

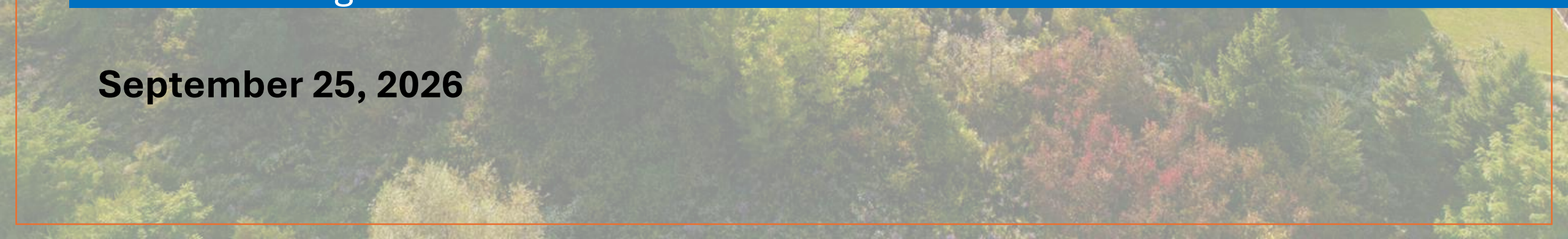


# PlanBWG2051

Growth Management Plan to 2051

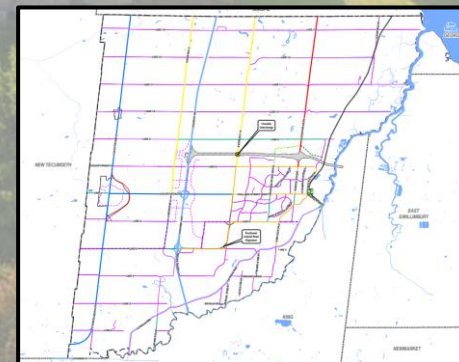
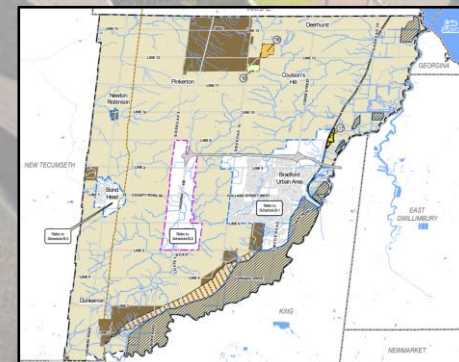
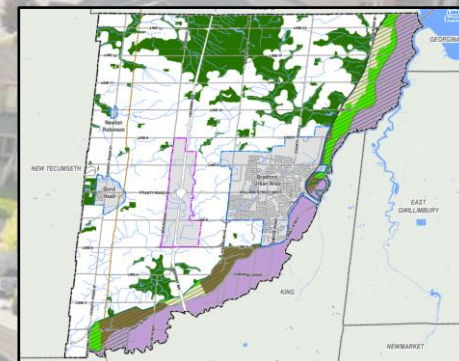
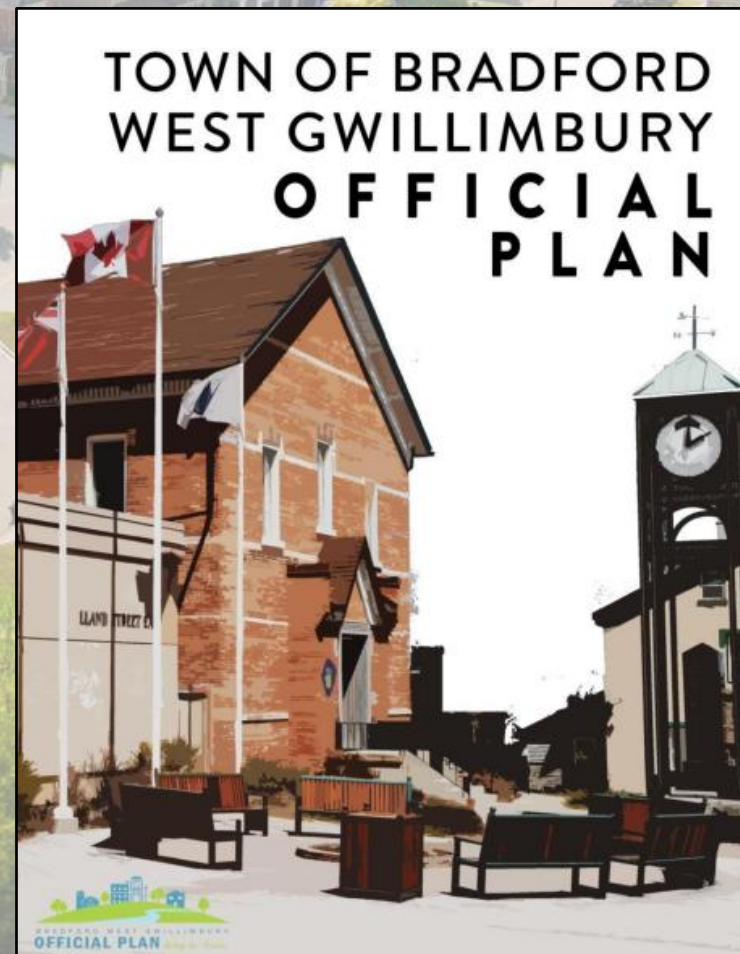


