



Agricultural Partnership Working Group

Meeting #1

September 15, 2026

Agenda



Welcome from Mayor James Leduc

Introductions

Discussion Items

- Purpose of Working Group
- Terms of Reference Overview
- Election of Chair/Vice Chair of Working Group
- Growth Management Study Overview
- Roundtable Discussion

Next Meeting

Welcoming Remarks Mayor James Leduc



Introductions - Roundtable



- Who are you and your role in the agricultural community?
- What perspective or experience you bring to this Working Group?
- What you see as the biggest opportunity or challenge facing agriculture as BWG grows?

Agriculture in BWG

- Home to the Holland Marsh, Specialty Crop Area with \$1 billion annual economic impact
- 7,000 acres of prime agricultural land supporting more than 125 farms and a network of storage, packaging, processing and distribution businesses
- 117 agricultural businesses and industry leaders – Gwillimdale Farms and Maple Leaf Foods
- Major agricultural production in crops, greenhouse and value-added storage, packing and processing
- Agriculture supports local employment, food production, environmental stewardship and rural character

How We Got Started

- Working group established by Council on August 4, 2026
- Support the Town's Growth Management Study
- Ensure that agriculture has a formal voice in discussions about future growth and land use planning

Balancing growth while protecting and supporting the long-term viability of agriculture in Bradford West Gwillimbury.

Purpose of the Working Group

- Provide a collaborative forum between agricultural stakeholders and the Town
- Share information and identify emerging opportunities and challenges
- Support the protection of agricultural lands and farming operations
- Ensure agriculture is considered as the Town plans for future residential and employment growth
- Provide advice and feedback to the Growth Management Study team

Terms of Reference Overview

Advisory Role

- Advisory in nature with no delegated decision-making authority
- Provides advice and recommendations to the Growth Management Study team
- Does not make decisions on behalf of Council or direct Town staff

Focus Areas

- Protection of agricultural lands
- Continued viability of farming operations
- Development of a strong and resilient agricultural system
- Review of studies, technical reports, draft policies, and recommendations related to the Growth Management Study

ToR Part II

Membership

- Representatives from:
 - BWG Council
 - Growth Management Study project team
 - Holland Marsh Growers' Association
 - Highland farming community
 - Other agricultural organizations and commodity groups, etc.

Operating Principles

- Collaborative and respectful discussion
- Volunteer participation
- Consultation and information sharing
- Meetings scheduled based on project milestones and study needs

Role of the Chair

- Facilitate meetings and discussions
- Encourage participation from all members
- Help maintain focus on agenda items
- Work with Town staff on meeting agendas and priorities
- Act as the primary liaison between members and staff



Chair and Vice Chair Election Process

- Request nominations for Chair
- Members may nominate themselves or another member
- Each nominee confirms willingness to serve
- If there is one nominee, elect by consensus
- If there are multiple nominees, conduct a simple vote of members present
- The nominee receiving the most votes is elected Chair
- Elect a Vice-Chair using the same process

What Success Looks Like

Outcomes for the Working Group

- Agricultural perspectives are integrated into the Growth Management Study
- Collaboration between the Town and agricultural stakeholders is strengthened
- Potential impacts of future growth on agriculture are identified early
- Recommendations support both long-term community growth and agricultural sustainability



Growth Management Study Overview

- **Official Plan (OP)**

- Policy tool to prescribe how land should be managed in our community.
- Implements Provincial, County/Regional policy and locally-driven policy.

