

Town of Bradford West Gwillimbury Official Plan Review

Schedule 4: Summary of Comments

Written Submissions and Comments Received as part of Phase 1, 2016

List of all Written Submissions and Comments, and the dates they were received, as part of Phase 1 of the Town of Bradford West Gwillimbury Official Plan Review

Date of Submission	Submission Author	Submission made on behalf of	Property of Interest
2016-Jul-08	Edward Gres	Edward Gres & Margaret Dudo	2829 McKinstry Road
2016-Jul-26	Jim Craig	Interphase Developments Inc.	3100 Sideroad 10
2016-Aug-18	Mikki Nanowski	Themselves (owner of)	185 Holland Street West
2016-Aug-19	Edward Gres	Edward Gres	250 Barrie Street
		Dwayne Smith	258 Barrie Street
2016-Aug-19	Justin Klimkait	Stanley Rak	270 Walker Avenue
2016-Aug-22	Maria Benjamins	Simcoe Muskoka District Health Unit	(none specified)
2016-Aug-26	Jonathan Rubin	Embee Jovic Developments Ltd.	2843 Yonge Street
2016-Sep-06	Michael Smith	Marino Pitocco	2506 and 2015 8 th Line
2016-Sep-06	Dr. Charles Gardner	Simcoe Muskoka District Health Unit	(none specified)
2016-Sep-06	Kurt Franklin	West Gwillimbury Power Centre Inc.	3657 County Road 88
2016-Sep-06	Michael Smith	Scanlon Creek Community Plan area landowners, being 850822 Ontario Inc., Artesian Developments Ltd./Millford Development Ltd., Al Lalani in trust, Samuel Lee and Frambee Holdings Ltd./Carbee Holdings Ltd.	2304 Line 9, 2310 Line 9, 2317 Line 9, and 2947 Yonge Street
2016-Sep-15	Mikki Nanowski	Self	185 Holland Street West
2016-Sep-21	Carmina Tupe	BILD	(none specified)
2016-Sep-22	Kurt Franklin	West Gwillimbury Power Centre Inc.	3657 County Road 88
2016-Sep-29	Rosemarie Humphries	Bradvit Holdings Inc.	3004 8 th Line
2016-Oct-03	Kathy Suggitt	County of Simcoe	(none specified)
2016-Oct-03	Jim Craig	Interphase Developments Inc.	3100 Sideroad 10
2016-Oct-03	Todd Pierce	Bradford Shopping Centres Inc.	537-549 Holland Street West

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2016-Oct-04	Keith MacKinnon	FNB Developments Inc. and Bond Head Properties Inc.	Block 413 in Draft Plan of Subdivision S-05-01
2016-Oct-04	Katy Schofield	Great Gulf	Lands in Draft Plan of Subdivision S-06-04
2016-Oct-04	Keith MacKinnon	Lormel Developments (Bradford) Ltd.	Lands in Draft Plan of Subdivision S-05-05
2016-Oct-04	Frank Orsi	Millford Development Limited	2317 Line 9
2016-Oct-04	Frank Orsi	Millford Development Limited	Part of Block 107, Plan 51M-271 (west side)
2016-Oct-04	Gary O'Rourke	Self	3666 County Road 88
2016-Oct-04	Signe Leisk	Scanlon Creek Community Plan area landowners, being 850822 Ontario Inc., Artesian Developments Ltd./Millford Development Ltd., Al Lalani in trust, Samuel Lee and Frambee Holdings Ltd./Carbee Holdings Ltd.	2304 Line 9, 2310 Line 9, 2317 Line 9, and 2947 Yonge Street
2016-Oct-05	Edward Gres	Edward Gres	250 Barrie Street
		Dwayne Smith	258 Barrie Street
2016-Oct-05	Michael and Elizabeth Nanowski	Self	28 Toronto Street
2016-Oct-06	Don Given	Bradford Highlands Joint Venture	23 Brownlee Drive
2016-Oct-06	Celeste Phillips	Mikki Nanowski	185 Holland Street West
		Margaret and Ladislav Dudo	210 Holland Street West
		Dr. Fang Hu	239 Holland Street West
		Edward Gres	240 Holland Street West
2016-Oct-11	Eldon Theodore	Piemari Hotels Limited	2 Holland Street East
		32 Holland Street East Holdings Limited	32 Holland Street East
		2187114 Ontario Limited	19 Simcoe Road

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		Stephen Dykie	
2016-Oct-18	Celeste Phillips	Edward Gres and Margaret Dudo	2829 McKinstry Road
2016-Oct-18	Sam Lee	Self	2309 Line 9
2016-Oct-18	Christopher Taucar	Christine Taucar	3279 8 th Line
2016-Oct-18	Christopher Taucar	1481473 Ontario Corp	73 Holland Street West
		Estate of Paul Taucar	79 Holland Street West
		Christine Taucar	23 Church Street
2016-Oct-27	Kathy Suggitt and Kristin Pechkovsky	County of Simcoe	(none specified)
2016-Nov-04	Daryl Keleher	(not specified)	(none specified)
2016-Nov-10	Jim Craig	Bearsfield Developments Inc.	3039 Line 6
2016-Nov-11	Darlene Presley	TransCanada Pipelines Limited	(none specified)
2016-Dec-14	Lisa-Beth Bulford	Lake Simcoe Region Conservation Authority	(none specified)
2016-Dec-16	Dave Morton	Self	(none specified)
2016-Dec-23	Gary Bell	Kevin Constable	3519 Line 5
2017-Jan-09	Signe Leisk	Scanlon Creek Community Plan area landowners, being 850822 Ontario Inc., Artesian Developments Ltd./Millford Development Ltd., Al Lalani in trust, Samuel Lee and Frambee Holdings Ltd./Carbee Holdings Ltd.	2304 Line 9, 2310 Line 9, 2317 Line 9, and 2947 Yonge Street
2017-Jan-11	Celeste Phillips	Bonnie Scigliano	2937 Line 5
2017-Feb-06	Don Given	Bradford Highlands Joint Venture	23 Brownlee Drive
2017-Feb-06	Rosemarie Humphries	Bradvit Holdings Inc.	3004 8 th Line
2017-Feb-06	Frank Orsi	Millford Development Limited	Block 107, Plan 51M-271
2017-Feb-07	Kevin Constable	Self	3519 Line 5

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2017-Feb-07	Carmina Tupe	BILD	(none specified)
2017-Feb-07	Horst Rosner	Self	2829 10 th Line
2017-Feb-07	Jim Craig	Interphase Development Inc.	3100 Sideroad 10
2017-Feb-07	Kurt Franklin	West Gwillimbury Power Centre Inc.	3657 County Road 88
2017-Feb-08	Jim Craig	Bearsfield Developments Inc.	3039 Line 6
2017-Feb-08	Jim Craig	Mod-Aire Homes Limited	3042 Line 6 and Part of Block 107, Plan 51M-271 (west side)
2017-Feb-11	Multiple Owners	Self	3563 Line 13
2017-Feb-20	Christopher Taucar	1481473 Ontario Corp	73 Holland Street West
		Estate of Paul Taucar	79 Holland Street West
		Christine Taucar	23 Church Street
2017-Feb-21	Carmina Tupe	BILD	(none specified)
2017-Feb-22	Don Given	Bradford Highlands Joint Venture	23 Brownlee Drive
2017-Mar-07	Rosemarie Humphries	Bradvit Holdings Inc.	3004 8 th Line
2017-Mar-14	Don Given	Bradford Highlands Joint Venture	23 Brownlee Drive
2017-Mar-20	Keith MacKinnon	Lormel Developments (Bradford) Ltd.	Lands in Draft Plan of Subdivision S-05-05

- Mar. 7/17 - (Humphries Planning Group)
- May 18/17 - (Holland Acres) 2323 Line 13
- Jun. 2/17 - (Phillips)
- Jun. 15/17 - (Bradvit Holdings) 3004 8th Line
- Oct. 3/17 - (Bradvit Holdings Inc.) 3004 8th Line
- Apr. 3/18 - (Gres) 250-258 Barrie St.
- Apr. 14/18 - (Nanowski) 28 Toronto St.

