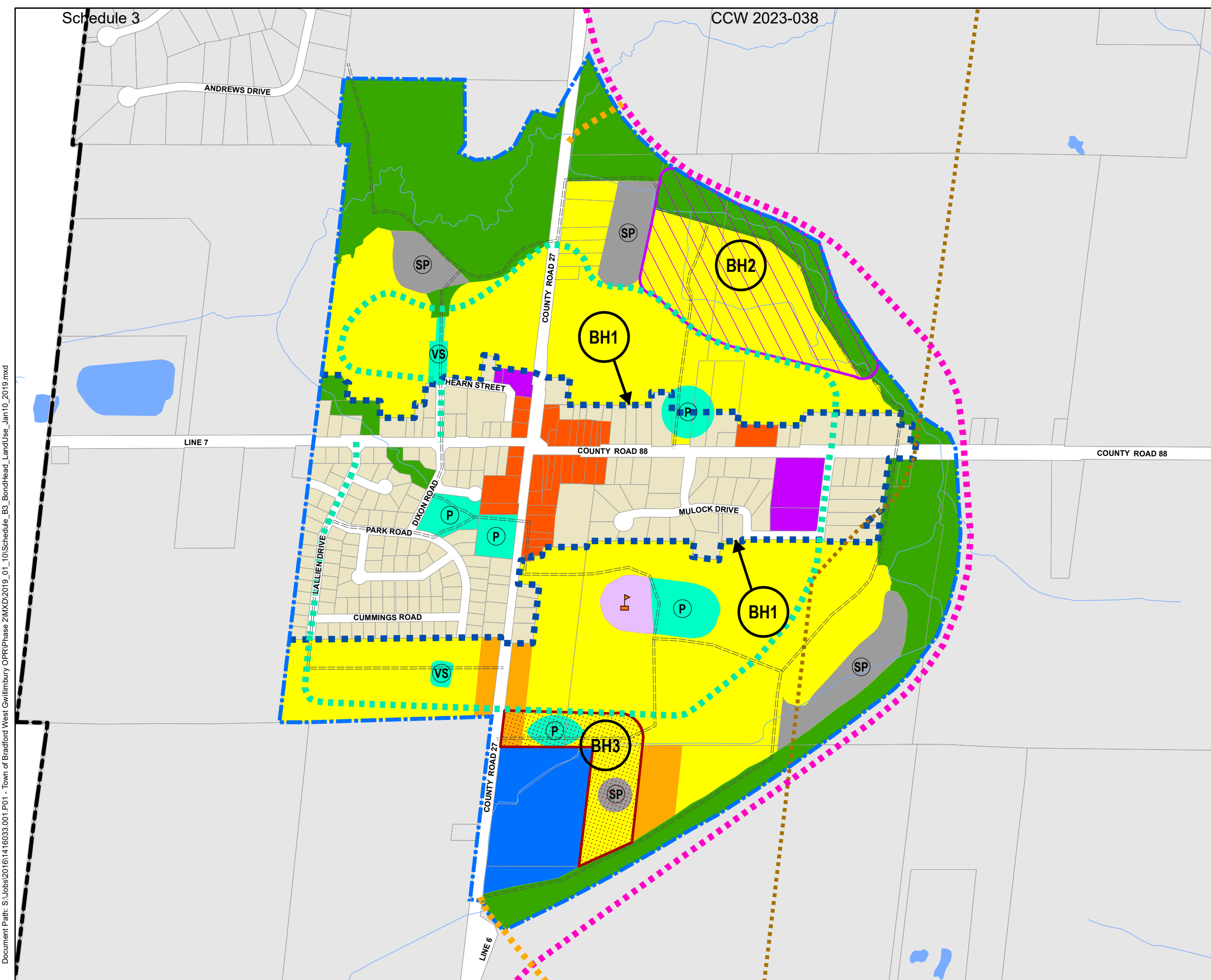
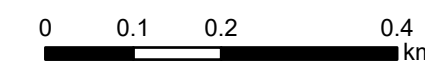


- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Roads
- Trans Canada Pipeline
- Trail System (Conceptual)
- Watercourses