- **Growth Management Study/Strategy (GMS)**

- 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's 2002 OP to today

● BWG 2002 Official Plan

- Identified five areas for future community growth in Bradford
- Population of 47,800 residents by 2026
- Review of OP in 2021 forecasts 50,500 by 2031





Town's Growth Management Study to 2051

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

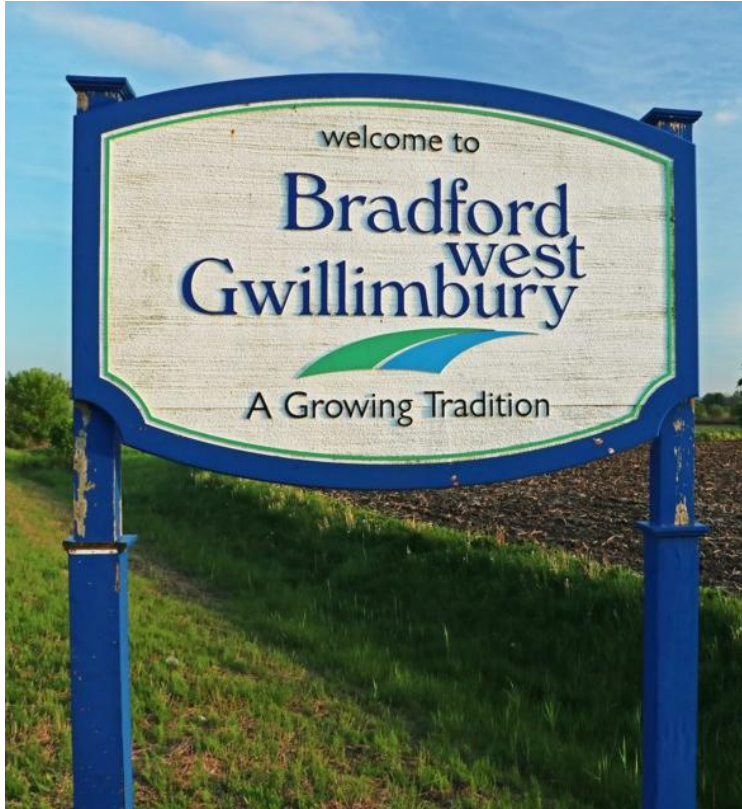
Learn more about the Town's Growth Management Study

