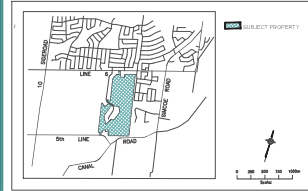


# DRAFT PLAN OF SUBDIVISION

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)
1473	Single Detached min. 1.2m (38)	308	20.49
4134-43	Semi Detached min. 7.5m (22)	238	6.02
434-49	Row Townhouses min. 5.1m (20)	290	1.78
470	Commercial	150	0.23
471-473	Parks		2.13
474-483	Park Walkways		1.17
484	Elementary School		2.25
485	Stormwater Management Ponds		3.12
486	Environmental Protection		8.78
487	Composters		0.38
488-493	Drainage Basins		0.85
494-496	Future Development		0.16
499	Future Road		0.07
Public Roads	Street 15-C 30.2m ROW 1.85ha Street 15-D 30.2m ROW 0.75ha Street 17-AZ 14.1m ROW 3.30ha		12.47
<b>Total</b>		<b>6,656m</b>	<b>938 60.00</b>

Approved subject to conditions in accordance with  
section 51(31) of the Planning Act, RSO, 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 19, 2023  
ICG Golf Inc.  
*[Signature]* October 19, 2023  
Bayview-Wellington (Highlands) Inc.  
*[Signature]* October 19, 2023  
2523951 Ontario Inc.

## 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  
RUPRE SURVEYING LTD.  
Ontario Land Surveyors

## ADDITIONAL INFORMATION

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

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

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

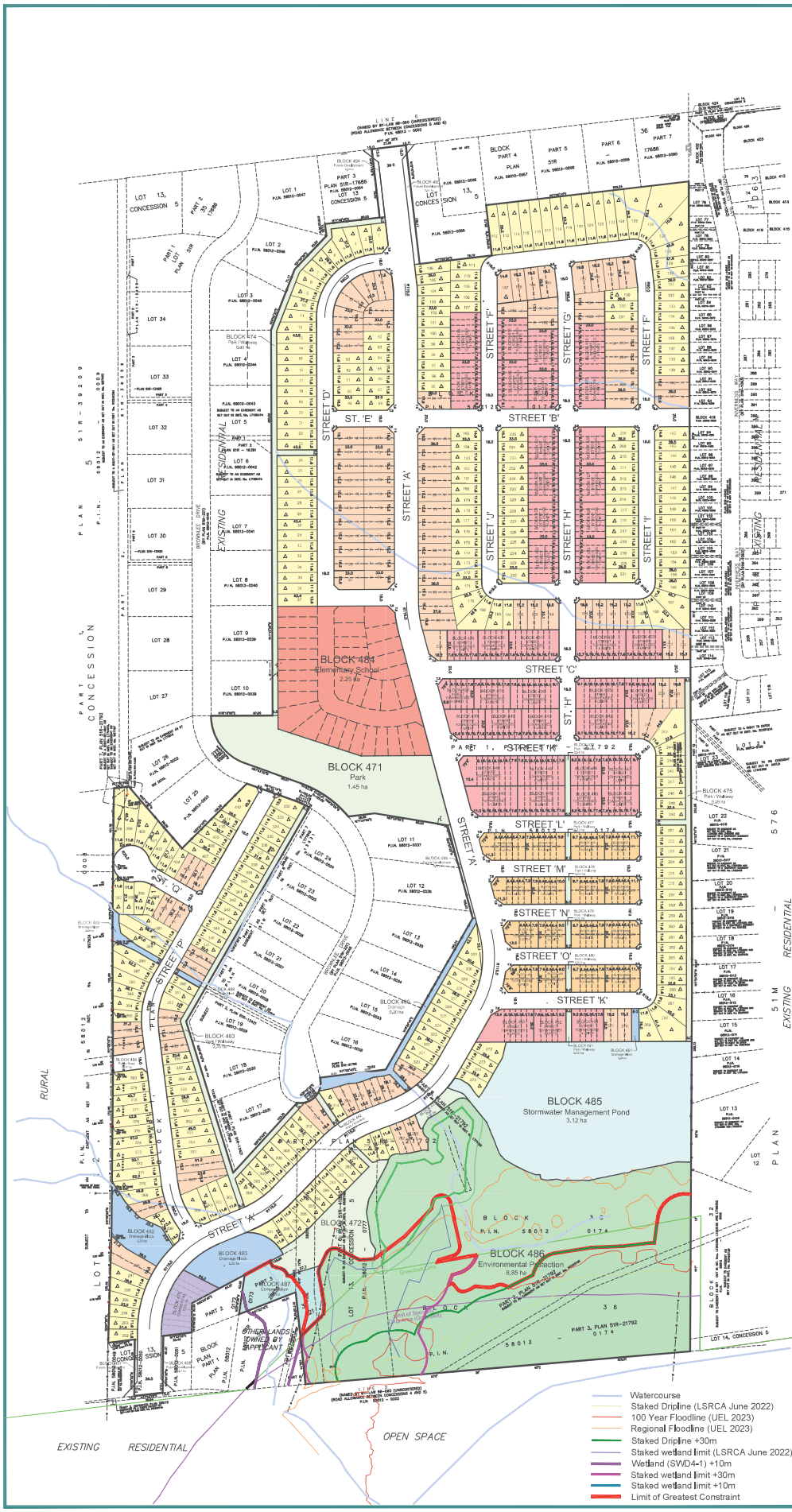
Scale: 1:2000



Date	Revision	By
Oct 29, 2024		
Nov 28, 2024		

Prepared For:

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



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