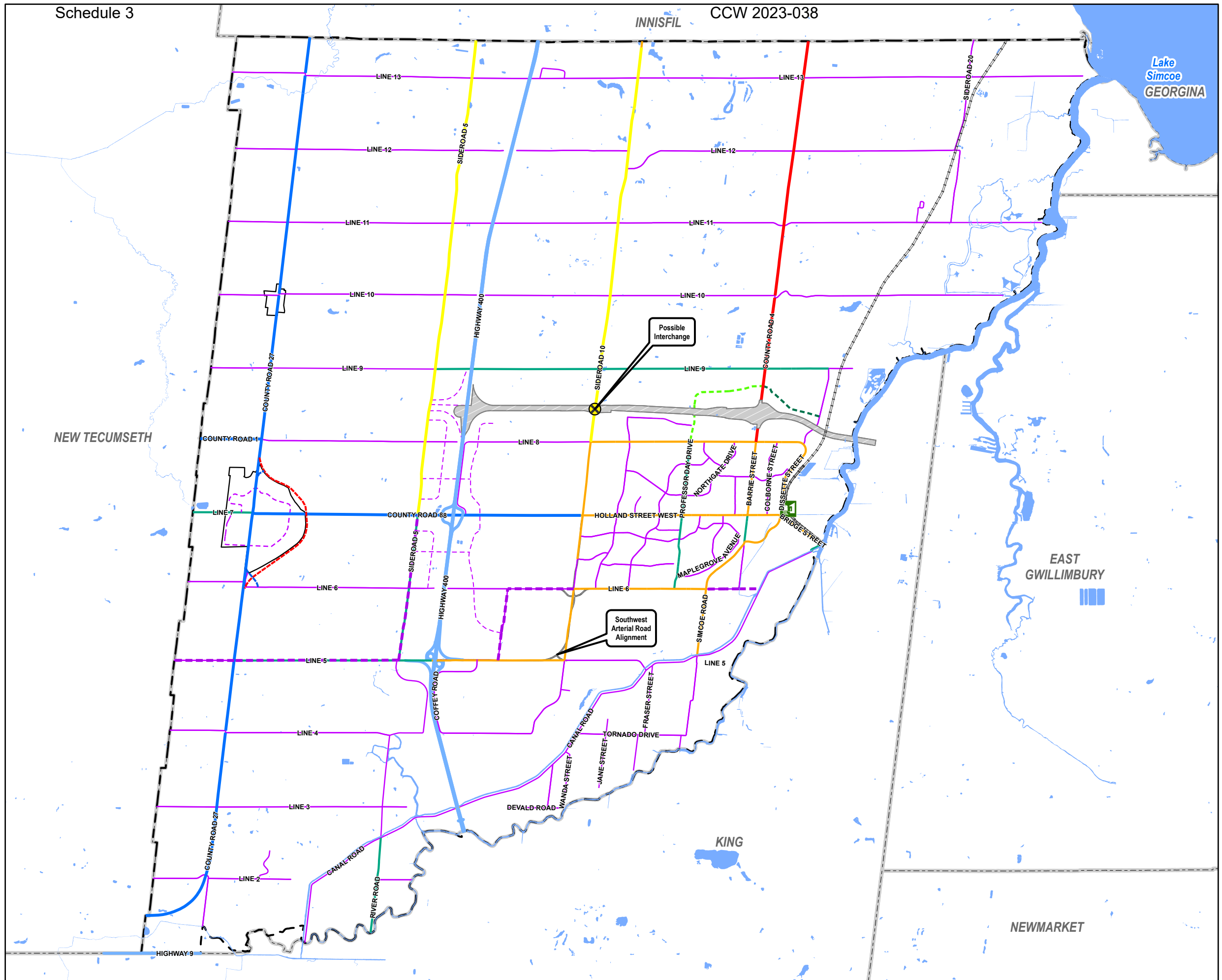
- OPA #16 - Potential Roads**
- Collector
 - County Road 27 Connectors
 - County Road 27 Bypass

- Land Use Designations**
- Heritage Residential
 - Low Density Residential
 - Medium Density Residential
 - Village Core Area
 - Employment Area
 - Environmental Protection
 - Community Facility
 - School
 - Stormwater Management Facility
 - Neighbourhood Park
 - Village Square