www.townofbwg.com/PlanBWG2051



PlanBWG2051@townofbwg.com

Growth Management Study – Phase 1



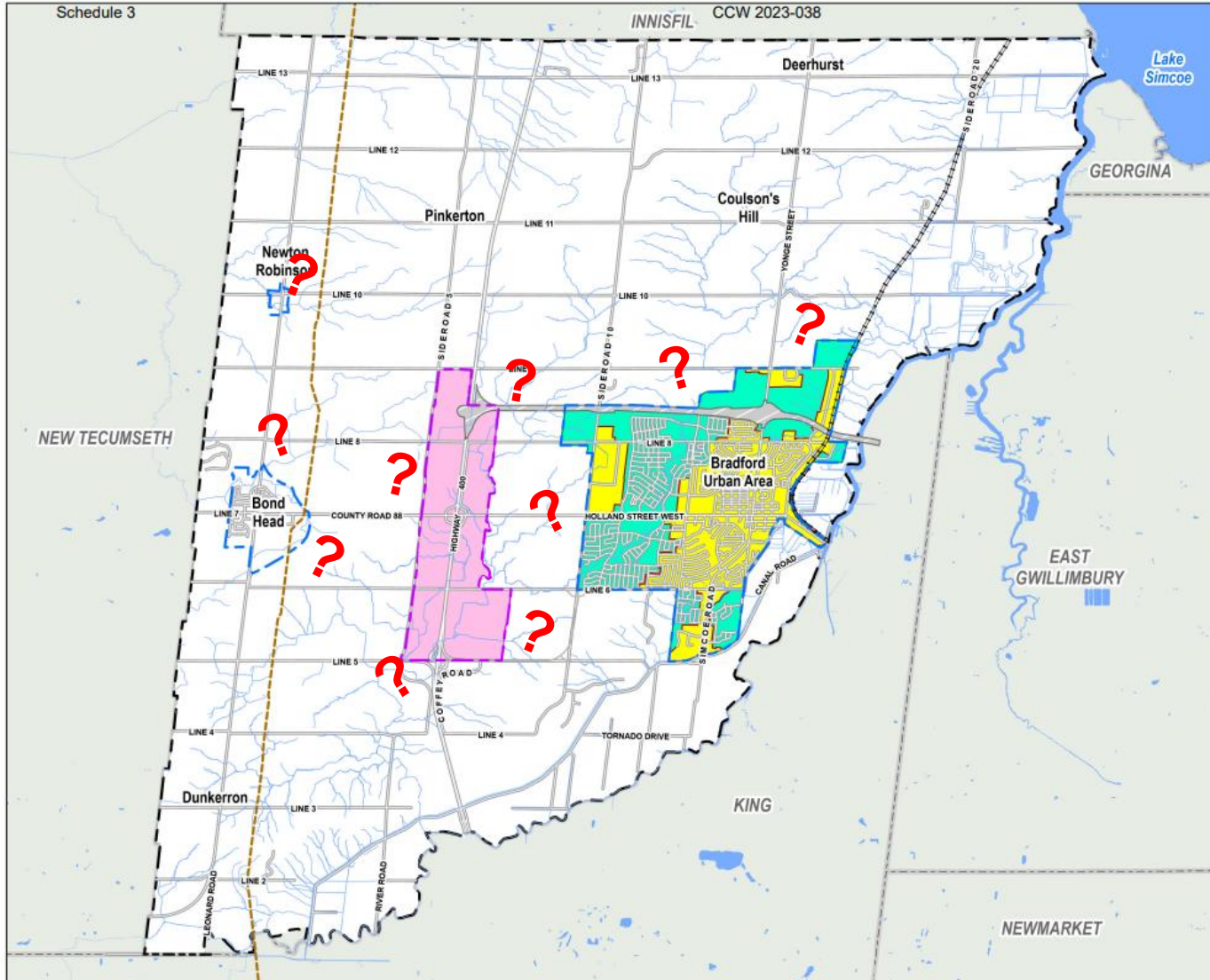
- Intensification First to evaluate how much 2051 growth fits inside the existing urban boundaries
- Assessed long-term employment land needs
- Established employment-conversion criteria
- Delineated the MTSA (Major Transit Station Area) and Strategic Growth Area
- Part 1 adopted by Council but requires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

