

Julianna Zhuo
February 2, 2023
Municipal Services Office - Central Ontario
16th floor - 777 Bay Street
Toronto, ON
M7A 2J3

Re: Environmental Registry Posting No. 019-6113
Provincial Approval of Simcoe County Official Plan Amendment #7
3885 Line 3, Town of Bradford West Gwillimbury
PIN 580020084

Weston Consulting is the planning consultant for the Owners of the above referenced lands. This letter has been provided in response to ERO Posting 019-6113 as it relates to Simcoe County's Growth Management conformity exercise.

The subject lands are approximately 86 acres (35 ha.) and are located on the south side of Line 3 within the southwest region of the County which has seen limited development activity given the rural context. The lands are currently used as a farming operation on approximately 50% of the property with the remaining area comprised of Natural Heritage areas.

It is our understanding that the County Council adopted Official Plan Amendment 7 in August, 2022 which was subsequently filed with the Ministry of Municipal Affairs and Housing who are the approval authority for such documents. Weston Consulting, on behalf of the landowners, have reviewed this Amendment and would like to provide our support for its approval. We are supportive of the County's direction to address the need for new housing within the County and the Province as a whole. However, we would like to see additional modifications to the County's housing policies; specifically, Section 3.7.11.

The subject lands and surrounding properties south of Line 3 are designated *Rural Designation* within the Town's adopted Official Plan. The permitted uses within this designation are provided in Section 2.b) and are provided:

*Permitted uses on lands within the Rural designation may include agriculture, agriculture-related uses (subject to Section 4.6 c), processing of agricultural products, on-farm diversified uses (subject to Section 4.6 d), natural heritage conservation and forestry, agriculture produce sales outlets, resource-based recreational activities, **limited residential development (per Section 3.7.11 of the County Official Plan)**, cemeteries, and other rural land uses.*

As it relates to residential development, the Official Plan defers to Section 3.7.11 of the County's OP which provides development policies for *Rural* areas. Section 3.7.11 is copied below for reference:

New multiple lots and units for residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in local municipal official plans, as of June 16, 2006. Local municipal official plans may continue to recognize this type of development permitted under this policy and provide appropriate policies for development.

Our interpretation of this policy suggests that while residential uses are permitted, it is limited to existing developments occurring prior to June 16, 2006. There is an opportunity to create modest housing opportunities within transitioning Rural areas of Bradford West Gwillimbury that are reflective of the other Estate Residential communities which exist within the Town.

As Section 3.7.11 notes, any new residential development will need to be appropriately zoned to permit the use. Should the restrictions of this policy be removed, future residential development will be required to go through the requisite approval process to ensure that good Planning and the public interest are maintained.

We respectfully request that the Minister, through modifications to County Official Plan Amendment 7, include an amendment to Section 3.7.1 and allow new Estate Residential development subject to appropriate review at the local municipal level.

The purpose of seeking this amendment to allow for Estate Residential uses is to restore the ambition and diversity of an Estate Residential housing community segment as previously supported adopted and established. Enclosed with this letter is an extract of the Town's Official Plan showing the location of the subject lands in proximity to the existing pockets of estate residential communities. Examples of these communities, including the Mandalane and Nottingham Forest are provided on the following pages for reference.

On behalf of The Land Owner and Weston Consulting, we would like to cordially take this opportunity to thank you for your time and consideration. We ask that Weston Consulting and the landowner be included in any correspondence with respect to hereabove.



Martin Quarcoopome BES, MCIP, RPP
Vice President

cc. M. Corbo

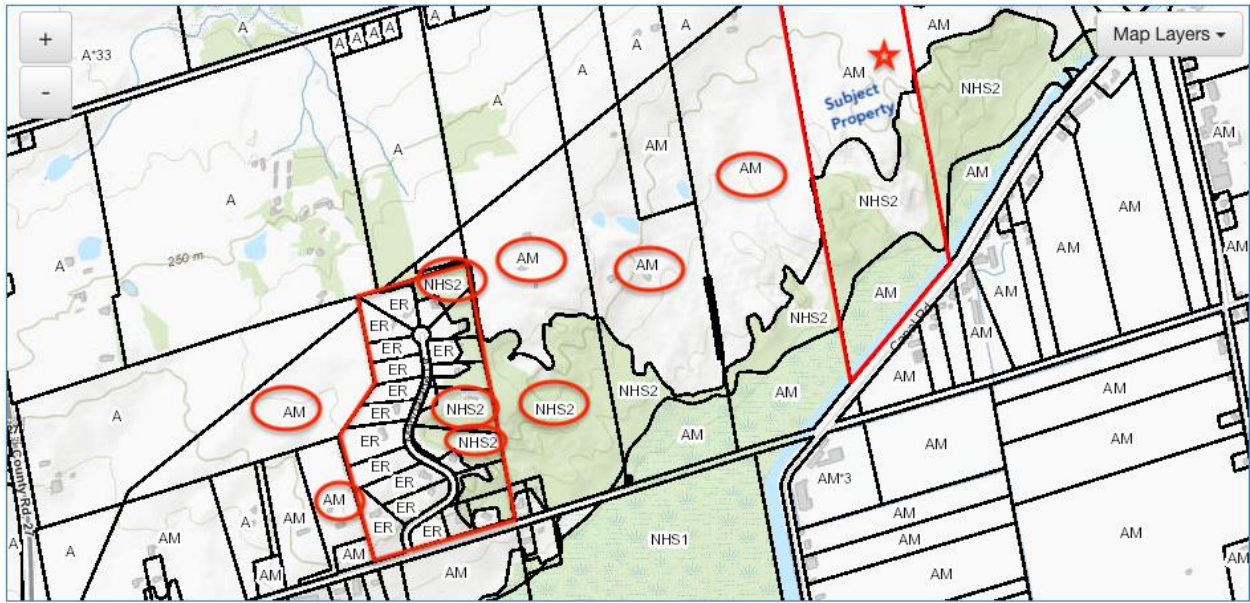


Figure 3- Mandalane Estates



Figure 4 - Nottingham Forest Estates