- Special Policy Areas**
- BH1
 - BH2
 - BH3



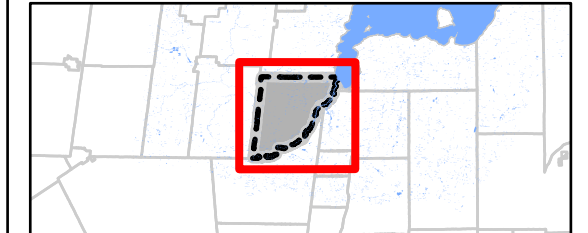
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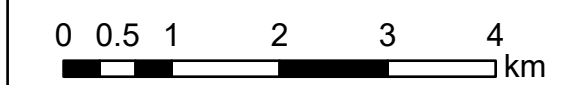
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SCHEDULE C
TRANSPORTATION PLAN



- Bradford West Gwillimbury Boundary
- Higher Order Transit Station
- Railway
- Town Road Classifications**
 - Arterial-Major
 - Arterial-Minor
 - Collector
 - Potential - 'Arterial-Minor' Road (OP 2002)
 - Potential - 'Arterial-Minor' Road (OPA #17)
 - Potential - 'Collector' Road (OPA #15)
- County Road Classifications (County OP 2008)**
 - Primary Arterial - Controlled Access
