



## NOTICE OF STATUTORY PUBLIC MEETING CONCERNING PROPOSED SIMCOE COUNTY OFFICIAL PLAN AMENDMENT



**Simcoe County File:** SC-OPA-1701  
**Applicant:** IGC Golf Inc., Bayview-Wellington (Highlands) Inc.,  
and 2523951 Ontario Inc. (BHJV)  
**Location:** 23 Brownlee Drive & 2820, 2824, 2848 Line 5  
Town of Bradford West Gwillimbury

### STATUTORY PUBLIC MEETING September 23, 2025

10:00 AM

Council Chambers - 1110 Highway 26, Midhurst, ON L9X 1N6

**TAKE NOTICE** that in accordance with Section 22 of the *Planning Act*, the Council of the County of Simcoe is hosting a **Statutory Public Meeting** to hear public comments on a privately initiated County official plan amendment prior to the County making any decisions at a future meeting.

**THE PURPOSE** of the County official plan amendment SC-OPA-1701 is to change the County Official Plan land use designation on the subject lands from “Rural” to “Settlements” in the County Official Plan Schedule 5.1, to include the lands in the Bradford Settlement Area.

**THE EFFECT** of the County official plan amendment is to enable the Town of Bradford West Gwillimbury Council to adopt a local official plan amendment to redesignate the lands in the Town’s Official Plan to enable private development of the property for urban residential, and other community uses such as a school, commercial, and parkland. Associated local official plan amendment, zoning by-law amendment and draft plan of subdivision applications are with the Town of Bradford West Gwillimbury and being considered in conjunction with this County official plan amendment.

**THE PUBLIC MEETING** will be held in-person on September 23, 2025 at 10:00 a.m. in the Council Chamber at the Simcoe County Administration Centre located at 1110 Highway 26, Midhurst, Ontario L9X 1N6. The agenda for the Public Meeting will be posted on the County’s website <https://simcoe.civicweb.net/portal/> a minimum of 5 days prior to the meeting. As this meeting is for the purposes of receiving feedback from the public on the proposed privately initiated County official plan amendment in the Town of Bradford West Gwillimbury, no decisions will be made by Council at the meeting.

**ADDITIONAL INFORMATION** relating to the planning applications is available for viewing on the County website:

**County Website:**  
[Amendments and Current Applications - Simcoe County](#)



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Information is also available at the County of Simcoe Administration Centre during normal business hours (8:30 a.m. to 4:30 p.m., Monday to Friday – address noted below).

**ANY PERSON MAY PARTICIPATE** in this process by either registering to speak in-person at the Public Meeting or by providing written comments on the proposed official plan amendment. To register to speak or to provide written comments, please email [clerks@simcoe.ca](mailto:clerks@simcoe.ca). Requests to speak and written comments must be received no later than 12:00 noon on September 22, 2025, the day prior to the Public Meeting. Those who register to speak in-person will have 5 minutes for comments during the meeting. Individuals that do not register in advance will not have an opportunity to speak. Please note that the name of individuals registered to speak and a copy of written comments will form part of the public record and be included on the agenda for the Public Meeting.

### WHAT ELSE SHOULD I KNOW?

- i. The Public Meeting is statutory in accordance with Section 22 of the Ontario *Planning Act*.
- ii. The approval authority for County of Simcoe Official Plan Amendment (File No. SC-OPA-1701) is the Ministry of Municipal Affairs and Housing.
- iii. The approval authority for the Town Official Plan Amendment (File No. D09-17-01) is the County of Simcoe.
- iv. The approval authority for the Township Zoning By-law Amendments (File No. D14-25-04) is the Town of Bradford West Gwillimbury.
- v. The approval authority for the Draft Plan of Subdivision (File No. D12-24-05) is the Town of Bradford West Gwillimbury.
- vi. If a person or public body does not make oral submissions at a public meeting or make written submissions to the County of Simcoe before this matter is passed, the person or public body is not entitled to appeal the decision of the County of Simcoe to the Ontario Land Tribunal.
- vii. If a person or public body does not make oral submissions at a public meeting or make written submission to the County of Simcoe before this matter is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless in the opinion of the Tribunal, there is reasonable grounds to do so.
- viii. If you wish to be notified of the decision of County Council in respect to this matter, you must make a written request to the County Clerk at [clerks@simcoe.ca](mailto:clerks@simcoe.ca)
- ix. For more information about these matters, including preserving your appeal rights, please contact the County Clerk at [clerks@simcoe.ca](mailto:clerks@simcoe.ca).
- x. For more information about the proposed amendment details, please contact the following persons from the Planning Department.

Dan Amadio, RPP, MCIP  
Manager of Planning  
[dan.amadio@simcoe.ca](mailto:dan.amadio@simcoe.ca)

Kristin Pechkovsky, RPP, MCIP  
Planning Program Supervisor  
[kristin.pechkovsky@simcoe.ca](mailto:kristin.pechkovsky@simcoe.ca)

**DATED at Midhurst this 28th day of August 2025.**



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Jonathan Magill, County Clerk  
County of Simcoe Administration Centre  
1110 Highway 26, Midhurst, ON L9X 1N6  
(705) 726-9300  
[clerks@simcoe.ca](mailto:clerks@simcoe.ca)

### LOCATION MAP