Growth Management Study – Phase 2

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



Growth Management Study – Part 2





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

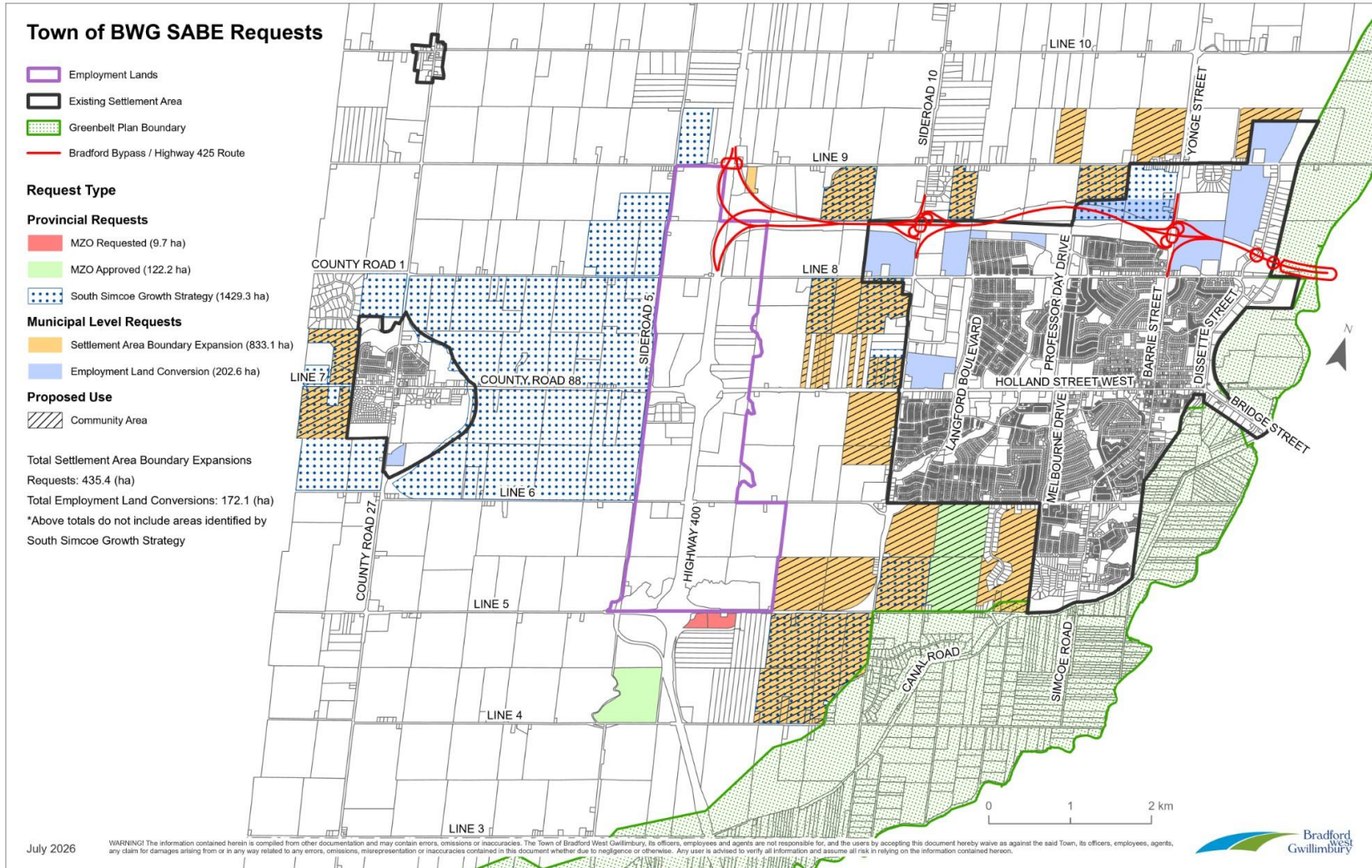


Stage 3 - Boundary Expansion Official Plan Amendment

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

Requests submitted to date



Council-endorsed Criteria



Town of Bradford West Gwillimbury SETTLEMENT AREA BOUNDARY EXPANSION CRITERIA

 Growth Management	 Servicing and Infrastructure	 Community Connectivity	 Natural Heritage & Environment	 Agricultural Impact
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?	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?	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?	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?	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 Assessment



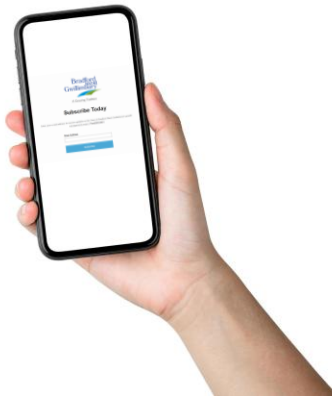
- Required under the Provincial Planning Statement and Greenbelt Plan
- AIA is used for settlement area boundary expansion (SABEs) and non-agricultural use proposals
- Asks the questions:
 - "What are the potential impacts of the proposal on agricultural activities in the area?"
 - "Can anticipated adverse impacts be avoided, or minimized and mitigated?"
- Focuses on if the prime agricultural land is being lost, alternative locations, undermining the agricultural system and provincial policy conflict
- PPS evaluates land use change at the macro level whereby the AIA acts as the primary gatekeeper
- 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 Guidance 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



Roundtable Discussion

Re-framing the Questions Around Growth

Over the last 20-30 years of urban growth, has the Town successfully supported agriculture? If yes, how? If no, how not?

Today, what are the most significant land use related challenges to farming? What about successes?

Looking to 2051, while accommodating urban growth, what does success in supporting agriculture look like?

Planning for Next Time

Next Meeting

- Meeting Date
- Agenda Items



Growth and agriculture can succeed together through partnership, collaboration, and informed planning