**List of all Written Submissions and Comments, and the dates they were received, as
as a result of the Recommendation Report**

- Apr. 14/18 - (Taucar) 73-79 Holland St W, 23 Church St
- Apr. 16/18 - (Oak Ridges Moraine Land Trust) West Canal Rd and Highway 9
- Apr. 25/18 - (BN) general inquiries
- Apr. 26/18 - (Bradvit Holdings Inc.) 3004 8th Line
- Apr. 27/18 - (Scigliano) 2937 Line 5
- Apr. 29/18 - (Home Depot) 470 Holland St. W
- Apr. 30/18 - (Bradford Capital) Simcoe Rd and Line 6
- Apr. 30/18 - (Bradford Highlands) 23 Brownlee Dr.
- Apr. 30/18 - (Gagliardi) 3369 Line 13
- Apr. 30/18 - (Gustafson) general inquiries
- Apr. 30/18 - (Holland Acres) 2323 Line 13
- Apr. 30/18 - (Lormel) Line 8 and Professor Day
- Apr. 30/18 - (North American Corp.) 484 Holland St. W
- May 3/18 - (Becher-Nienhaus) 2810-2734 Line 11
- May 3/18 - (Chambers) heritage
- May 3/18 - (Eldridge) Bradford Highlands
- May 4/18 - (Giampaolo) Bond Head Golf Resort
- May 4/18 - (Jacoby) Bradford Highlands
- May 4/18 - (Mod-Aire) Professor Day and Holland St. W
- May 4/18 - (Tegola) Bradford Highlands
- May 7/18 - (FNB Developments) general input
- May 9/18 - (Wierenga) general input
- May 10/18 - (Phillips) Bradford Highlands
- May 31/18 - (Leblanc) Bradford Highlands
- Jun. 4/18 - (Makarenko) Bradford Highlands

**List of all Written Submissions and Comments, and the dates they were received, as
as a result of the Recommendation Report**

- Jul. 5/18 - (Neto) 2186 Line 13
- Dec. 3/20 - (HBR Planning) 2186 Line 13
- Dec. 3/20 - (SCDSB) Education considerations
- Dec. 7/20 - (Embee) 2843 Yonge St
- Dec. 8/20 - (Embee) 2843 Yonge St
- Dec. 14/20 - (MHBC) North American (Bradford II)
- Dec. 15/20 - (BILD) general comments
- Dec. 15/20 - (KLM) Lormel
- Dec. 15/20 - (Palmer) Bradford Capital
- Dec. 15/20 - (MSH) 3610-3664 Line 8
- Dec. 17/20 - (MHBC) TransCanada Pipelines
- Jan. 15/21 - (Thorstone) 4321 Line 13
- Jan. 15/21 - (Thorstone) 1813 County Rd 27
- Jan. 19/21 - (Resnick) SmartCentres
- Jan. 21/21 - (KLM) Bradford Capital and Bradford East
- Jan. 22/21 - (Thorstone) 5584, 5618 & 5648 Hwy 9
- Jan. 28/21 - (Bousfields) Bond Head North and South
- Feb. 1/21 - (MGP) Bradford Highlands

**List of all Written Submissions and Comments, and the dates they were received, as
as a result of the Recommendation Report**

- Feb. 5/21 & Feb. 8/21 – (County of Simcoe & MMAH)
- Feb. 12/21 – (Humphries Planning Group) 3004 Line 8
- Feb. 12/21 – (Phillips) 2037 Line 5
- Feb. 12/21 – (SmartCentres) 545 Holland St W
- Feb. 12/21 – (KLM) 2753 and 2875 County Rd 27
- Feb. 16/21 – (MacFarlane - Zelinka Priamo)
- Feb. 16/21 – (MacFarlane - Zelinka Priamo) 494-512 Holland St W
- Feb. 16/21 – (Bousfields Inc.) Bond Head North & South
- Feb. 16/21 – (Simcoe County District School Board) rural schools
- Feb. 16/21 – (MHBC) 484 Holland St W
- Feb. 16/21 – (BILD)
- Feb. 16/21 – (KLM) Bradford East/Bradford Capital
- Feb. 23/21 – (Mod-Aire Homes)
- Mar. 2/21 – (SmartCentres) 545 Holland St W
- Mar. 6/21 – (Chambers) heritage

Town of Bradford West Gwillimbury Official Plan Review

Schedule 4: Summary of Comments

Oral Submissions and Comments

Received as part of Phase 1, October 4, 2016

Bradford West Gwillimbury Official Plan Review – Persons that made Oral Submissions October 4, 2016

	Respondent	On Behalf of	Address
1	Michael Smith Development Coordinators Inc.	Scanlon Creek Community Plan	2304,2310, and 2317 Line 9 and 2947 Yonge Street
2	Keith MacKinnon KLM Planning Partners Inc.	FNB Developments Inc., Bond Head Properties Inc. and Lormel Developments Ltd.	Community Plan Area 4
3	Frank Orsi	Millford Developments Ltd.	Northeast corner of Holland Street and Professor Day Drive
4	Mark McConville Humphries Planning Group	Bradvit Holdings Inc.	3004 Line 8
5	Don Givens Malone Given Parsons	Bradford Highlands Joint Venture	23 Brownlee Drive
6	Celeste Phillips Celeste Phillips Planning Inc.	Mikki Nanowski, Margaret Dudo, Dr. Fang Hu, Ed Gres	185 Holland Street West, 210 Holland Street West, 239 Holland Street West, 240 Holland Street West, and 2829 McKinstry Road
7	Dan Stone Thorstone Consulting Services Inc.	Angelo Santorelli (Trisan)	5648 Highway 9
8	Jody Mott	Holland March Growers Association	
9	Doris Becher Nienhaus		2810 and 2730 Line 11
10	David Chambers		4370 Line 7
11	Robert Yesanko	Caroline Yesanko	19 Anne Street and adjacent lands
12	Chris Scigliano	Bonnie Scigliano	2970 Line 5
13	Walter Bak	Casimir Bak	94 Bridge Street
14	Steven Wimmer The MBTW Group	Bond Head Golf Resort Inc.	
15	Neil Palmer A.R.G. Group of Companies	Bradford Capital Holdings and Bradford East Holdings	Community Plan Area 1
16	Donna Gustafson		24 Stoddart Court
17	Ed Gres	On behalf of owners	250 & 258 Barrie Street
18	Royan Sovig Malone Given Parsons	Bradford Highlands Joint Venture	23 Brownlee Drive

Town of Bradford West Gwillimbury Official Plan Review

Schedule 4: Comment Summary

Written Submissions and Comments

Highlighted as part of OP Adoption Report, 2021

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Accessibility	The Accessibility Advisory Committee has requested that, where policy 7.1.4 d) currently reads that "The Town may require that site plan applications be circulated to the [AAC] ...", it be revised to read "The Town shall require ..."	1	Requested change has been made.
Active Transportation	Bike Trails from Lake Simcoe to employment areas. - Interested in whether there will be bike trails to and from Bradford and the Employment Lands. Comment on thinking ahead to when the area is built up	1	Policy 3.6.8 of the Draft Official Plan addresses active transportation and states that an Active Transportation Plan shall be prepared as part of the Town's Transportation Master Plan. Policies for new development (including employment) include direction to include trails and bicycle facilities
Agriculture / Natural Heritage	Appropriate designation and delineation of agriculture vs natural heritage lands. - Requested the ability to "refine the designation of the property to better reflect what the land actually is, Rural/Agricultural property with little to no Natural Heritage System on it. - Requested that the property not be designated "Greenlands", and that they remain designated "Agricultural", to not preclude the prior "Option C" for the prospective expansion to the Bond Head settlement area to potentially occur. Confirming the participation of OMAFRA.	4	Lands that are currently used for agriculture may continue to be used for agriculture. The mapping provided in the Draft Official Plan conforms with the current mapping in the County of Simcoe Official Plan. Section 4.8 of the Town's Draft Official Plan states: "The Province has developed Natural Heritage 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 glaring omissions and errors have been resolved to the satisfaction of the Town, this mapping will not be incorporated into the Town's Official Plan." Policies have been developed to be in accordance with Ministry of Agriculture, Food and Rural Affairs Guidelines and consistent with the Provincial Policy Statement. The Town is unable to accommodate site-specific designation changes as part of this Official Plan review. The site-specific requests may be considered as Official Plan Amendment Applications at a later date, subject to the policies of the Official Plan, Growth Plan and Provincial Policy Statement, 2020.

