



To: **Committee of the Whole**

Agenda Section: Corporate Services
Division: Engineering, Planning and Environment
Department: Planning

Item Number: **CCW - 2025-196**

Meeting Date: August 12, 2025

Subject: **Application for Settlement Area Boundary Expansion
Information Update Report
Owner/Applicant: IGC Golf Inc., Bayview-Wellington (Highlands) Inc., and 2523951
Ontario Inc.
23 Brownlee Drive & 2820, 2824, 2848 Line 5, Town of Bradford West Gwillimbury**

Recommendation

That Item CCW 2025-196, dated August 12, 2025, regarding an update to an application by IGC Golf Inc., Bayview-Wellington (Highlands) Inc., and 2523951 Ontario Inc., to amend the County of Simcoe Official Plan, be received; and

That County Planning staff proceed to process and evaluate the County of Simcoe Official Plan Amendment application including hosting of a Statutory Public Meeting in accordance with the *Planning Act*.

Executive Summary

The County of Simcoe Planning department received a complete application to amend the County's Official Plan (SCOPA) for the development of the lands located at 23 Brownlee Drive & 2820, 2824, 2828 Line 5 (subject lands) directly adjacent to the settlement of Bradford in the Town of Bradford West Gwillimbury (BWG).

The general purpose of the amendment is to incorporate the subject lands into the settlement area of Bradford by redesignating it from 'Rural' to 'Settlements' in the County Official Plan Schedule 5.1. If approved the SCOPA would enable the Town of BWG Council to adopt a local Official Plan amendment to redesignate the lands in the Town's OP to develop the property for urban residential, and other community uses such as a school, commercial, and parkland.

This County application has been active since October of 2017 but land use planning policy at the time meant it could not proceed. As a result, the application (as agreed to by

the applicant) was placed in abeyance to await the conclusions of the Municipal Comprehensive Review (MCR) process. The MCR was a process intended to assess future land needs and implement any necessary settlement area boundary expansions (SABE's) throughout the County to accommodate long-term growth. At the time of the applicant filing its SCOPA submission in 2017, provincial policy did not permit a privately initiated SABE outside of an MCR. The MCR project was required to be completed due to policies of the Growth Plan for the Greater Golden Horseshoe (Growth Plan), however, the approval of the Provincial Planning Statement 2024 (PPS) has now revoked the Growth Plan. As a result, the completion of an MCR is no longer necessary, and the PPS 2024 now provides a policy context for private applications to be considered for SABE's. Subsequently this application which would result in an expansion to the settlement of Bradford has now been re-initiated and can be considered on a site-specific basis in accordance with PPS 2024. Accordingly, County staff have begun the process of preparing for the formal circulation and review of the application which will also require a statutory public meeting hosted by the County.

Background/Analysis/Options

The County of Simcoe Planning department received a complete application to amend the County's Official Plan (SCOPA) for the development of the lands located at 23 Brownlee Drive & 2820, 2824, 2828 Line 5 (subject lands) directly adjacent to the settlement of Bradford in the Town of Bradford West Gwillimbury (BWG), a location map is attached as Schedule 1. The general purpose of the amendment is to incorporate the subject lands into the settlement area of Bradford in the County OP to enable the approval of a Town OPA to redesignate the lands in the Town's OP to develop the property for urban residential uses consisting of 308 single detached, 208 semi-detached, 266 street townhouses and 156 back-to-back townhouse units, with additional community uses such as a school, commercial, and parkland, as shown by Schedule 2 this report.

Most of the subject lands (60 hectares) are designated 'Rural' in Schedule 5.1 – Land Use Designations in the County of Simcoe Official Plan (SCOP), with a small portion of the lands in the southeast designated as "Greenbelt Plan – Protected Countryside, Holland Marsh (Specialty Crop Areas)." The Town of Bradford West Gwillimbury Official Plan (OP) designates the subject lands as 'Rural' with a small portion designated as 'Greenbelt Plan.' The application for settlement area expansion can only affect the Rural lands and cannot re-designate the smaller portion associated with the Greenbelt for urban purposes.

An associated Town OPA (LOPA), Zoning By-law Amendment (ZBA) and draft plan of subdivision applications have also been submitted to the Town. In accordance with the *Planning Act*, a statutory public meeting for the LOPA, ZBA and Draft Plan was already held on May 31, 2022, and then more recently on February 25, 2025, reflecting an updated proposal. A Recommendation Report was submitted to Town Council on April 15, 2025, endorsing the inclusion of the subject lands into the Bradford settlement area through a settlement area boundary expansion. Accordingly, Town Council passed a motion to endorse the subject lands for inclusion within the Bradford settlement area and

to direct that the necessary application for amendment to the County of Simcoe Official Plan proceed for consideration by County Council and the province. A copy of Town Council's motion is attached as Schedule 3 of this report.

From a sequencing perspective, to add or adjust any lands in a settlement area a SCOPA that is approved by the province must first occur. If lands are ultimately included in a settlement area through the Minister's approval of the associated SCOPA, then the LOPA can proceed to implement the new approved boundary and develop land use designations and policies that will enable the development of the lands as part of the community.

If the SCOPA application is reviewed, evaluated and adopted at a future date by County Council, it must then be provided to the province for consideration of final approval. This amendment to the County OP, if approved, would result in a schedule change affecting County of Simcoe Official Plan Schedule 5.1 Land Use Designations, whereby the subject site would be re-designated from 'Rural' to 'Settlements'. This redesignation would indicate an updated settlement area boundary for Bradford.

The subsequent LOPA at the Town could then proceed to be adopted and provided to County Council for final approval. The LOPA would result in a redesignation of the subject lands in the Town OP matching the limits of the updated settlement boundary shown in the County OP but would re-designate lands from 'Rural' to 'Low and Medium Density Residential' and 'Environmental Protection'. Other community details would also be included in the Town OP such as a school block, park block, stormwater management block, buffer lands and trail connections.

The PPS 2024 section 2.3.2.1 identifies the full suite of policies that must be considered for new settlement areas and expansions to settlement areas. The applicant has addressed the PPS 2024 as part of its current submission material, and the County and the Town will need to be satisfied that these policies, along with all other applicable policies of the province, County and Town have been adequately met to justify this SABE application.

Based on the direction of the Town that the subject lands should be considered for inclusion into the settlement of Bradford County Planning staff will now proceed with evaluating the active SCOPA application on the subject lands. The review process will include a formal circulation to the Ministry of Municipal Affairs and Housing and other relevant agencies, as well as provide information to First Nations. A statutory public meeting hosted by the County will also need to occur and will be scheduled at the soonest appropriate opportunity. Much of the evaluation of this application will be based upon new PPS 2024 policies which provides the most current framework required to justify new settlements and expansions to settlement area boundaries, and which the applicant has incorporated in their most recent submission material submitted.

Financial and Resource Implications

There are no financial or resource implications associated with this item.

Relationship to Corporate Strategic Plan

The proposed amendment may support Growth Related Service delivery by facilitating appropriate levels of new development that help to maximize use of existing infrastructure.

Attachments

- Schedule 1 - Location Map
- Schedule 2 - BHJV Draft Plan of Subdivision
- Schedule 3 - Town of BWG Council Endorsement Motion

Prepared By Dan Amadio, RPP, MCIP, Manager of Planning

Approvals

	Date
Rob Elliott, General Manager, Engineering, Planning and Environment	July 22, 2025
Trevor Wilcox, General Manager, Corporate Performance	August 1, 2025
Mark Aitken, Chief Administrative Officer	August 6, 2025