

# DRAFT PLAN OF SUBDIVISION

Part of Block 36, Plan 51M-221 and  
Part of Lot 13,  
Concession 5  
(Geographic Township of West Gwillimbury)  
Town of Bradford-West Gwillimbury  
County of Simcoe

## KEY PLAN



## SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area(ha)
1-440	Single Detached min. 11.6m (38ft)	342	22.13
	Semi Detached min. 7.6m (25ft)	196	
441-498	Street Townhouses min. 6.1m (20ft)	334	7.89
499-507	B2B Townhouses min. 6.4m (21ft)	126	1.35
508-509	Parks		3.06
510-511	Stormwater Management Ponds		4.78
512	Environmental Protection		5.38
513	Compensation		0.42
514	Pumping Station		0.06
515-521	Drainage Blocks		0.24
522-540	Future Development		1.11
	Street 'A' 26.0m ROW	1,550m	
	Streets 'B'-'C' 20.0m ROW	570m	
	Streets 'D'-'S' 18.0m ROW	4,540m	
<b>Total</b>		<b>6,660m</b>	<b>998</b>

Approved subject to conditions in accordance with  
section 51(31) of the Planning Act, R.S.O. Chap. P. 13, as amended  
This \_\_\_ day of \_\_\_\_\_, 20\_\_  
Director of Planning, Development and Tourism, County of Simcoe

## OWNER'S AUTHORIZATION

We, ICG Golf Inc., Bayview-Wellington (Highlands) Inc. and 2523951 Ontario Inc. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

*[Signature]* October 18, 2023  
ICG Golf Inc. Date  
*[Signature]* October 18, 2023  
Bayview-Wellington (Highlands) Inc. Date  
*[Signature]* October 18, 2023  
2523951 Ontario Inc. Date

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*[Signature]* October 2, 2023  
R-PE Surveying Ltd. Date  
Ontario Land Surveyors

## ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13 (R.S.O. 1990).

- (a),(e),(f),(g),(i),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (f) - Soil is sands, silts, clay and tills.
- (h),(k) - Full municipal services to be provided.

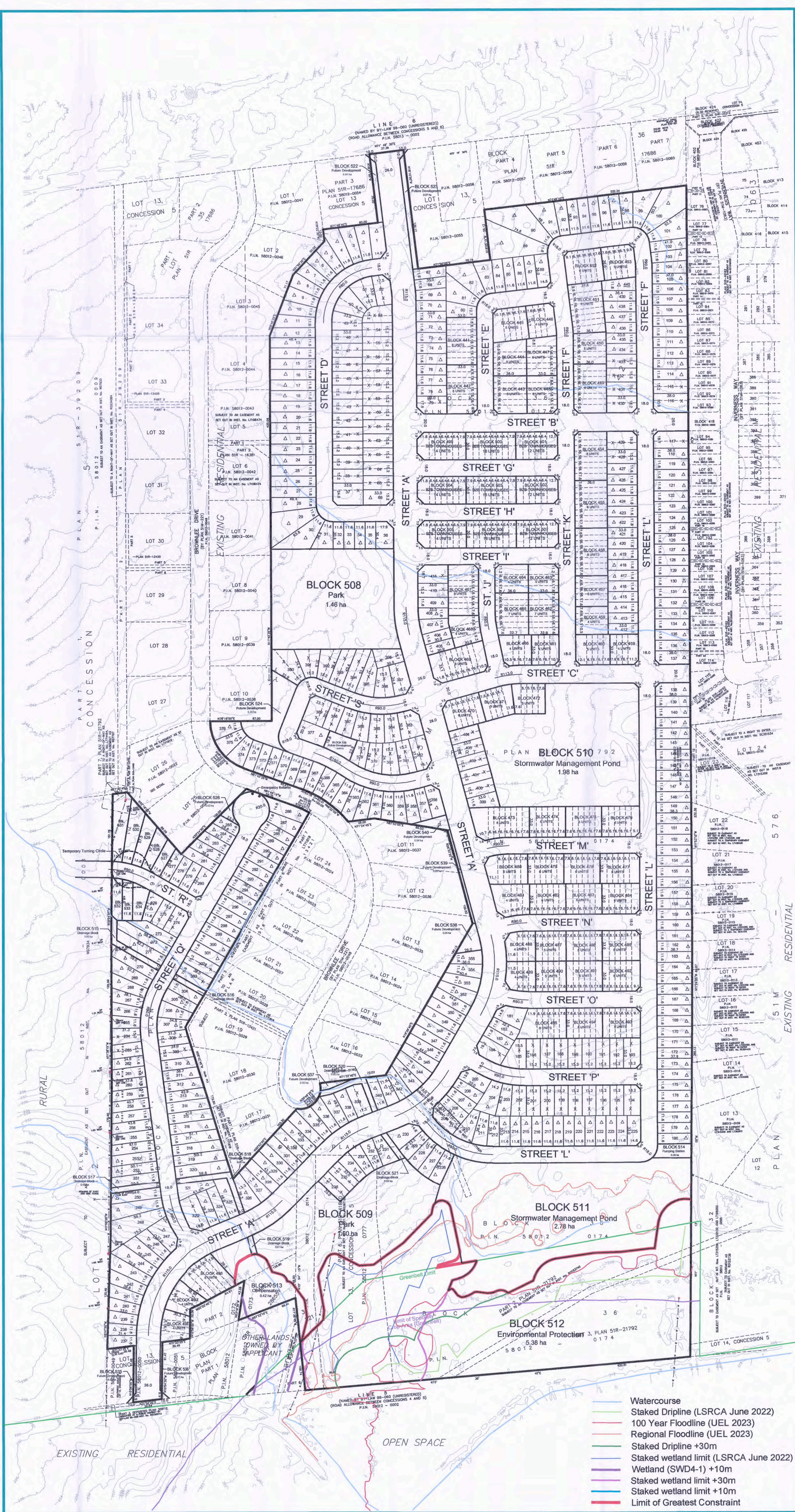
NOTE: Contours relate to Canadian Geodetic Datum.  
Contour interval is 1m with .25m interpolated.

Scale: 1:2000  
0 25 50 100 150 200m

Date	Revision	By

Prepared For:  
ICG Golf Inc.  
Bayview-Wellington (Highlands) Inc.  
2523951 Ontario Inc.  
September 27, 2023  
MGP File: 15-2422

**MGP** Malone Given Parsons. 140 Reefview Drive, Suite 201 | Markham, ON L3R 6B3 | 905.513.9170 | mgp.ca



- Watercourse
- Staked Dripline (LSRCA June 2022)
- 100 Year Floodline (UEL 2023)
- Regional Floodline (UEL 2023)
- Staked Dripline +30m
- Staked wetland limit (LSRCA June 2022)
- Wetland (SWD4-1) +10m
- Staked wetland limit +30m
- Staked wetland limit +10m
- Limit of Greatest Constraint