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Agriculture / Natural Heritage Mapping	<p>Comments related to natural heritage mapping on farmlands.</p> <ul style="list-style-type: none"> - affects over 80 farmers directly, as some of the mapping "ties the farmers hands". - concern over the mapping of the proposed/draft Official Plan, noting that the natural heritage system covers a majority of the properties being farmed, and also noting that the policies of the proposed/draft Official Plan does not adequately articulate and protect for the important role that farmland plays 	3	<p>Section 4.8.1 of the Draft Official Plan includes policies that permit Agricultural uses, agriculture-related uses and on-farm diversified uses on lands designated County Greenlands and also emphasizes that the County Greenlands designation is not meant to restrict or reduce the economic viability of the agricultural use.</p>
Agricultural/Rural	<ul style="list-style-type: none"> - Request that policies be revised to include policies that would permit the severance of a surplus dwelling unit. Requested a review of Policy 2.2.3.7 as it seems to prohibit severance of surplus dwelling unit; wants an exception clause to allow rural residences in Agricultural Area, where they are created by severance, of a surplus dwelling unit. Comment states the drafted OP does not conform with Section 2.3.4.1. of PPS and Policy 3.6.7. of County of Simcoe OP. - Requested inclusion of policy in new Official Plan that would permit lot creation where an existing lot contains two dwellings and the ownership of a lot with two dwelling places "significant financial burden ... on the property owners ...". 	1	<p>As required by the Provincial Policy Statement, 2020, Section 4.6(h) of the Draft Official Plan states, "New lots for residential uses shall not be permitted except to sever a residence surplus to a farming operation as a result of farm consolidation 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".</p> <p>Section 7.1.3.2 of the Draft Official Plan outlines policies regarding Consents. Policy 7.1.3.2 states "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."</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Agricultural/ Rural	<p>Comments related to agri-tourism and support for agricultural community.</p> <p>Requests that the Official Plan "focus on a primary support for the agricultural community, economic development opportunities, and economic viability for farm families."</p> <p>"The OP should give a priority to high-level policy support for appropriate on-farm activities and rely on the Zoning By-law to permit the case-by-case evaluation of development proposals and implementation of relevant policies and regulations."</p> <p>Suggestion of expanding upon the explicit goals of the Official Plan relating to agricultural lands and activities, and suggested policies and criteria for on-farm diversified uses.</p> <p>A request to clarify the policies related to severances of surplus farm dwellings to eliminate potential confusion over the relevant land use designation. Additional clarification requested to specify the other policies related to residential lot creation that must be followed.</p>	4	<p>The Agricultural policies of the Draft Official Plan (Sections 4.6 and 4.7) are consistent with the Provincial Policy Statement, 2020 and reflect the Provincial Guidelines for Permitted Uses in Prime Agricultural Areas. The policies permit agricultural uses, agriculture-related uses and on-farm diversified uses in both the Agriculture Designation and the Rural Designation. Staff also note that the definition for on-farm diversified uses is consistent with the Provincial Policy Statement, 2020.</p> <p>These updated policies provide greater opportunity for economic diversification of land uses on Agricultural lands such as processing of locally-sourced goods, limited retail of agricultural products, servicing and sale of farm equipment and home-based occupations, as well as other temporary small scale uses.</p> <p>Surplus farm dwelling severance policies are located under policy 4.6.1 which applies to all lands within the Agriculture designation. The Official Plan is to be read in its entirety. Cross references to specific policies are not generally provided.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Bond Head Secondary Plan	<p>Comments suggesting the supply of residential land in Bond Head has not been properly considered based on the Land Needs Study.</p> <p>Request that the Town provides additional information on how the "potential development yield" for properties in Bond Head was derived and that the Town consider reviewing population allocation in Bond Head based on the availability of land as envisioned by the OP and Secondary Plan.</p>	2	<p>The Bond Head Secondary Plan was previously approved through a public planning process and is therefore not proposed to be amended as part of this Official Plan Review. The policy has been reviewed and determined to generally conform with County and Provincial policy. The methodology for determining residential land needs has been provided as part of this Official Plan review.</p>
Cultural Heritage/ Public Art	<p>Comments suggest including public art in Built Form and Urban Design for Secondary (or Concept) plans; Design principles or guidelines for landscaping, building treatment, public art, site design and other elements; Strategies for including public art in the design and development of City parks and plazas, where required by the City</p>	1	<p>Section 3.5 of the Draft Official Plan provides a strategy for Town-wide design policies to ensure new developments are designed to achieve exemplary standards for built form, streetscapes, and interface with open space features. It is noted that the entire Town is subject to Site Plan Approval, with specific exceptions (e.g., detached dwellings, duplex dwellings).</p> <p>Section 7.1.1.5 also lists Public art as a possible Community Benefit as enabled under the Planning Act. We also note that the Town is undertaking the preparation of Town-Wide Urban Design Guidelines which can contemplate where and how Public Art is integrated.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Density	<p>Comments regarding sufficient residential lands and density targets.</p> <ul style="list-style-type: none"> - Comments based on the County of Simcoe's residential land budget analysis, noting the anticipation of a surplus of lands to accommodate the Town's forecasted residential growth through to 2031. - Comment regarding the proposed maximum density of 50 units per hectare for medium density residential developments not being indicative of the current medium density built forms; 	3	<p>Policies in the Official Plan are based on studies that have been completed as part of the Official Plan Review along with conforming with provincial policies in the Growth Plan and Provincial Policy Statement, 2020.</p> <p>The Medium Density Residential designation in the Official Plan proposes a maximum of 40 units per developable hectare, which allows for appropriate flexibility for the types of built forms contemplated for the designation, while providing appropriate transition between the threshold of the Low Density Residential designation (i.e., 24 units per developable hectare) and higher density built forms, as contemplated in the High Density Residential designation.</p> <p>The proposed density increase is intended to account for built form products not previously considered at the time of development of the Town's 2000 Official Plan. Additionally, Town staff notes that the Growth Plan and the Simcoe County Official Plan direct that 40% of new residential growth occur within the delineated built boundary and the proposed "Residential Built Up" designation is intended to serve as the most flexible residential designation in order to support that objective. In that respect, Town staff further notes that further increasing the permissible density of "Medium Density Residential" designated blocks within the Designated Greenfield Area could compromise the Town's ability to achieve its intensification target, while also resulting in densities and built forms in the secondary plan areas that are increasingly divergent from the planned developments within the original secondary plan areas.</p> <p>We should note that development proposed at densities greater than 40 unit per developable hectare could be considered through an Official Plan amendment that would be reviewed through a public planning process.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Heritage Policies	<p>Preserving historical building as community uses; inclusion and improvement of heritage policies; increasing awareness and education regarding heritage preservation, protection, listing, etc.</p> <ul style="list-style-type: none"> - Consider preserving historic buildings in new subdivisions as meeting hall/activities facility space; consider planning for new "conference center" space; consider attracting a post-secondary institution - Preservation of heritage - Commented on the loss of heritage buildings, and incompatible development; - Suggested the addition of policy language to Section 5.3.2.6 of the Official Plan, being "where new buildings or new additions to old buildings are proposed adjacent to neighboring designated or heritage streetscapes, they should be aesthetically compatible and sympathetic to the surrounding neighborhood, in scale, massing, architectural character and materials, setbacks, building orientation and separation and all proposals and design applications and to be approved by the Heritage Committee and staff and or a heritage planner" - would like to see the following addressed in the Official Plan Review: a strong, proactive Property Standards By-law, policy for awareness and education around heritage listing and evaluation processes, review of the heritage designation process, preservation of heritage despite the rapid growth of the Town and a budget established for heritage related issues. 	5	<p>The draft Official Plan policies support community uses in various designations. Proposals to convert privately-owned heritage properties into public facilities may be considered at any time and do not require enabling policies in the Official Plan.</p> <p>The proposed/draft Official Plan incorporates appropriate policies relating to the preservation of heritage resources, as contained within the updated draft Official Plan within Section 3.3 Built and Cultural Heritage and elsewhere in sections 2.2.4(g), 5.2.8, 7.1.7, 7.2.4. Section 7.3.2 of the draft Official Plan specifically allows the Town to require a Heritage Assessment as part of a complete application</p> <p>The Bond Head Secondary Plan and its policies have been retained in the new Official Plan (Policy 5.1.10) as approved.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Holland Marsh Drainage Board Joint Municipal Services Board	The HMDSJMSB requested that, in some form, we maintain (in both mapping and policy) recognition of the "Marsh Agricultural" designation and "Marsh Buffer" overlay designation. This comment originated with Mayor Keffer and was echoed by Councillor Baynes, the Town's representatives on the HMDSJMSB.	1	The Holland Marsh is recognized throughout the Draft Official Plan as an important part of the Town and the agricultural community. The Holland Marsh is identified as a Specialty Crop Area on Schedule B as an overlay and policies protect it consistent with the Provincial Policy Statement, 2020.
Housing Policies	<ul style="list-style-type: none"> - Comments about the clarity of the housing policies in Phase 2 OP policies - Comments regarding the proposed affordable housing policies. 	2	<p>The requirement for 10% of new housing units being affordable originates in the County Official Plan (i.e., Section 4.3.9), and the definition for "Affordable" or "Attainable" housing as contained in the proposed/draft Official Plan originates in the Provincial Policy Statement, 2020 and County Official Plan.</p> <p>Town staff note that the proposed/draft Official Plan contains a definition of "Attainable" that combines the definitions of "Affordable" and "Low and Moderate Income Households" found in the Provincial Policy Statement, 2020 and the County Official Plan.</p> <p>Further, Town staff have suggested the inclusion of an item in the list of prospective "complete application" requirements intended to prompt consideration of housing affordability with each residential development application.</p>
Housing Types	Comments identified an inconsistency between housing types currently permitted in the Low Density Residential designation through OPA 19 and the range of housing types proposed in the new Low Density Residential Designation.	1	After reviewing and assessing the implications of the change, Townhouses were added as a permitted use within the Low Density Residential designation under Policy 4.1.2 of the Official Plan. Townhouses within the Low Density Residential designation will be subject to a maximum density of 30 dwelling units per net hectare.