**September 25, 2026**



# What is an Official Plan (OP)?

- Policy tool to prescribe how land should be managed (setting permitting land uses, density targets etc.) in our community.
- Implements Provincial policy and locally-driven policy and priorities.
- Current Town of BWG OP
  - 50,500 People by 2031 – can accommodate future growth within existing settlement boundaries (Bradford and Bond Head)



# 2002 Official Plan

Bradford's projected growth in 2002

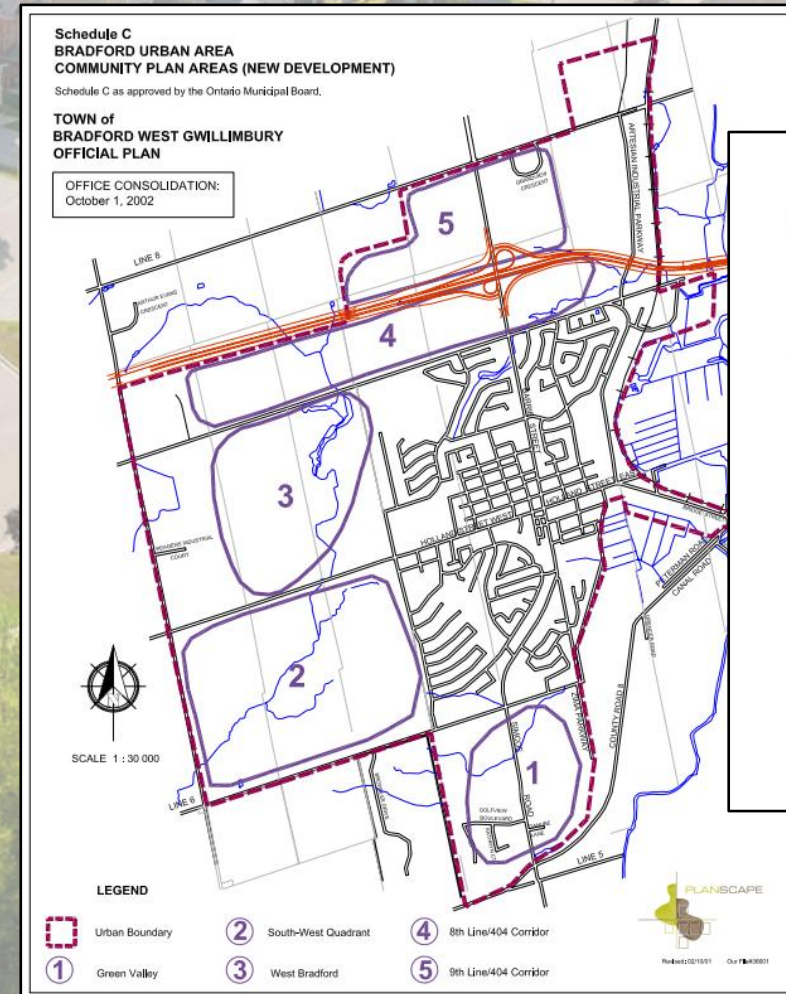
- 47,800 residents by 2026

Identified five (5) community areas for future growth in Bradford

- + Bond Head and Highway 400 Employment Area

Statistics Canada:

BWG Population (2021) – **42,335**



OFFICIAL PLAN  
of the  
TOWN of BRADFORD WEST GWILLIMBURY  
Adopted February 15, 2000

OFFICE CONSOLIDATION  
(Consolidated to October 1, 2002)

OMB Approved

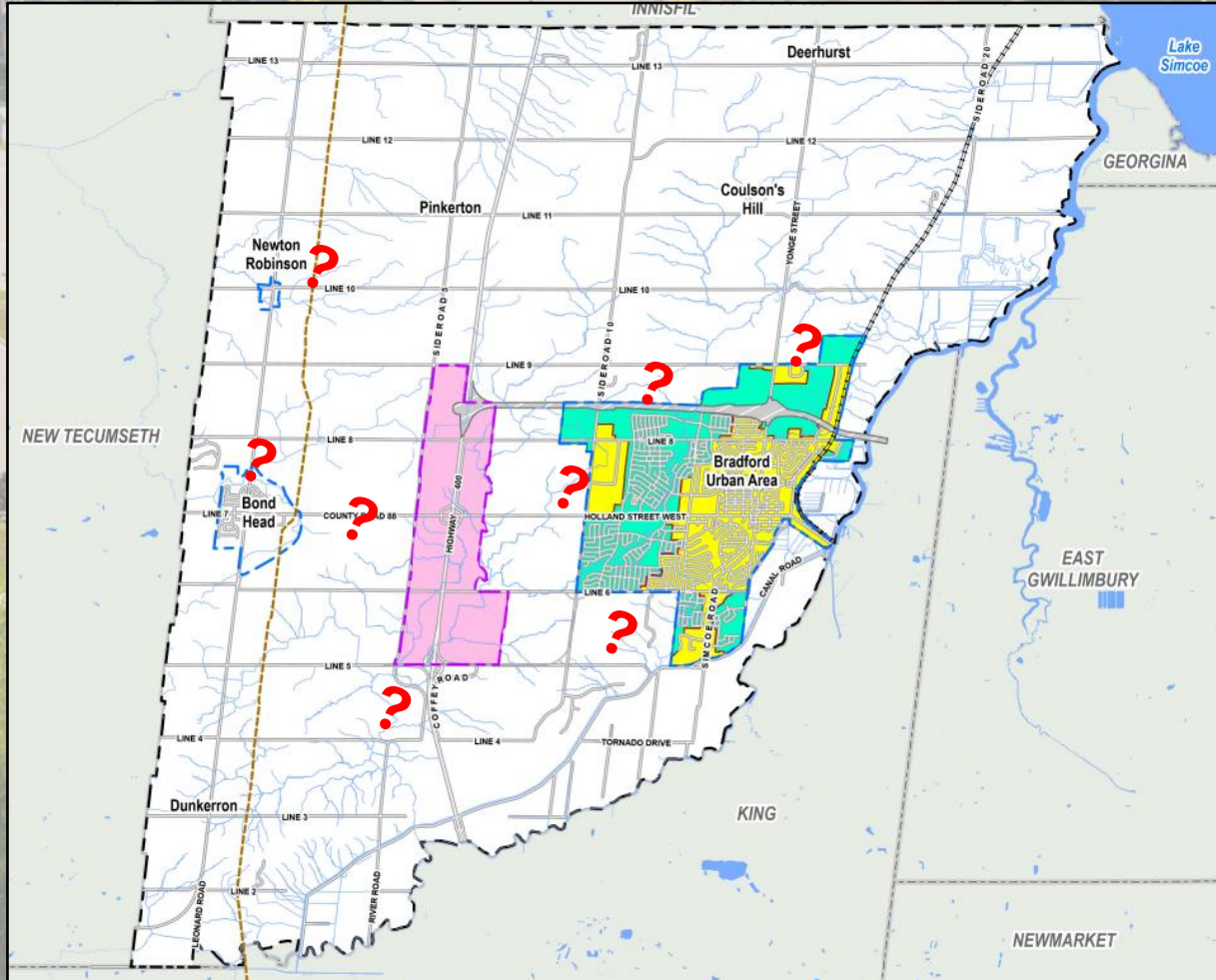
J. Ross Raymond & Associates Ltd  
Gravenhurst, Ontario

