

March 15, 2022

MGP File: 15-2422

Town of Bradford West Gwillimbury  
305 Barrie Street, Unit 2  
Bradford, ON L3Z 2A9

via email: [AWiebe@townofbwg.com](mailto:AWiebe@townofbwg.com)

**Attention: Mr. Alan Wiebe, M.Sc., MCIP, RPP  
Manager of Community Planning**

Dear Mr. Wiebe:

**RE: Bradford Highlands Golf Club  
23 Brownlee Drive and 2820 and 2848 Line 5, Town of Bradford West  
Gwillimbury  
ICG Golf Inc., Bayview-Wellington (Highlands) Inc., and 2523951 Ontario Inc.  
(the “Bradford Highlands Joint Venture” or “BHJV”)  
File No. D09-17-01**

Malone Given Parsons Ltd. (“MGP”) has been retained by the Bradford Highlands Joint Venture (“BHJV”) to provide land use planning expertise for a proposed development concept on their lands located at 23 Brownlee Drive and 2820 and 2848 Line 5 (the “Subject Lands”). Official Plan Amendment applications to the Town and County were originally submitted in 2017 to request to bring these lands into the settlement area boundary given the need for additional land to meet the 2031 population forecast. should be noted that since the original submission, BHJV has acquired 2848 Line 5, which provides additional public road frontage and a potential access point for the future redevelopment of the Subject Lands.

The Town OPA application was deemed incomplete as per the letter dated January 30, 2018. We provided a response package (August 18, 2020) to address the outstanding items however this has not yet been reviewed by the Town. It

These applications were submitted concurrently with the Bradford OP Review process, specifically as it relates to Official Plan Amendment 25 (“OPA 25”), which was the Town’s growth management exercise and has been appealed to the Local Planning Appeal Tribunal, now Ontario Land Tribunal (PL 171255), which BHJV is an appellant to. Furthermore, through the mediation process of BHJV’s appeal of OPA 25, BHJV has signed Minutes of Settlement (MOS) with the Town and County, which scopes the appeal to only the Subject Lands. The MOS state that following the final outcome of the County’s phased MCR and any subsequent Growth Plan exercise, the Town/County/BHJV will take appropriate steps to bring OPA 25 into conformity with the County Official Plan as it applies to the Subject Lands.

Following our submission of the OPA applications, the County of Simcoe has undertaken their own Municipal Comprehensive Review (MCR) process. As part of the MCR, the County recently released their latest growth management analysis to understand the quantity of land needed to accommodate population and employment growth to 2051, which was prepared by Hemson Consulting entitled Growth Management and Land Needs Assessment Memo ("Memo"), prepared (dated October 1, 2021) as part of their MCR. This analysis concluded that an additional 7,500 people will be required to be accommodated within the Town of Bradford West Gwillimbury by 2031, over and above the original projections of 50,500. We are still of the opinion that a settlement expansion is required to accommodate a population of 50,500, however this additional increase in population furthers the need for a settlement expansion and the Subject Lands represents a logical area for this expansion.

In the context of these updates, the inclusion of an additional property, as well as in response to the notice of incomplete application we are pleased to make a resubmission, which for ease of reference and as requested by Town staff, provides the full submission package that includes the following:

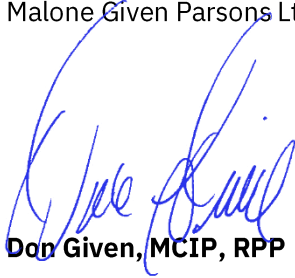
- Legal Plan of Survey
- Topographic Survey
- Registered Property Deeds and Parcel Registers/PIN Abstracts
- Planning Opinion Report (2022), prepared by Malone Given Parsons Ltd.
- Draft Official Plan Amendments (2022), prepared by Malone Given Parsons Ltd.
- Preliminary Servicing Brief (2017), prepared by Urban Ecosystems
- Preliminary External Servicing Investigation and Financial Review (2017), prepared by SCS Consulting
- Environmental Impact Study (2020), prepared by Beacon Environmental
- Archaeological Assessment (2022), prepared by AMICK
- Public Consultation Strategy (2020), prepared by Malone Given Parsons Ltd.
- A cheque for \$2,335 for the fee difference for an OPA application between 2017 and 2022

We note requirements for a Hydrogeological Report, Geotechnical Study, Source Water Protection Screening Review and Threats and Issues Assessment, and Tree Vegetation and Tree Protection Plan. These detailed studies will be provided with any future applications for a Draft Plan of Subdivision and Zoning Bylaw Amendment that will address the technical matters required at that stage of the development approval process, (these applications will be forthcoming shortly). It is our opinion that the materials provided as part of this submission, provides the required information to the Town that satisfactorily demonstrates the principle of development to extend the settlement boundary. Kindly confirm at your earliest possible convenience that the applications satisfy the Town's requirements for a complete application.

We trust that the enclosed information will allow for the timely circulation and processing of the applications.

Please contact the undersigned if you have questions with respect to the above.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

*Cc Celeste Iacobelli, BHJV  
Neil Palmer, BHJV  
Galli Tiberini, BHJV  
Ira Kagan, Kagan Shastri LLP  
Geoff McKnight, Town of Bradford West Gwillimbury  
Greg Marek, County of Simcoe*