<p>Residential Intensification</p>	<p>Policies for increased residential intensification in specific areas such as along major corridors, Hwy 400 and County Road 88, near GO</p> <ul style="list-style-type: none"> - flexibility in residential intensification in Downtown Bradford. - Comments related to the intensification target of 40% for new residential growth within the delineated built boundary, and noted that it could be in conflict with other policies of the proposed Official Plan, and that it may prevent the Town from achieving other aspirations. - Request "... that Council consider designating lands fronting on collector roads, in appropriate locations, as 'Urban Corridor' permitting low and medium density residential uses ... [and] In some appropriate locations and in addition to low and medium density uses, retail and service commercial uses, business and professional offices, institutional and community uses, and special needs housing ..." - Comments related to the location of high density housing and setting minimum and maximum heights of buildings. - flexibility in policies permitting standalone residential uses on the ground floor for lands within the Downtown Bradford designation, which have access to Holland Street and another (local) street. - alternatives for retirement living (apartment buildings, small bungalows), implement high density in the downtown, especially by the GO Station 	<p>6</p>	<p>Higher density housing and height regulations were considered through the Downtown Revitalization OPA (i.e., OPA No. 27); the request for employment land conversion for lands near Artesian Industrial Parkway, were considered and disposed of through the first phase of the Official Plan review. The policies and associated height schedule provide appropriate flexibility to accommodate higher density intensification along Holland Street/Downtown.</p> <p>The new Growth Plan (2019) permits employment conversions prior to the County MCR subject to criteria including proving a need for the proposed conversion. Official Plan reviews are not the appropriate tool for site specific re-designations for the benefit of individual properties. OPA 26 and the associated background studies confirmed that no conversions were required to accommodate population targets set in the Growth Plan. Any conversion would require a site-specific application that requires Council approval.</p> <p>The proposed draft Official Plan provides urban design related policies, including redirection to the Design Guidelines for Downtown Bradford and policies for the Major Transit Station Area near the Bradford GO station. The Draft Official Plan reflects Growth Plan intensification targets for upper-tier and single-tier municipalities.</p> <p>In order to conform with the County of Simcoe Official Plan, the Town's Official Plan must require that a minimum of 40% of new residential growth occur within the delineated built boundary of the Bradford Urban Area. Revisions to Section 4.2.2.1 b) of the draft Official Plan, provide greater flexibility in the development of properties within the Downtown Bradford designation, with direct access to local and collector roads, in addition to arterial roads (e.g., Holland St East and West, Barrie Street, Simcoe Rd).</p> <p>The Town will be undertaking an intensification strategy in response to the County's Municipal Comprehensive Review to consider specific areas for intensification. This will provide greater detail and direction for land use, building types, urban design and housing options.</p>
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COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Review Time	A request for more time to review the draft OP and requests for meetings/presentations to further discuss changes.	2	The Official Plan review process has included Public Open House events and meetings on June 3, 2014, September 6, 2016, August 24, 2016, May 18, 2017, and March 22, 2018. Phase 1 Official Plan Amendments have been available to the public since March 21, 2017. The Official Plan Direction Report has been available since October 3, 2017, and a draft of the Official Plan update has been available since March 27, 2018. Comments have been received by the Town during the entire Official Plan Review Process and presentations and meetings have been conducted with those who requested.
Section 37 / Community Benefits	<p>Comment supporting the CIP program as it helps developers create seniors housing.</p> <p>Include live/work spaces, studio spaces, co-working spaces, creative hubs or incubators, maker spaces and cultural facilities in new and renovated developments as a community amenity in Section 37 benefits.</p> <p>Suggestion that the old Bradford High School should be turned into an Art Centre for the entire community to use.</p>	1	<p>Section 2.2.2 d. of the Draft Official Plan encourages the promotion of 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.</p> <p>Section 4.2.2.1 f. of the Draft Official Plan allows the provision of social infrastructure through bonusing policies. Section 7.1.1.5 of the Draft Official Plan provides direction related to bonusing and community benefits.</p> <p>Section 37 of the Planning Act has been significantly amended as a result of Bill 108, the More Homes More Choice Act, 2019. As a result of these changes, the types of community benefits previously secured through Section 37 agreements may have changed. The draft Official Plan now refers to "Community Benefits".</p> <p>Development of the old Bradford High School is being contemplated through a Town initiated procurement process that does not require specific Official Plan policy.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Simcoe County and Ministry of Municipal Affairs and Housing Comments	The Town received comprehensive comments from Simcoe County and the Ministry of Municipal Affairs and Housing on February 8, 2021.		A previous draft of the Official Plan was circulated to the County and the Province. Comments based on this draft were received in 2018 and were addressed as appropriate. The latest set of comments are based on the November, 2020 draft of the Official Plan. These were received too close to the adoption date to be reviewed and addressed. Once the Official Plan has been adopted by Town Council it will be forwarded to the County for review and approval. Any additional changes that may be necessary can be discussed with the Town and implemented through modifications as part of the approval process.
Site Plan Control and Urban Design	<p>Comments related to urban design and compatibility of developments with the surrounding areas, neighbourhood through site plan control.</p> <p>Comment requesting that veneers and urban design should be done on a site-specific basis and should not be set out in the Official Plan, the choice of veneer should be left to the developer to decide for the market they are selling to.</p>	1	Section 3.5 of the Draft Official Plan provides a strategy for Town-wide urban design policies to ensure new developments are designed to achieve exemplary standards for built form, streetscapes, and interface with established neighbourhoods, and open space features. It is noted that the entire Town is already subject to Site Plan Approval, with specific exceptions (e.g., detached dwellings, duplex dwellings) and, in the opinion of Town staff, it would not be desirable or efficient to require Site Plan Approval for every individual low-density residential development in the Town.

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Site-specific Requests	<p>Received numerous requests to reconsider specific designation changes, settlement area boundary adjustments and expansions for the benefit of individual properties. For example:</p> <ul style="list-style-type: none"> - Conversions from Employment to Residential - Development of Bradford Highlands Golf Club - Maintain Agricultural and not designate to Greenlands - Requests for high density designations - From Residential to Commercial - Lands along Artesian Industrial Highway, Highway 400, County Road 88 - Lands around the GO Station - the loss of farmland in the Scotch Settlement. - Comments about the Embee Lands being outside of the Delineated Built Boundary in the Land Use Schedule and the potential impact of this. <p>Request for the land use permissions of OPA 29 to be carried forward in the new Official Plan.</p>	30+	<p>Through the Official Plan review process, it was determined that it would not be necessary to convert employment lands to residential, or adjustment/expand the settlement area to accommodate population projections set in the Growth Plan. The Town has also decided not to entertain site-specific designation changes as part of this Official Plan review. The site-specific requests may be considered as part of a development application at a later date.</p> <p>The new Growth Plan (2019) allows employment conversions prior to the County Municipal Comprehensive Review through a site-specific Official Plan Amendment application. This is subject to criteria including demonstration of the need for conversion.</p> <p>The Growth Plan, 2019 also permits the expansion of a settlement area in advance of a Municipal Comprehensive Review subject to criteria including an assessment of the location in accordance with Policy 2.2.8.3 of the Growth Plan. Given that this work is currently being undertaken by the County of Simcoe it would be premature for the Township to duplicate these efforts.</p> <p>The Embee lands are identified as being outside of the Delineated Built Boundary in accordance with provincial mapping produced in 2006. The Town is not permitted to amend the Delineated Built Boundary as part of this Official Plan Review. The “material impact” of such delineation relates to the implementation of Growth Plan policies relating to how much residential growth takes place within the Delineated Built Boundary, versus on Designated Greenfield Areas.</p> <p>No changes were made in response to these comments.</p> <p>A new Special Policy Area 15 was identified to retain the policy permissions of OPA 29.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
SMDHU Comments	SMDHU staff provided policy recommendations for various portions of the Official Plan, ranging from policies dealing with the Purpose and Basis of the plan, to Population and Growth, and Watershed Management and Urban Design.	2	Comments were incorporated throughout the Draft Official Plan where appropriate, including sections: 2.2.1 Create Healthy and Complete Communities; 2.2.3 Promote Food Security; 3.2.5 Housing Mix; 3.6.2 Transportation General Policies; 3.6.7.2 Municipal Transit; 3.7 Sustainability and Environmental Design; 3.9.1 Affordable Housing; among other policies.