PLANESCAPE – Building Community Through Planning  
Brampton, Ontario





- Background work to determine future land needs for population and employment growth;
  - *Where and how to grow!*
- The Official Plan implements the growth management study***



**BWG IS PLANNING FOR**



# 2051



**83,470**

Population forecast to 2051



**30,900**

Employment forecast to 2051



**449.1 ha**

Land Needs for future growth and  
communiuty uses

Learn more about the Town's Growth Management Study

[www.townofbwg.com/PlanBWG2051](http://www.townofbwg.com/PlanBWG2051)

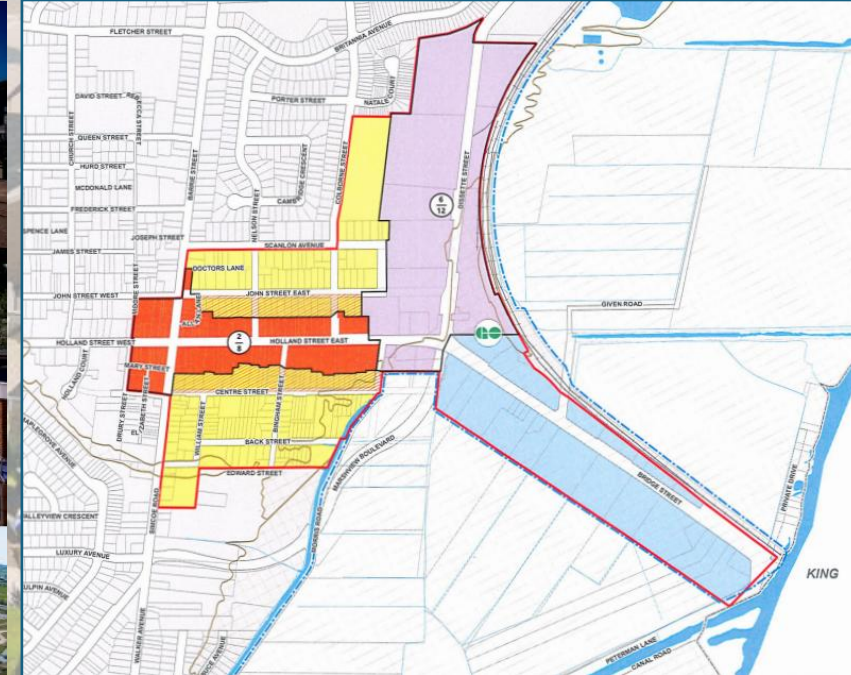
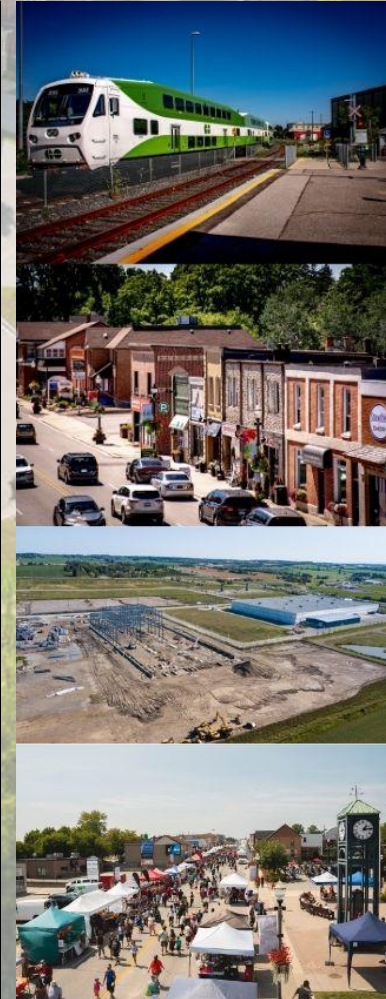