 - County Primary Arterial
 - Secondary Arterial
 - Potential Future County Road - 30.5m Road Width
 - Potential - 'County Road 27 Connector' (OPA #16)
 - Potential - 'County Road 27 Bypass Road' (OPA #16)
- Provincial Road Classifications (OP 2002)**
 - Provincial Highway
 - Highway 400 - 404 Link Boundary

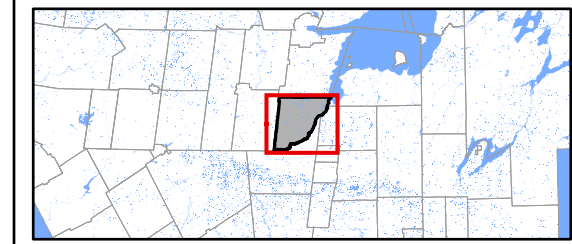


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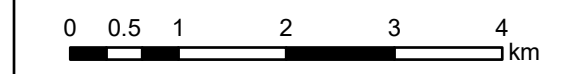
SCHEDULE D-1 COUNTY & GREENBELT FEATURES



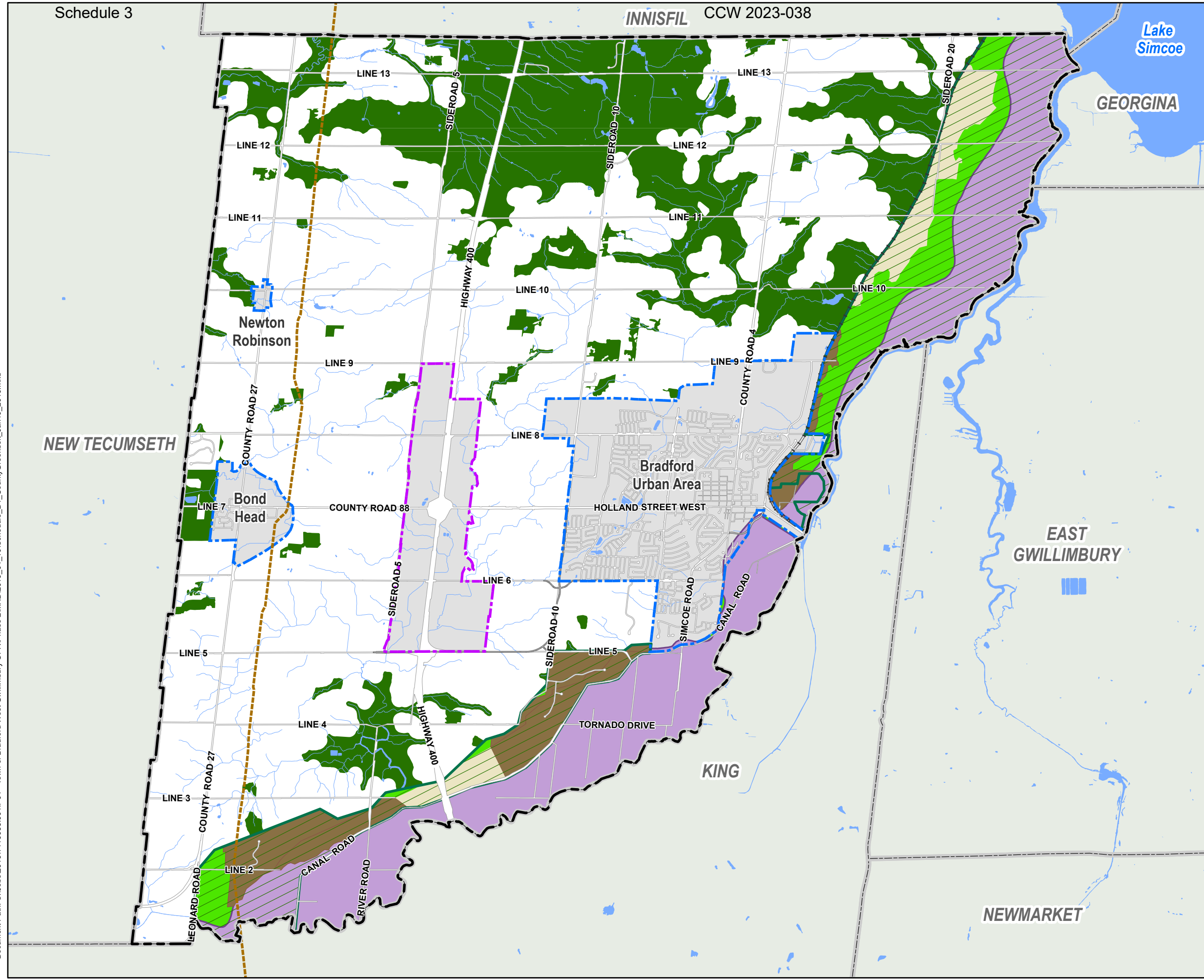
- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Roads
- Railway
- Trans Canada Pipeline
- Watercourses