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Nottawasaga Valley Conservation Authority (NVCA)	<p>NVCA encourages the Town to protect all wetlands including unevaluated wetlands. In this regard, Schedule D-2 does not include the unevaluated wetlands found in the NVCA watershed – See figure below. This information is available as a GIS layer that NVCA can provide the Town.</p> <ul style="list-style-type: none"> • We would also encourage the Town to include Town wide policies that promote a minimum 30 vegetative protection zone adjacent all wetlands. • Section 3.8 addresses Water Resources. Please clarify how the OP addresses section 2.2 of the Provincial Policy Statement (PPS) outside of the Source Water and Lake Simcoe Protection Plan Areas. This section of the PPS refers to the protection of water quality and quantity through watershed planning, identifying waters resource systems and restricting development sensitive surface/groundwater features. • Section 3.7.5 e) addresses the requirement for a permit from the applicable authority, however the section goes to only reference. If the Town is going to reference specific Ontario Regulation please also include NVCA’s O. Reg 172/06. • Section 5.2.11 Stormwater Management Planning: Please reference NVCA involvement pertaining to SWM, natural hazards and natural heritage interest for those lands that fall within the Nottawasaga watershed. • Section 7.3.1 Preapplication Consultation: NVCA staff encourage inclusion of wording that promotes pre-consultation with the applicable conservation authority. 	1	<p>Section 5.1.7 notes that studies related to lands designated Environmental Protection will be approved by the Town and the Nottawasaga Valley Conservation Authority.</p> <p>30 metres setbacks and Vegetative Protection Zones are required surrounding various natural features as recommended in the Natural Heritage Reference Manual.</p> <p>Policies have been included in Section 3.8.2 to address the Source Protection policies and mapping is included on Schedule D-1 of the Official Plan.</p> <p>All stormwater management facilities are to be approved by the applicable Conservation Authority as noted in Section 3.2.8.3 d.</p> <p>Section 7.3.2(c)(iv) of the draft Official Plan permits the Town to require pre-consultation with the Conservation Authority prior to deeming an application as complete.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Traffic	<p>Concerns around the 400/404/427 connections in the Town and how better connections can improve traffic.</p> <p>- Comments regarding the traffic bypassing Bradford on Highway 11 via Dissette Street to Newmarket along Bridge Street; suggested that that the growth and intensification policies of the new/proposed Official Plan will compound the problem, in particular around the GO station. Noted that "an obvious solution" is the 400-404 connecting link. Expressed concern over the Town achieving the growth and intensification it is planning for, with uncertain consequences.</p> <p>- Expressed traffic concerns and the need for the 404/400/427 link as the Town grows. Expressed how driving is more convenient as GO Service doesn't run all day</p>	2	<p>Section 3.6.3 of the Draft Official Plan states that "the Highway 400-404 Connecting Link, reflected on the Schedules of this Plan, is designated as a Controlled Access Highway by order in Council 997/2004, approved and ordered on May 12, 2004 as shown on Parts 1 & 2 on Ministry Plan P-5124-0002." The link is a provincial project. Areas around the Highway 400-404 Connecting Link have also been identified for future development (Section 6.1 and 6.8).</p>
Traffic and parking	<p>Comments related to parking requirements for various building types and the way parking requirements are regulated in the zoning by-law.</p> <p>Comment 3.6.6 Canal Road scheduled to Close in 2019 Comment 3.6.7.1 missing County Transit system</p>	1	<p>Requested changes have been made as appropriate. On-street and off-street parking are generally addressed in the Urban Design policies.</p>
TransCanada Pipeline	<p>"TransCanada ... has two high pressure natural gas pipelines crossing the Town. ... We request a revision to Section 9.7.4 to reflect TransCanada's current setback standard [that] No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way."</p>	1	<p>Section 3.10.4 of the Draft Official Plan addresses the requirements by the National Energy Board regulating development in proximity to the pipelines within the right-of-way.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Waste Disposal Site	Request for a review of existing old, decommissioned dump sites. Request for information related to a specific landfill site.	2	Section 3.11 of the draft Official Plan addresses waste disposal sites including triggers for studies when development is proposed adjacent to closed, inactive and active waste disposal sites. Closed and open landfills are shown on Official Plan Schedule D-4 along with the adjacent lands radius.
Other	Requested clarification regarding Community Plan Area 2 Secondary Plan and specific uses permitted for Community Commercial designation.	1	<p>The Secondary Plan for Community Plan Area 2 is proposed to be repealed immediately prior to the adoption of the new Official Plan.</p> <p>Policy 4.2.3.b contemplates residential uses as a component to a mixed-use development, provided the residential use is compatible with the specific commercial use. The Official Plan does not contemplate stand-alone residential uses within the Community Commercial Designation; rather, residential uses should be located on storeys above the ground floor with another permitted use integrated on the majority of the first storey.</p> <p>The new draft Official Plan maintains the typical collector right of way width of 26 metres, consistent with the current Official Plan.</p>
Other	Request to include policy to recognize lawfully established previously approved uses as permitted uses as opposed to rendering them legal non-conforming under the Planning Act. The intent of the requested policy is to retain permission for non-conforming uses that have not already been established, or might cease operation following adoption of the Official Plan.	1	<p>The new OP contains appropriate general Legal Non-Conformity and Legal Non-Compliance policies in the Implementation section that point appropriately to the provisions of the Planning Act.</p> <p>Existing non-agricultural uses do not preclude the land from being returned to agricultural use some time in the future, which is the goal of higher level OP policy.</p>

Town of Bradford West Gwillimbury Official Plan Review

Schedule 4: Supplementary Comment Summary

Written Submissions and Comments

Highlighted as part of the OP Endorsement Report, 2022

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
Resubmission and Reiteration of Comments Previously made and Decided Upon	<p>Multiple submissions have been received following consideration of Report DES 2021 02 by the Committee of the Whole on February 16, 2021, which reiterate comments that were previously made, considered, and for which the recommended effect on the new Official Plan has been decided upon by Town Council. Such comments include:</p> <ul style="list-style-type: none"> - Requested modification to the supply of residential land in Bond Head, and the potential corresponding population. - Request for modification to the Bond Head Secondary Plan schedule to reflect Draft Plan Approved Plans of Subdivision and zoning provisions. - Request for the planning horizon of the 2021-adopted Official Plan be shifted from 2031 to 2051, increase in density thresholds, support for employment land conversion, and removal of prohibition of residential uses in the Industrial/Commercial designation. - Request that development proposals be subject to “consideration of” Urban Design Guidelines, rather than “conform to” Urban Design Guidelines. - Request for modification to clarify that “Environmental Protection” designation boundaries are approximate. - Request for modification to designation boundaries (e.g., Industrial/Commercial to Medium Density Residential). - Request for more restrictive policies applying to lands located between the Highway 400 Employment Land and Bond Head. 	Multiple	Where comments have been submitted prior to completion of Report DES 2021 02, and were considered and decided upon by Town Council in February and March of 2021, Town staff recommend prior determinations on what effect those comments should have on the Town’s decision in the Official Plan remain unchanged.