PlanBWG2051@townofbwg.com

# What is BWGs growth management study

## Phase 1 – “Intensification First”

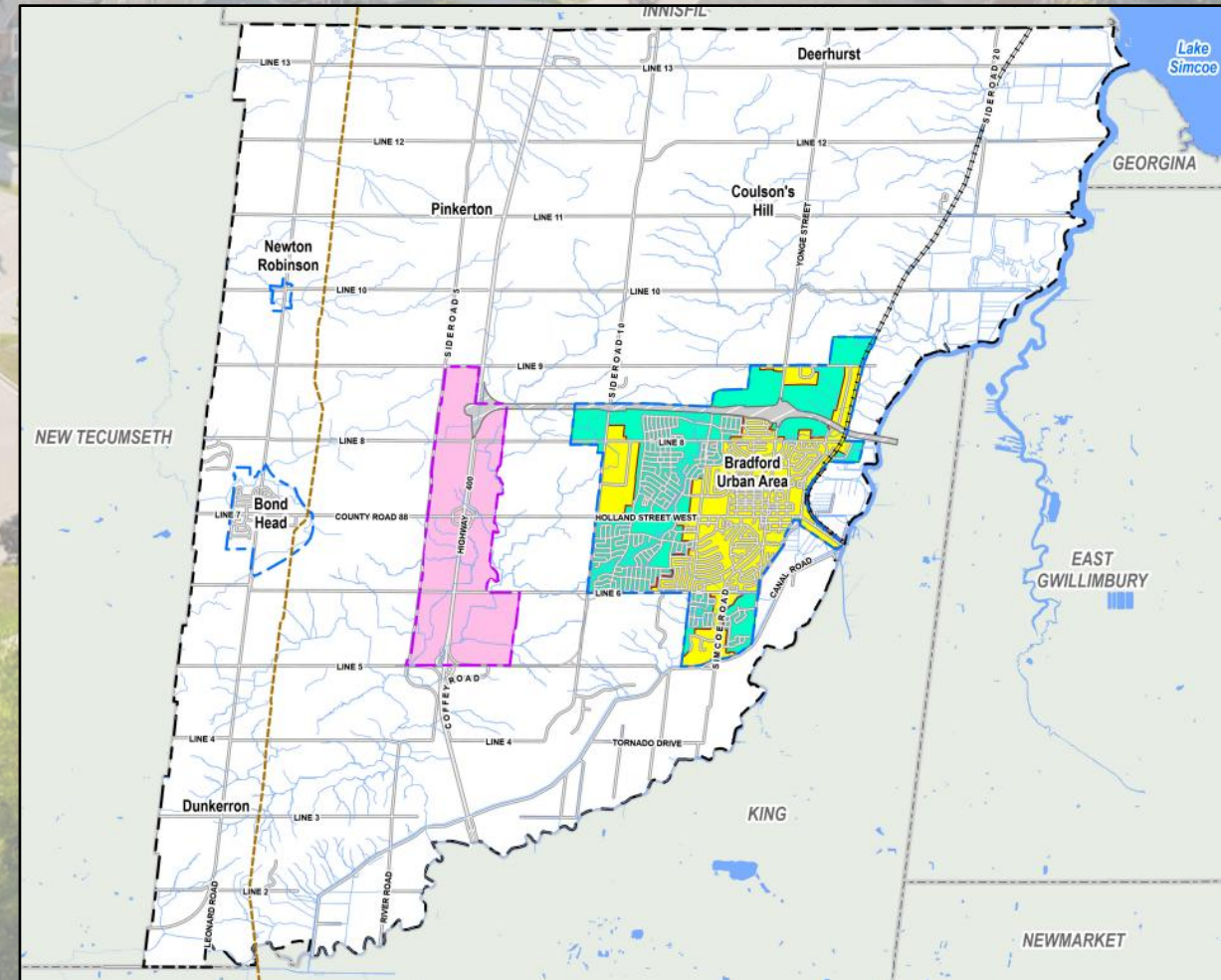
- Intensification First to evaluate how much 2051 growth fits inside the existing urban boundaries
- Assessed long-term employment land needs
- Established employment-conversion criteria
- Delineated the MTSA (Major Transit Station Area) and Strategic Growth Area
- Part 1 adopted by Council but requires approval from either Simcoe County or the Province



# What is BWGs growth management study

## Phase 2 – “Settlement Area Boundary Expansion”

- Primary focus is on urban boundary expansion
- Lots of interest in BWG for urban expansion:
  - South Simcoe Growth Area
  - Minister Zoning Orders
  - Landowner requests
  - Employment land conversions
- Studies required to support the work:
  - Water/Wastewater Master Plan
  - Fiscal impact analysis
  - Agricultural Impact Assessment
  - Natural Heritage Evaluation





# Settlement Area Boundary Expansion Workplan

(Phase 2 Growth Management Study)

**Disclaimer:** The tasks and timelines listed for each phase may change as the project moves forward. Changes may be made to reflect new needs, priorities, or timelines.