Land Use Designations (County of Simcoe Official Plan Schedule 5.1)

- Greenlands
- Greenbelt Plan (County of Simcoe Official Plan Schedule 5.3.3)
 - Protected Countryside
 - Greenbelt Natural Heritage System
 - Holland Marsh (Specialty Crop Areas)
 - Agricultural
 - Rural



WSP Last Modified: February 9, 2021
 Adopted by Town Council: March 2, 2021
 (By-law 2021-17)

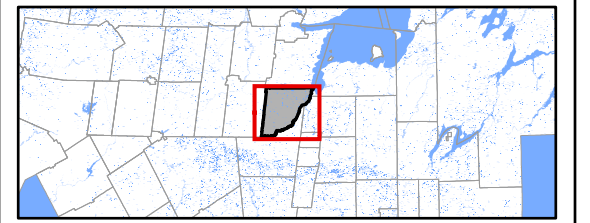


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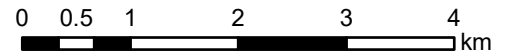
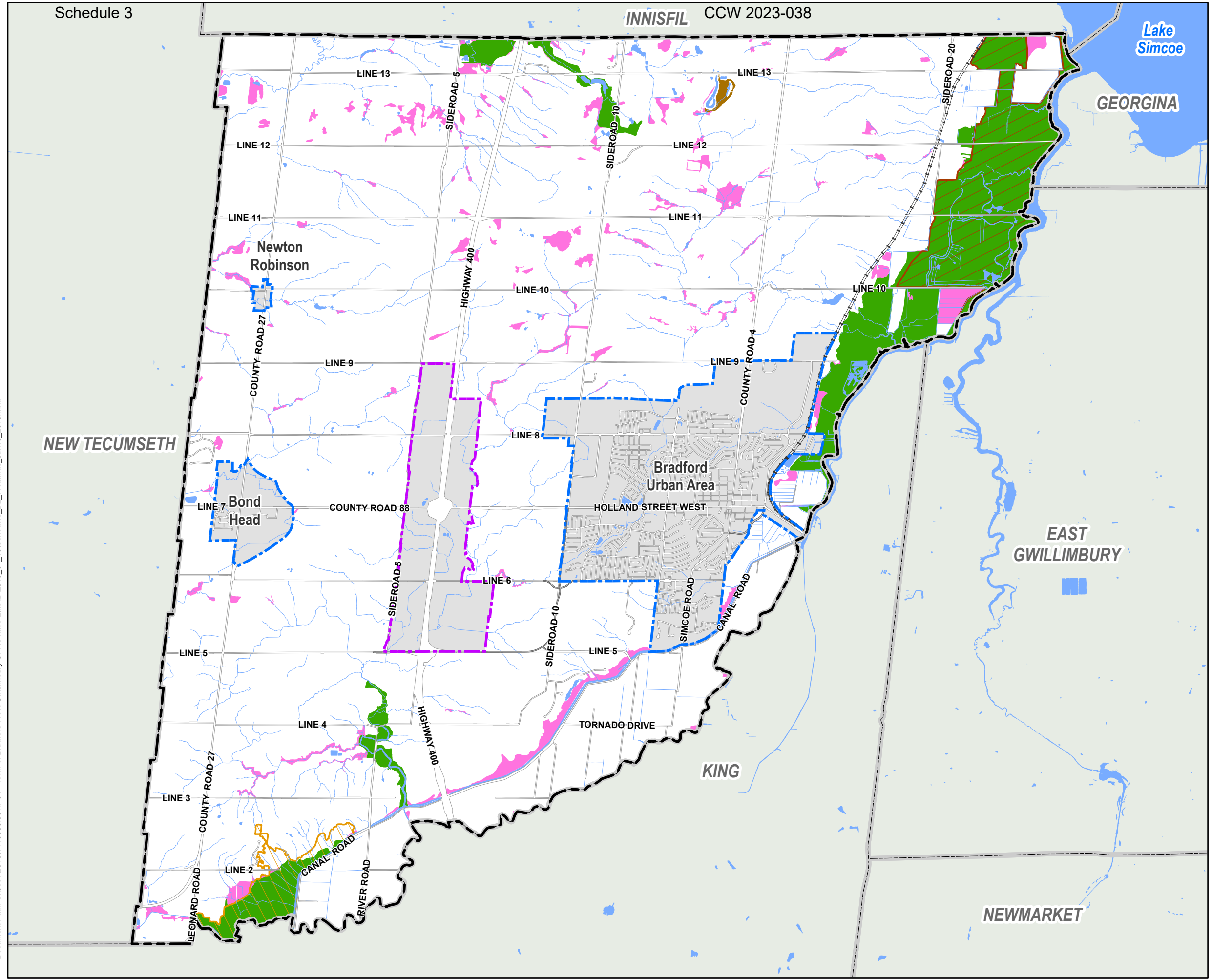



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BRADFORD WEST GWILLIMBURY SCHEDULE D-2 WETLANDS AND AREAS OF NATURAL AND SCIENTIFIC INTEREST



- Bradford West Gwillimbury Boundary
 - Settlement Area Boundary
 - Highway 400 Employment Lands Boundary
 - Roads
 - Railway
 - Watercourses
- Evaluated Wetlands**
- Provincially Significant
 - Locally Significant
 - Not evaluated per Ontario Wetland Evaluation System
- Area of Natural and Scientific Interest - Provincial**
- Holland River Marsh
 - Pottageville Swamp

Last Modified:
February 9, 2021
Adopted by Town Council:
March 2, 2021
(By-law 2021-17)

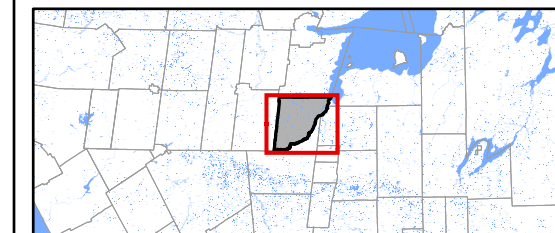


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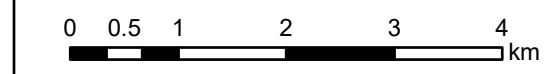