<p>Site-specific Requests for New Permissions</p>	<p>Received numerous additional requests to reconsider specific designation changes, settlement area boundary adjustments and expansions for the benefit of individual properties. For example:</p> <ul style="list-style-type: none"> - Conversions from Employment to Residential - Removal of lands from Greenbelt Plan Area policies - Reflection of Amendment No. 30 to the 2002 Official Plan in the new Official Plan 	<p>Multiple</p>	<p><i>Requests for employment land conversion and settlement area boundary expansion</i></p> <p>Through the Official Plan review process, it was determined that it would not be necessary to convert employment lands to residential, or adjustment/expand the settlement area to accommodate population lands needs to the planning horizon of 2031. The Town has also decided not to entertain site-specific designation changes as part of this Official Plan review. The site-specific requests may be considered as part of a development application at a later date.</p> <p>The new Growth Plan (2019) allows employment conversions prior to the County Municipal Comprehensive Review through a site-specific Official Plan Amendment application. This is subject to criteria including demonstration of the need for conversion.</p> <p>The Growth Plan, 2019 also permits the expansion of a settlement area in advance of a Municipal Comprehensive Review subject to criteria including an assessment of the location in accordance with Policy 2.2.8.3 of the Growth Plan.</p> <p>No changes were made in response to these comments.</p> <p><i>Request for removal of lands from Greenbelt Plan Area policies</i></p> <p>The Town's pre-existing Official Plan came into effect in 2002, and several changes have occurred to provincial policies between then and present day, including the Greenbelt Plan in 2005. Implementing the Greenbelt Plan in the current Official Plan Review is necessary to achieve conformity with in-effect provincial policies, including appropriate mapping and corresponding land use and development policies. Accordingly, Town staff recommend that no changes to the adopted Official Plan occur in response to comments to this effect.</p> <p><i>Amendment No. 30 to the 2002 Official Plan</i></p> <p>As recommended by staff in Report DES 2021 56, and as directed pursuant to the resolution of the Committee of the Whole COW-2021-102, ratified by Council on December 21, 2021, Town staff have</p>
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Site Specific Request for special policy area carry-over	Staff received a request from the landowners of 2129 and 2156 9 th Line to for their properties to be shown as subject to a special policy area (included as special policy area 16 which carries over language from the 2002 Official Plan Special Policy from Section 7.8.5.	presented the reflection of OPA No. 30 as a modification to Schedule B-1 to the adopted Official Plan.
Ministry of Transportation of Ontario (MTO) Comments for Section 3.6, 5.2, 6.1 and 6.8 of Official Plan	<p>Received suggestion to use the MTO Official Plan Review Guidelines to ensure the OP meets MTO requirements as well as numerous requests for revisions to specific sections within the Official Plan, including the following:</p> <ul style="list-style-type: none"> - Section 3.6.3 – requested removal of the word “connecting” from “Highway 400-404 Connecting Link” for the purposes of consistency - Regarding Section 5.2, the proposed multi-modal transit node was requested to be submitted for review by the MTO (policy 5.2.3(i)), a recommendation to include a provision ensuring MTO review of the proposed Master Stormwater Management Plan (policy 5.2.11), a recommendation that the Town update its transportation master plan and identify if highway infrastructure improvements are needed to accommodate secondary plan growth (policy 5.2.13), and a recommendation that the County consider whether it would be appropriate to include a policy reference to development charges as a potential means of funding highway improvements (policy 5.2.15(a). 	<p>Staff do not object to this request. The requested lands are shown as being subject to special policy area 16 within the Schedules of the Official Plan.</p> <p>The MTO Official Plan Review Guidelines were reviewed in order to ensure consistency with MTO Requirements.</p> <p>Revisions and recommendation comments to specific sections and Schedules within the Official Plan were acknowledged and implemented by Staff. These revisions included the omission of wording in certain sections, such as the use of the word ‘connecting’ in relation to the Highway 400-404 link, the inclusion of language detailing requirements of consultation with the Ministry of Transportation as well as the requirement of studies needed to be undertaken for MTO approval.</p> <p>Staff note that some MTO comments did not result in any modification, such as comments recommending the Town update its Transportation Master Plan, as the Town has already begun to undertake this update to the Transportation Master Plan and will consult with the MTO on this matter at the appropriate time. Additionally, MTO comments regarding the development charges to be used as a means of funding highway improvements were acknowledged but did not result in any changes within the Official Plan text.</p> <p>Staff were supportive of minor revisions and omissions suggested by the MTO on the Schedules.</p>

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
	<ul style="list-style-type: none"> - Regarding Section 6.1 (n), alternative wording regarding a potential interchange was suggested (from ‘potential’ to ‘possible’) as well as recommendation of including a note that studies and justification and MTO review will be required for approval. - Regarding Section 6.8 a recommendation that the Transportation Master Plan for the proposed Secondary Plan for lands north of Highway 400-404 Link consider the MTO Highway Access Management Guidelines. - Regarding the Official Plan Schedules, it was recommended that the Right Of Way limits be accurately reflected for Highway 400 and 5th line, as well as the following comments: - Regarding Schedule B2 and C: Suggestion to remove protection of lands on the westerly extension of Highway 400-404 Link. - Regarding Schedule C: showing of additional ramps at Highway 400 and 5th Line Interchange and removal of “potential collector” label, removal of ramps shown to and from the west at Highway 400-404 Link, consistency of spacing of potential east to west arterial road, and advisory that potential future arterial crossings of Highway 400 and Highway 400-404 Link will be subject to MTO review and approvals. 		

Site-specific Requests to Acknowledge and Restore Permissions Previously Achieved

Received numerous additional requests to consider site-specific designation changes, where development permissions have previously been achieved through site-specific application and justification. For example:

- The Simcoe County District School Board has requested the “Community Uses” designation be applied to lands at 400 Crossland Boulevard and 742 Simcoe Road, both of which have achieved site-specific Zoning By-law Amendment and either have or are working to complete Site Plan Approval.
- Multiple requests have been received for recognition of pre-existing zoning permissions for drive-through service facilities on lands zoned “Neighbourhood Commercial” (C2) along Holland Street West, with site-specific provisions permitting multiple drive-through service facilities.
- A request has been received to revert lands at the southeast corner of Line 6 and Inverness Way to the “Residential” with a “Potential Neighbourhood Commercial” overlay, as shown in the Secondary Plan for Community Plan Area 1.
- A request has been received for reversion from the “Community Uses” designation that has been applied to lands located along West Park Avenue, between Holland Street West and Miller Park Avenue, reverting their designation to “Medium Density Residential” as per the Secondary Plan for Community Plan Area 2.
- A request has been received for reversion from the “Neighbourhood Commercial” designation that has been applied to lands located at the northwest corner of Line 6 and Simcoe Road, to the “Residential” designation, as per the Town’s 2002 Official Plan.
- A request has been received for reflection of the boundaries of Amendment No. 29 to the 2002

Requests by Simcoe County District School Board for 400 Crossland Boulevard and 742 Simcoe Road

As a result of the development of these lands having achieved site-specific approval for development with new schools, and the Town’s adopted Official Plan now mapping school sites within the “Community Uses” designation, Town staff support the requested modification, and recommend that Schedule B-1 to the adopted Official Plan be amended to implement the requested modifications.

Requests for Recognition of Pre-Existing Zoning Permissions for Drive-through Service Facilities

Select lands have been the subject of site-specific Zoning By-law Amendment, including appropriate justification, to permit multiple drive-through service facilities, in principle. A subset of those have also achieved Site Plan Approval to enable the development of such facilities. As the intention of the policies in Section 4.2.1 of the adopted Official Plan is not to require duplication of process, to re-establish such permissions, Town staff recommend minor modification to the content of Section 4.2.1, to recognize permission achieved through prior site-specific Zoning By-law Amendment.

Request for Reversion of Underlying Land Use Designation for Consistency with Secondary Plan for Community Plan Area 1

Lands now known as Block 403 on Plan 51M-1063 in the Bradford Capital Subdivision are designated in the adopted Official Plan as “Neighbourhood Commercial”, with Special Policy Area 5, which additionally permits uses from the “Neighbourhood Commercial” designation. This is redundant, and inconsistent with the Secondary Plan for the area containing these lands, and Town staff recommend minor modification to the content of Schedule B-1 to revert the Official Plan mapping to be consistent with that in the Secondary Plan.

Request for Reversion of Land Use Designation for Consistency with Secondary Plan for Community Plan Area 2

Lands respectively located at 391 West Park Avenue and between Memorial Court and the stormwater pond to the northwest are

Official Plan in the boundaries of Special Policy Area 15 in the new Official Plan.