## Stage 1 - Background Work

*August 2026 - December 2026*

- Map all Settlement Area Boundary Expansion (SABE) Requests
- Apply Council-endorsed SABE Criteria to landowner requests
- Identify conceptual study areas for future analysis
- Prepare Terms of Reference for consultants
  - Land Needs Assessment/ Fiscal Impact Assessment
  - Agricultural Impact Assessment
- Town Council to endorse study areas



## Stage 2 - Study Area Review

*January 2027 - December 2027*

- Review Study Areas with Town Departments, External Agencies and the public.
- Complete applicable studies:
  - Land Needs Assessment/ Fiscal Impact Assessment
  - Agricultural Impact Assessment
  - Master Servicing Study
- Map future expansion areas (options) and prepare draft Official Plan Amendments
- Town Council to endorse options, provide direction to Staff

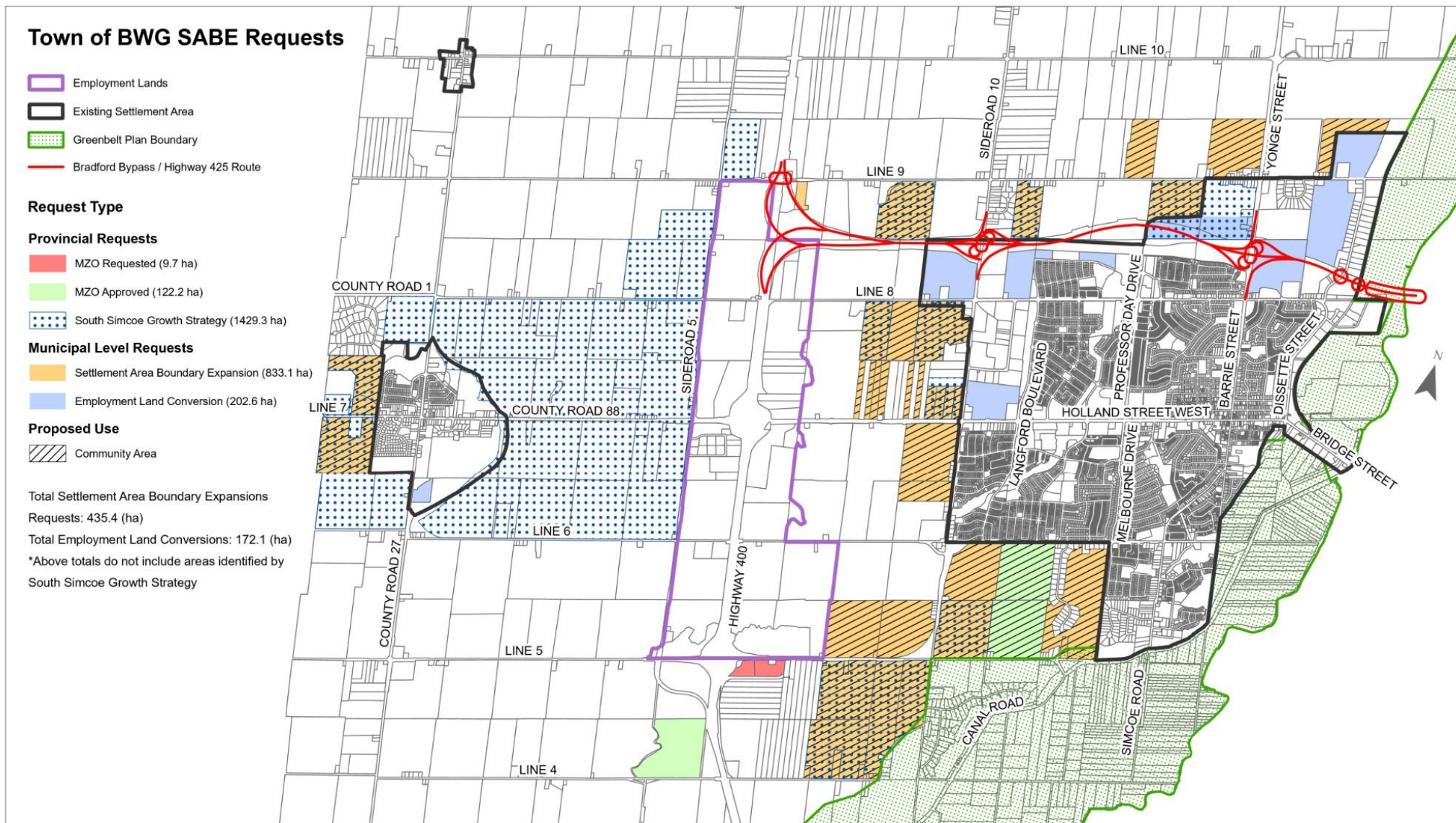


## Stage 3 - Boundary Expansion Official Plan Amendment

*January 2028 - June 2028*

- Review recommended SABE options with Town Departments, External Agencies and the public
- Host statutory Public Meeting
- Present Final Official Plan Amendments to Council
- Prepare adoption package to Ministry of Municipal Affairs and Housing

# Map of Landowner Requests (Aug. 2026)



# Town of Bradford West Gwillimbury

## SETTLEMENT AREA BOUNDARY EXPANSION CRITERIA



### Growth Management

- A1.** Are the lands contiguous with an existing Settlement Area or Employment Lands boundary?
- A2.** Are the lands within the municipal boundaries of Bradford West Gwillimbury?
- A3.** Are there known plans to develop these lands within the planning horizon?
- A4.** Are the lands best suited to accommodate community (e.g., residential, commercial, institutional) or employment uses (e.g., manufacturing, warehousing, and distribution)?
- A5.** Can the lands support the Municipality's goal for creating complete communities by providing a range of land uses?
- A6.** Can the lands support the Municipality's housing need by providing a range of building types and appropriate densities?
- A7.** Can the lands achieve the municipality's minimum density target?
- A8.** Do the lands provide for the phased progression of urban development?



### Servicing and Infrastructure

- B1.** Does the existing wastewater system have capacity to accommodate the lands during the planning horizon?
- B2.** Is wastewater servicing available or can it be made available to the lands?
