



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

SENT VIA EMAIL

P – 2648

February 1, 2023

Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Ontario
777 Bay Street, 16th Floor
Toronto, Ontario
M7A 2J3

Attention: Julianna Zhuo

**Re: County of Simcoe Official Plan Amendment No. 7
ERO Posting 019-6113
Ministry Reference Number: 43-OP-221936
FNB Developments Inc. c/o DG Group
Town of Bradford West Gwillimbury
County of Simcoe**

Dear Ms. Zhuo,

KLM Planning Partners Inc. acts on behalf of FNB Developments Inc. c/o DG Group in relation to the lands located on the north side of Crossland Blvd., south of the future Highway 400/404 bypass and west of Professor Day Drive.

The subject lands are currently designated in the Town of Bradford West Gwillimbury Official Plan as Industrial/Commercial and we respectfully request these lands be redesignated to Medium Density Residential in order to permit residential uses on these lands. The reason for this request includes the following:

1. The subject lands have existing residential uses on the opposite side of the street and most importantly have now been bisected from a new elementary school that was just recently constructed and opened to students (Harvest Hills Public School). This elementary school now has lands on either side of it remaining in the Industrial/Commercial designation, which is a designation for employment uses. The Town of Bradford West Gwillimbury Official Plan outlines the permitted uses within the Industrial/Commercial designation as the following:

Manufacturing, warehousing, fabricating, repairing, processing, and assembly; office uses; hotel and convention facilities; and public and institutional uses. Residential uses are prohibited. Retail uses are not permitted, except for products produced or assembled on site. Such uses shall be accessory and located within the same building as the associated industrial use.

In our view, the permitted uses are not conducive or appropriate to the existing residential uses on the opposite side of the street nor to the new elementary school that bisects these lands. In our opinion, the lands should be designated Medium Density Residential in order to efficiently utilize the land and existing municipal services appropriately.

2. The subject lands currently do not have direct access to a major throughfare and instead must travel through an existing residential neighbourhood in order to access the 8th Line. Access to Professor Day Drive will be provided in the future however, this still requires vehicles to travel in a largely residential neighbourhood to gain access to the broader collector and arterial roads.
3. During the last Official Plan review process, which culminated in the approval of OPA's 25 and 26, it was found that the Town was using the best rate of employment land absorption, which was one year, to determine their future employment land needs. This has resulted in the town having a supply of over 200 years of employment land. Therefore, by redesignated this parcel from Industrial/Commercial to Medium Density Residential will have no impact on the Town's employment land supply.
4. The subject lands can be readily serviced by existing water, wastewater and stormwater services that are located on Crossland Blvd., which is along the frontage of the subject lands.

Given the above, it is our opinion the subject lands should be designated as Medium Density Residential in the Town of Bradford West Gwillimbury Official Plan. In doing so, the additional residential units will assist the Province in achieving 1.5 million homes in the next ten (10) years. Should you require anything further, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



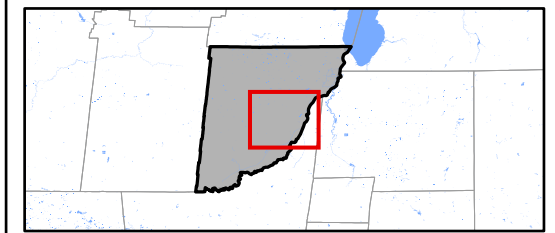
Keith MacKinnon BA, MCIP, RPP
Partner

cc. Warren Melbourne – FNB Developments Inc. c/o DG Group



BRADFORD WEST GWILLIMBURY
OFFICIAL PLAN *Building Our Tradition*
BRADFORD WEST GWILLIMBURY

**SCHEDULE B-1
LAND USE
BRADFORD URBAN AREA**



- Bradford West Gwillimbury Boundary
- Settlement Area Boundary
- Delineated Built Boundary
- Roads
- Highway 400 - 404 Link (Future)
- Railway
- Watercourses
- Waste Disposal Assessment Area

- Land Use Designations**
- Residential Built Up
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Neighbourhood Commercial
 - Community Commercial
 - Community Uses
 - Downtown Bradford
 - Open Space
 - Environmental Protection
 - Industrial
 - Industrial/Commercial
 - Special Policy Area 1 (Section 6.1)
 - Special Policy Area 2 (Section 6.2)
 - Other Special Policy Areas