- A request has been received for reflection of Amendment No. 20 in the new Official Plan, and application of a contiguous designation across the subject lands at the southeast corner of Holland Street West and Sideroad 10.

designated in the adopted Official Plan as “Community Uses”. That designation was applied as a result of previously-achieved dual-zoning (i.e., Institutional and Residential); whereas the landowner wishes to pursue their development with medium density residential uses, as originally established through the Secondary Plan. Town staff do not oppose this request, and recommend modification to the content of Schedule B-1 to refer the Official Plan mapping to be consistent with that in the Secondary Plan.

Request for Reversion of Land Use Designation for Consistency with 2002 Official Plan

Lands respectively located at the northwest corner of Line 6 and Simcoe Road are designated in the adopted Official Plan as “Neighbourhood Commercial”. That designation was applied as a result of previously-achieved “Neighbourhood Commercial” (C2) zoning; whereas the landowner wishes to pursue their development with residential uses, as originally supported through the Town’s 2002 Official Plan. Town staff do not oppose this request, and recommend modification to the content of Schedule B-1 to refer the Official Plan mapping to be consistent with that in the 2002 Official Plan.

Request for Reflection of OPA No. 29 Boundaries in Special Policy Area 15

Lands located between Langford Boulevard and Summerlyn Trail, immediately north of the Shoppes of Summerlyn were subject to OPA No. 29 to the Town’s Official Plan; however, the new Official Plan inadvertently excludes the southerly portion of those lands from the boundary of Special Policy Area 15. Town staff do not oppose this request, and recommend modification to the content of Schedule B-1 to reflect boundaries for Special Policy Area 15 that are consistent with OPA No. 29.

Request for Reflection of OPA No. 20 and Application of Contiguous Designation to Lands

Lands located at the southeast corner of Holland Street West and Sideroad 10 are known municipally as 566 Holland Street West. They

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
			<p>are subject to prior amendments to the 2002 Official Plan and the Town’s Zoning By-law, and site plan approval for development with a gas station, retail store, restaurant, and car wash. Through recent application for amendment to the prior site plan approval, the proponent is seeking to pursue a “less compressed” build-out of the site (e.g., more parking, more landscaping, greater separation between buildings and structures), into area of land not previously subject to amendments to the Official Plan and Zoning By-law. Amendment to the Town’s Zoning By-law is being pursued by the landowner, and Town staff have not received objection to the proposal. On the basis of the above, Town staff do not oppose this request, and recommend modification to the content of Schedule B-1 to acknowledge and restore the site-specific permissions previously achieved, and to facilitate the “less compressed” build-out of the site with a contiguous designation being applied to the lands.</p>

Lake Simcoe
Region
Conservation
Authority
(LSRCA)

A series of recommendations were given including the provision of a new section that provides policy direction pertaining to wetlands and watercourses and the inclusion of additional definitions for key words.

Requests regarding specific sections of the Official Plan including suggestions of alternative wording and added references to the Lake Simcoe Protection Plan were also provided and they included the following:

- **Regarding Section 1.2.5, 3.2 (d), 3.7.2 (g), 3.7.3 (b), 3.13.1 (a), 4.3.2 and 4.6.3** - alternative words were suggested for certain policies as well as requests for references to the Lake Simcoe Protection Plan.
- **Regarding Section 3.10.3 (a) and (c)**, it was requested that single loaded streets allow space for Low Impact Development facilities to be located within the ROW as well as a request to include Stormwater Management/Low Impact Development facilities as a means to open up more land for development.
- **Regarding Section 3.12.2** – It was requested that wording be added to reference the applicability of the Lake Simcoe Ecological Offsetting Policy in the case of loss of woodland and associated vegetation.
- **Regarding Section 3.13.2**, suggestions regarding inconsistency of overlays shown in Schedule D-3 and D-1 as well as suggestion of using alternative wording to be more aligned with other sections of the Official Plan.
- **Regarding Section 4.5.1**, it was requested that stormwater management facilities not be permitted within the Environmental Protection Designation as they are sensitive lands and a list of appropriate permitted uses was included.

Revisions and recommendation comments including references to the Lake Simcoe Protection Plan within specific sections and Schedules of the Official Plan were acknowledged and implemented.

Where LSRCA's comments identified areas of unintentional omission such as including additional context regarding certain natural designations and features, staff recommend that the previously-omitted language be included. This included the adding of a new section providing additional context for 'Schedule D-2 – Wetlands and Areas of Natural and Scientific Interest' of the Plan was provided per LSRCA request, and included information regarding the evaluation of wetlands per the Ontario Ministry of Natural Resources evaluation procedure as well as restrictions to development within Provincially Significant Wetlands. Clarity regarding areas of natural and scientific interest was also provided with acknowledgement of their environmental importance and the importance of preservation of such areas.

Where LSRCA's comments proposed revisions to improve clarification and/or correct terminology, staff support implementing those changes. Additionally, staff are also supportive of implementing suggested revisions to the Schedules in order to address inconsistencies and missing information.

COMMENT THEME	COMMENTS SUMMARY	# OF COMMENTS	GENERAL RECOMMENDED RESPONSE
	- Regarding Section 5.2.11 , it was requested that reference be provided to the requirement of Phosphorus loads and application of Simcoe Phosphorus Offsetting Policy for the stormwater management design. Request for reference to the importance of groundwater recharge consideration was also included.		

Town of Bradford West Gwillimbury Official Plan Review

Schedule 4: Summary of Comments

Written Submissions and Comments Received after November 20, 2020

Bradford West Gwillimbury Official Plan Review – Summary of Comments received after Nov. 20, 2020 Version of Draft OP

	Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
1	February 16, 2021	Victoria Mortelliti, on behalf of BILD	Various	Want to be part of public record Intend to submit written comments Requested presentation of most recent OP.	Letter	WSP and Town Staff made presentation to BILD Membership on January 18, 2021. NO CHANGES REQUIRED
2	December 15, 2020 April 30, 2018	Neil Palmer, on behalf of Bradford Capital Holdings	Block 403 Plan 51M-1063 (NC) and 596, 598, 600, 602 and 610 Simcoe Road (SFD)	Issue with Special Policy Area 5 Policy does not indicate what uses are permitted in Neighbourhood Commercial (NC). Issue with SPA 6 Request to be excluded from residential infill policies since lands are already approved for SFD.	Letter	The Town's intention is for NC uses to be the principle use so Policy Area 5 remains unchanged. Special Policy Area 6 does not apply to the subject lands so no change is required. NO CHANGES REQUIRED
3	January 15, 2021	Dan Stone, on behalf of Budget Propane	4321 Line 13	Current site-specific ZBA to permit gas and storage facility within Ag. Exception. Seeking policy to recognize permitted uses. Currently would be legal non-conforming use.	Letter	More appropriately addressed on a case by case basis to address legalization of existing uses and protection of Ag. lands. Only additional policy language on legally existing uses Town Added Policy 7.1.1.1 to address this concern.
4	January 15, 2021	Dan Stone, on behalf of Furlano	1813 County Road 27	Outstanding ZBA application for the existing roofing company. Request is same as Propane Gas noted above.	Letter	More appropriately addressed on a case by case basis to address legalization of existing uses and protection of Ag. lands. Town Added Policy 7.1.1.1 to address this concern.
5	December 8, 2020	Jonathan Rubin, Embee-Jovic Devt. Group	2843 Yonge Street	Special Policy Area 8 (Section 6.8) north of Hwy 400-404 link. Request to redesignate lands from Industrial Commercial to Res'l.	Letter Email	New OP preserving existing LUD. Community Plan Area 5 is better process to seek any revisions. NO CHANGES REQUIRED
6	December 3, 2020 July 5, 2018	Howard Friedman (HBR Planning Centre), on behalf of Julia and Armenio Neto	2186 Line 13	Request to allow severances on Ag. lands. Reconsider the use of the term 'Countryside Structure' as it is used in Greenbelt Plan. Countryside should clearly describe they are areas of Ag. and Rural LUD.	Letter	Reference to PPS and County OP is appropriate and includes res'l surplus to a farming operation. Countryside use is consistent with current policy and zoning in the Town. Administrative changes to OP only as necessary.
7	March 29, 2021	Keith MacKinnon, KLM, on behalf of Lormel Devt's, FNB, DG Group	Blocks 163 & 164 plan 51M-1087	1. Requesting (2) small portion of land be redesignated.	Letter	Change was made prior to Adoption. RESPONSE – New OP mapping has been amended to reflect agreed upon MOS.
8	February 16, 2021	Oz Kemal, MHBC, on behalf of North American Corporation	484 Holland Street West	Policy 4.2.1 applies requiring a ZBA for new or expanded drive-thrus. Request removal of ZBA requirement for Drive-thrus since they	Letter	<i>Refer to comment #11.</i>