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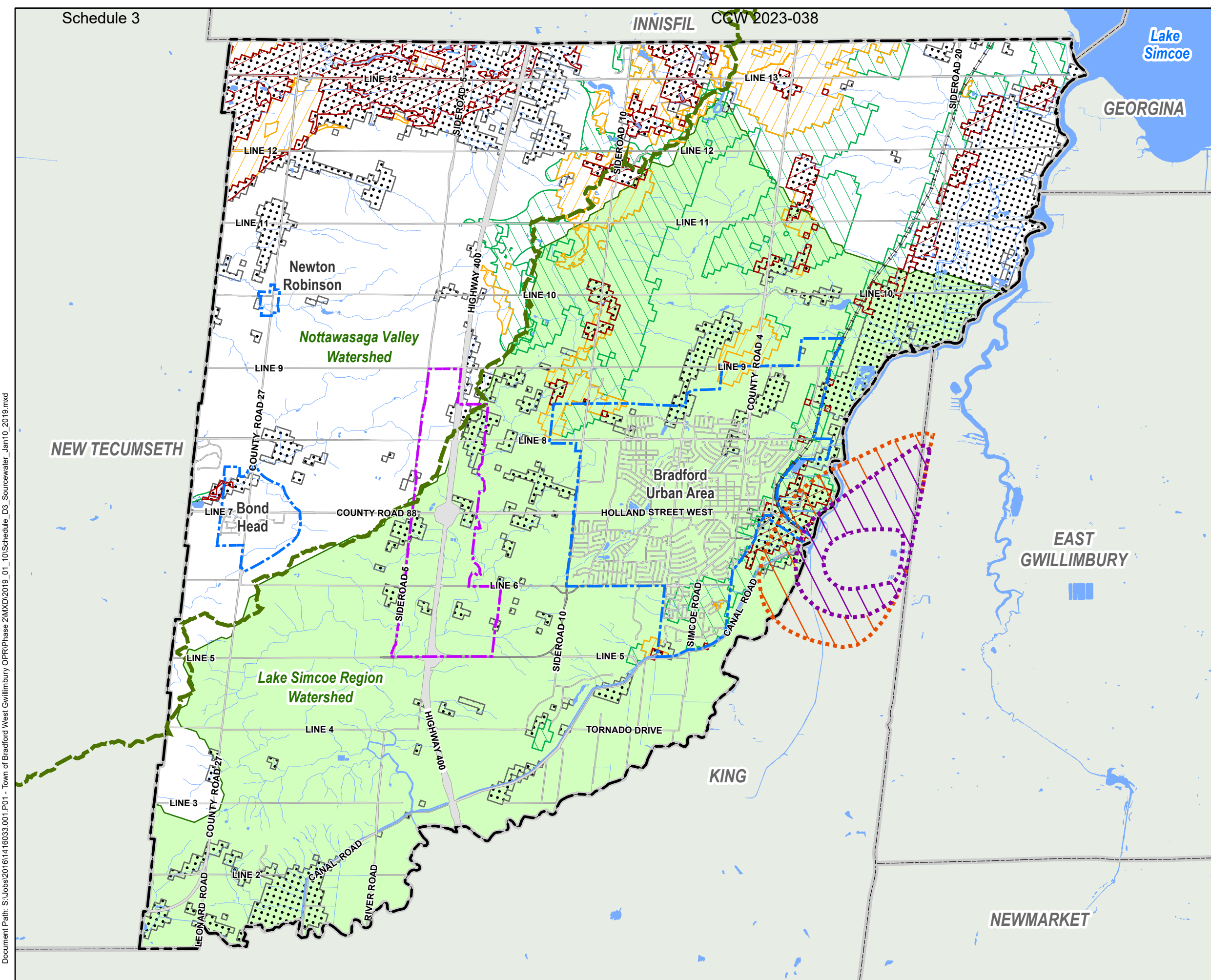
**SCHEDULE D-3
SOURCE PROTECTION**



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Watershed Boundary
- Roads
- Railway
- Watercourses
- Highly Vulnerable Aquifer
- Significant Groundwater Recharge Area - Vulnerability Level**
- Low
- Medium
- High
- Wellhead Protection Area**
- Zone C1
- Zone D
- Wellhead Protection Area Q2



Last Modified:
February 9, 2021
Adopted by Town Council:
March 2, 2021
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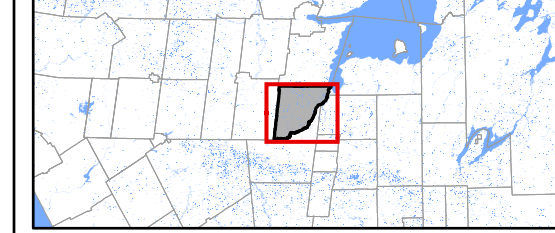