- B3.** Does the existing system have capacity to accommodate the lands with municipal water supply during the planning horizon?
- B4.** Is water servicing available or can it be made available to the lands?
- B5.** Can the lands be serviced by existing stormwater management infrastructure? Is there capacity for adequate access to drainage to capture surface runoff generated?
- B6.** Do the lands consider planned or existing infrastructure investments and capital projects, and efficiently use existing and planned servicing and mitigate municipal financial risks?
- B7.** Do the lands make use of the location and capacity in existing and planned hard services, including transportation, water, wastewater, and stormwater, and emergency services?
- B8.** How well can the lands access a major transportation corridor such as a Provincial Highway or County Road?
- B9.** Can a local road network be incorporated for the lands, including consideration of environmental matters?



### Community Connectivity

- C1.** Do the lands make use of the location and capacity in existing and planned soft services, including parkland, open space, trails, schools, daycares, places of worship, human services, community centres, libraries, and other community services and facilities?
- C2.** Do the lands make use of the location and capacity in existing and planned amenities, such as, grocery stores, banks, and restaurants?
- C3.** Do the lands offer potential future expansion of existing or neighbouring employment areas?
- C4.** Do the lands meaningfully contribute to a complete community and compact urban form?
- C5.** What are the land use compatibility impacts on neighbouring or nearby lands by including the lands in the settlement area?



### Natural Heritage & Environment

- D1.** Are the lands within or adjacent to the Greenbelt?
- D2.** Are the lands fully or partially within or adjacent to lands regulated by the Lake Huron Regional Conservation Authority?
- D3.** How much of the lands are affected or impacted by natural heritage areas and features?
- D4.** In considering the lands in the context of natural heritage constraints, what is the feasibility of gaining access to developable portions of the lands?
- D5.** Do the lands contain areas of provincial significance such as Provincially Significant Wetlands, Provincial Areas of Natural and Scientific Interest, among others?