Bradford West Gwillimbury Official Plan Review – Summary of Comments received after Nov. 20, 2020 Version of Draft OP

	Date Received	Respondent/ Consultant	Address	Key Issues/Concerns	Format	Response
			Portion of Home Depot property	are already regulated by way of Zoning By-law. Sch. Concern with Miller Park ROW – should be classified as a Local Road not Collector.		Town Added Policy 7.1.1.1 to address this concern.
9	December 15, 2020	Nick Pileggi, MSH Plan, on behalf of 162511 Canada Inc.	3610 & 3664 Line 8 (Hwy 400)	Request amendment to Sch. B-2 to designate lands Industrial Commercial. Remove policy 5.2.6 due to the in effect MZO for the BWG SSEA. Additional policy 4.3.2 (h) request	Letter	MZO now revoked. OPA 26. Lands appropriately designated as Employment Lands Reserve (Area D). NO CHANGES REQUIRED
10	December 3, 2020, February 16, 2021	Katie Kirton, on behalf of SCDSB	General comments	Various	Letter	Change from 'daycare' to 'childcare' was done prior to Adoption. Added Public Service Facility and Public Use Definitions to Glossary. Changes to the Special Policy Areas as discussed. Administrative changes as necessary.
11	February 12, 2021 March 2, 2021	Mark Resnick, on behalf of Smart Centres	543-545 Holland Street West Walmart Plaza	Drive Thru Facilities Community Commercial Designation Urban design Guidelines <i>Also refer to 484 Holland St. W comments</i>	Email	Site already has 4 drive thrus and due to C2*5 zoning, there are no limits to number of drive thrus on this site. <i>Refer to comment #8.</i> Administrative Changes as necessary. Town Added Policy 7.1.1.1 to address this concern.
12	April 5, 2021 February 16, 2021	Tim Schilling on behalf of Bradford East Devts Inc. (ARG Group & Bradford Capital Holdings Inc.)	Block 403 & 404 Plan 51M-1063, East of Block 103, south of Block 101 Plan 51M-1138, Danube Lane	1. Issue with Special Policy Area 5 Policy does not indicate what uses are permitted in Neighbourhood Commercial (NC). 2. Issue with Special Policy Area 6 Do not want limitation of TH to rear of land. 3. EP designated lands will require an OPA. No reference in OP to minor adjustments allowed. 4. Danube Lane properties should have TH permissions added to the Low Density LUD.	Letter	The Town's intention is for NC uses to be the principle use so Policy Area 5 remains unchanged. Special Policy Area 6 Limiting TH's on Simcoe Road to lane based product is appropriate given that Simcoe Road is a major arterial. EP designation appropriately identifies that it is approximate and minor adjustments will not require OPA. <i>Refer to comment #2</i> Amended Low Density Designation Policy 4.1.2 to include TH as a permitted use.
13	January 22, 2021	Dan Stone, Thorstone, on Behalf of Trisan	5584, 5618, 5648 Hwy 9	Requesting Special Policy Area Etc.	Letter	The lands south of watercourse have been designated as Rural as per LPAT Decision on SCOP Appeal by Trisan. Rural Employment Area is not a term used in BWG New or Old OP, therefore, OPA will be required to allow this development to proceed further. Town supports modification to Policy to include communal servicing reference.

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14	December 17, 2020 May 31, 2021	Darlene Quilty, MHBC, on Behalf of Trans Canada Pipeline	Various Section 3.15.4	Administrative updates to the TransCanada Pipeline policies required to be consistent with current regulations.	Letter	Administrative Policies not included in Adopted OP. Alan – confirmed the appropriate administrative policies were included in the Adopted OP, and included after adoption as well. Administrative policies were amended as necessary.
15	February 16, 2021 January 28, 2021	David Falletta, Bousfields, on Behalf of TDG	County Road 88 Bond Head North and South Subdivisions	Discrepancies with Sch. B-3 Draft OP Mapping (18 discrepancies in total)	Letter	Town indicates that revisions are not required as the Secondary Plan and associated mapping has been consolidated as-is into the new OP. NO CHANGES REQUIRED
16	February 1, 2021	Don Given, MGP Planning, on Behalf of BHJV	23 Brownlee Drive 2820 & 2848 Line 5 Golf Course	Various comments including request for SABE and to not Adopt OP as is.	Letter	NO CHANGES REQUIRED Awaiting County's MCR to assess if SABE is required based on potential allocations.
NEWLY ADDED						
17	April 22, 2021	Oz Kemal, MHBC, on behalf 566 Mac's Convenience (OPA 20)	566 Holland Street W Mac's Convenience Stores	Request recognition as a contiguous landholding with a consistent designation to recognize previous approved OPA 20 in 2009. Also to provide interim commercial uses at southeast corner Holland and SRD 10.	Letter	Amended Low Density Residential designation to Community Commercial designation in response to comments.
18	February 12, 2021 June 3, 2021	Rosemarie Humphries, Humphries Planning Group on Behalf of Bradvit Holdings	3004 – 8 th Line Bradvit Holdings Inc. (Reagens Industrial Park)	Currently designated Industrial and Industrial/Commercial for employment. Requesting residential lands as part of the County's MCR review.	Letter	NO CHANGES REQUIRED Awaiting County's MCR
19	February 12, 2021 August 30, 2018	Ryan Virtanen, KLM Planning, on Behalf of Sunshine Homes	2753 and 2875 County Road 27, Bond Head (Dura body)	Employment Area designation Low Density Residential Medium Density Residential Employment Buffer	Email and original letter	NO CHANGES REQUIRED
20	February 12, 2021	Celeste Phillips, on Behalf of Bonnie Scigliano	2937 5 th Line	Concern with Key Natural Features and Key Hydrologic Features Requesting Sch. D-1 be amended to remove Greenbelt NHS overlay designation as per Sage Earth Study.	Letter	NO CHANGES REQUIRED
21	February 16, 2021	Robert MacFarlane, Zelinka Priamo Ltd.	Not indicated	Seeking clarification from Staff on how policy 4.2.1a) is to be interpreted in wrt new drive thru facilities	Email	<i>Refer to Comment #8 and #11 noted above.</i> Town Added Policy 7.1.1.1 to address this concern.

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22	March 6, 2021	Dr. David Chambers	Hwy 88 between Hwy 400 and Urban Area	OP Schedules Still zoned Ag. Any merit to keeping it Green. Eventually will be all Commercial.	Email	NO CHANGES REQUIRED
23	February 16, 2021	Robert MacFarlane, Zelinka Priamo Ltd., on Behalf of Choice Properties REIT	494-512 Holland Street West	Seeking clarification from Staff on how policy 4.2.1a) is to be interpreted in wrt new drive thru facilities. Request revision to this policy as it relates to a approved but unbuilt drive thru.	Email	<i>Refer to comment #8 and #11.</i> NO CHANGES REQUIRED
24	February 23, 2021	Jim Craig, Mod-Aire Homes	2 sites in Centreville project Holland Gardens 38 TH development proposal	Multi-Family Development designation in current Plan. New OP designation does not allow TH development. New OP is Commercial designation. Current zoning is commercial and proposed zoning is residential. Recommending Community Uses???	Letter	Changes made to OP as per comments.
25	April 16, 2021	Doris Becher Nienhaus	2912, 3078 Line 11, 3999 10 th SRD (AMJC lands)	Agricultural Designation Prime Ag. Area - Various	Letter	Modifications made as part of Adoption of OPA 32 and AMJC County Approval
26	February 15, 2021	MSH, 162511 Canada Inc.	3610 and 3664 8 th Line	BWG SSEA – currently held for ag. and related uses	Letter	NO CHANGES REQUIRED
27	June 3, 2021	Humphries Planning Group Inc, Bradvit Holdings	3004-8 th Line	20 ha Consider an Employment Lands conversion to Residential	Letter	NO CHANGES REQUIRED
28	April 2021	Wei Guo, Great Gulf				NO CHANGES REQUIRED
	OTHER					
29	May 31, 2021	LSRCA	All	Various	Letter	Changes made to OP as per comments.
30	June 10, 2021	MTO comments (new and outstanding from 2018)	All	Various	Email via MMAH	Changes made to OP as per comments.
31	February 8, 2021	MMAH Comments	All	Various	Letter	Changes made to OP as per comments.
32	February 5, 2021	County Comments	All	Various	Letter with OP Mod's	Changes made to OP as per comments.
33	May 28, 2021	Christian Miele – County Engineering	All	Various	Email Internal	Changes made to OP as per comments.