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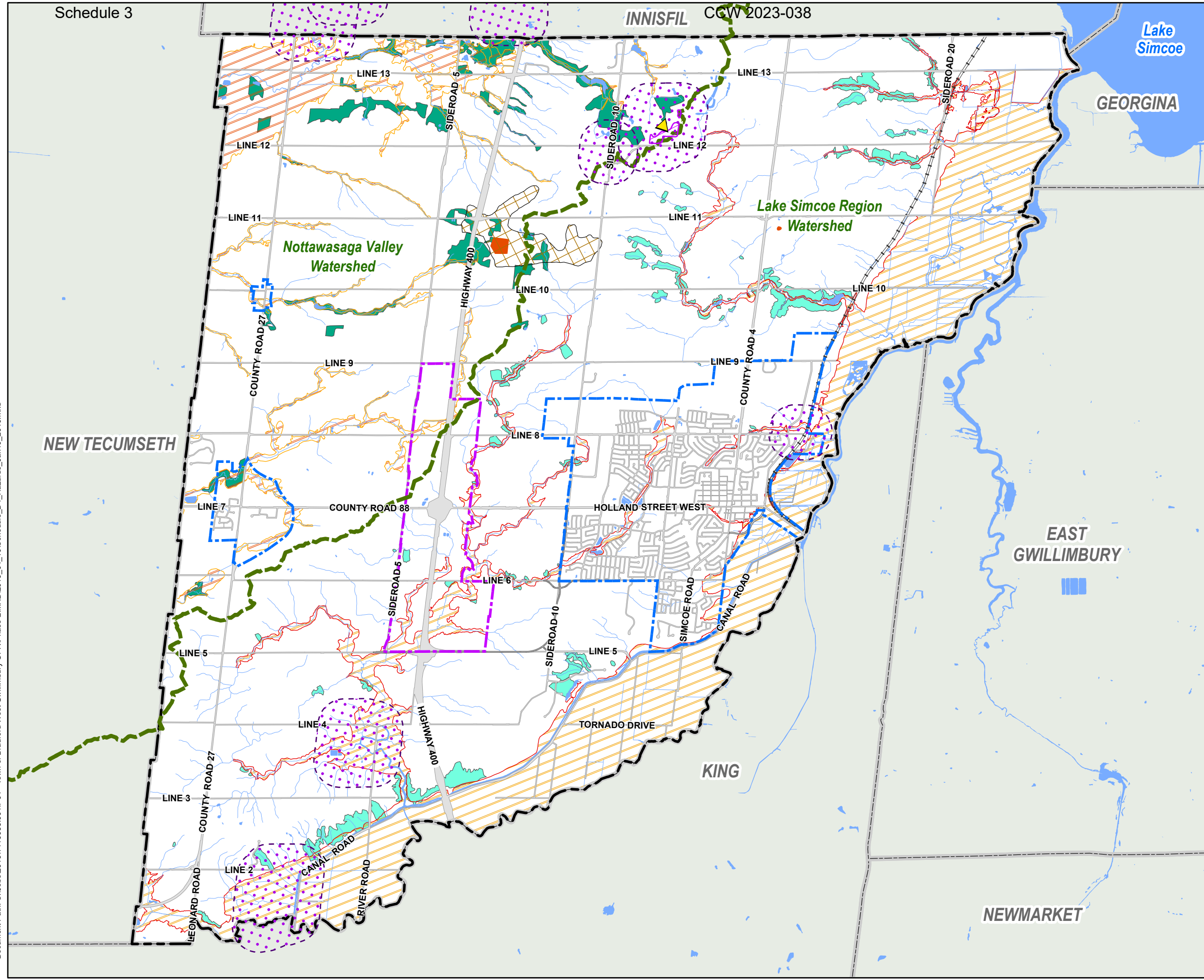
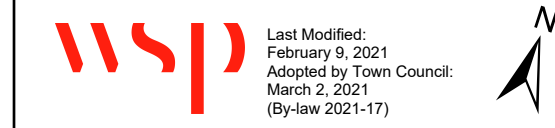
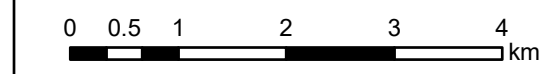


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SCHEDULE D-4 AGGREGATE RESOURCES, CONSTRAINTS AND HAZARDS



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Highway 400 Employment Lands Boundary
- Watershed Boundary
- Roads
- Railway
- Watercourses
- Waste Disposal Assessment Area
- Active Waste Disposal Site (County Owned)
- Closed Waste Disposal Site (County Owned)
- Primary Sand and Gravel Resources (County Official Plan OMB Approved)
- Licensed Pits and Quarries (County Official Plan OMB Approved)
- Nottawasaga Valley Conservation Authority**
- Flood Hazard
- Regulation Slope Hazard
- Lake Simcoe Region Conservation Authority**
- Floodplain
- Apparent Valley



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