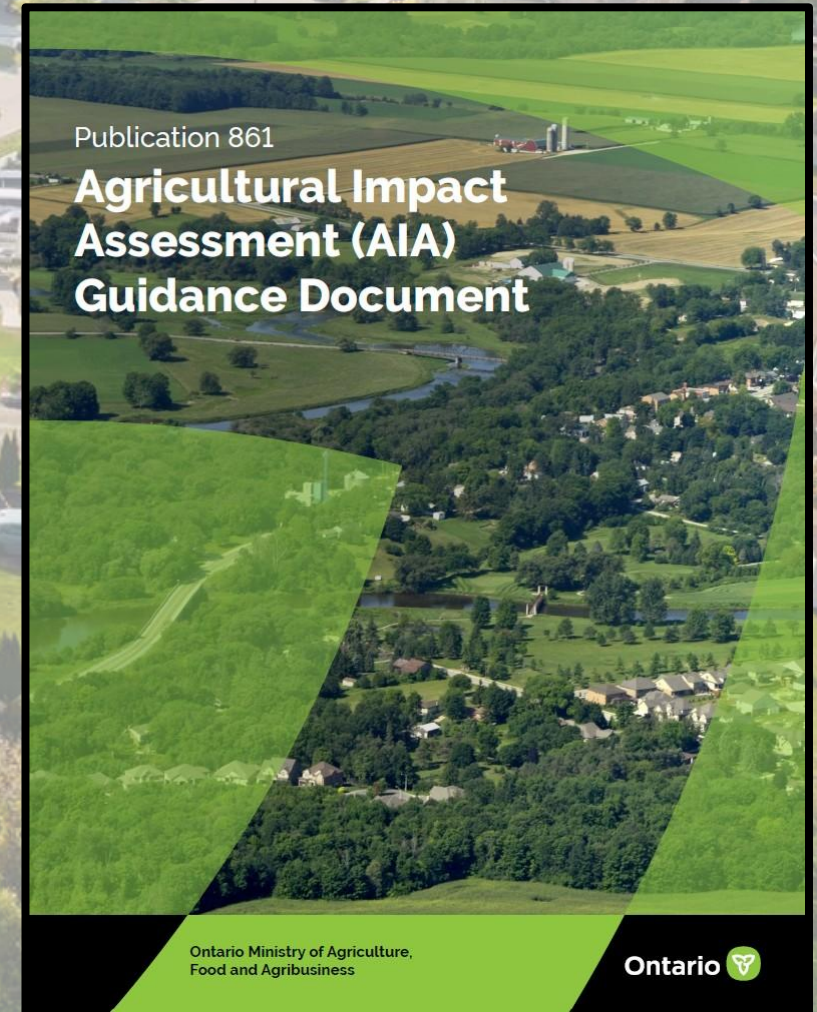


### Agricultural Impact

- E1.** Are the lands located within prime agricultural areas?
- E2.** Are the lands located within a specialty crop area?
- E3.** Do the lands comply with the province's minimum distance separation formulae?
- E4.** Are impacts on the agricultural system avoided or, where avoidance is not possible, minimized and mitigated?
- E5.** What is the level of impact on active livestock operations?

# Agricultural Impact Assessments (AIA)

- Required under the Provincial Planning Statement and Greenbelt Plan
- AIA is used for settlement area boundary expansion (SABEs) and non-agricultural use proposals
- Focuses on if the prime agricultural land is being lost, alternative locations, undermining the agricultural system and provincial policy conflict
- Asks the questions:
  - "What are the potential impacts of the proposal on agricultural activities in the area?"
  - "Can anticipated adverse impacts be avoided, or minimized and mitigated?"
- Relies upon municipalities to ensure the AIAs conducted are satisfactory for non-agricultural uses
- Technical assessment includes soil surveys, mapping of agricultural resources, MDS, etc.



# Recent provincial guidelines on AIAs for GMS

- AIAs for Settlement Area Boundary Expansion require evaluation surrounding proposed expansion area(s).
- 1.5 km assessment area includes regular MDS considerations within the buffer.



# Community Engagement

- Stay up to date on all things **PlanBWG2051**, by subscribing to our newsletter (Scan the QR Code)
- 2027 will include significant public consultation
  - Town Events
  - Open Houses
  - Presentations to Council/Committees of Council



Scan Me!

# Re-framing the Questions Around Growth

**LOOKING BACK** - Over the last 20-30 years of urban growth, how has the Town successfully supported agriculture? What could the Town have done differently?

**TODAY** - What are the most significant land use related challenges impacting farming? What about opportunities?

**INTO THE FUTURE** - While accommodating urban growth to the year 2051, what does success in supporting agriculture look like?