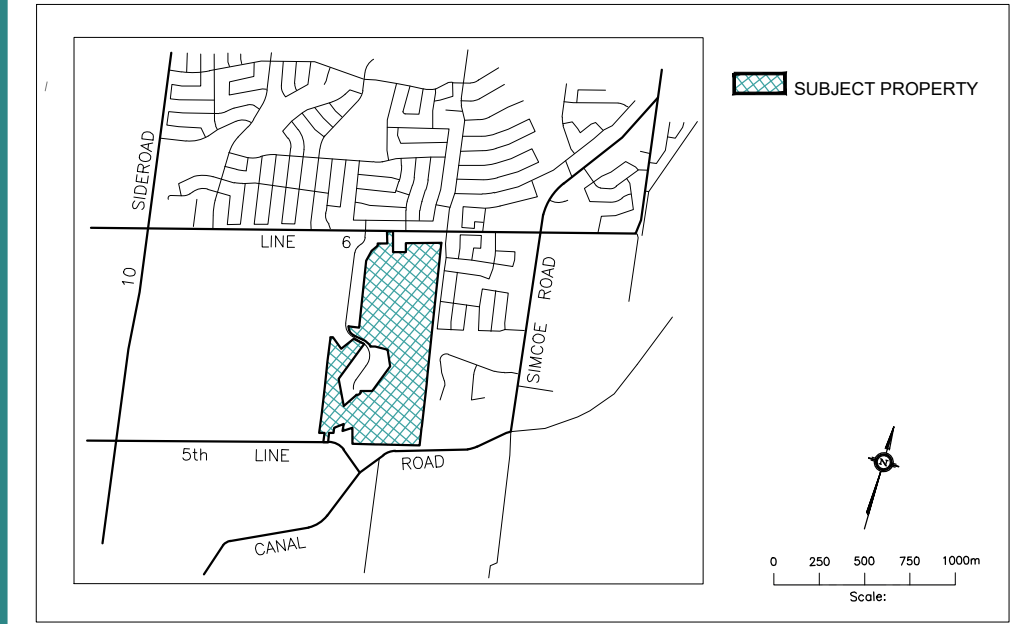


# DRAFT PLAN OF SUBDIVISION

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)
1-393	Single Detached min. 11.6m (38ft) Semi Detached min. 7.6m (25ft)	299 188	19.54
394-441	Street Townhouses min. 6.1m (20ft)	303	6.95
442-453	B2B Townhouses min. 6.4m (21ft)	172	1.85
454-455	Parks		2.74
456-458	Park / Walkway Trails		1.01
459	Elementary School		2.00
460	Stormwater Management Ponds		3.12
461	Environmental Protection		8.78
462	Compensation		0.38
463-468	Drainage Blocks		0.95
469-473	Future Development		0.17
474	Future Road		0.07
Public Roads	Street 'A' 26.0m ROW Streets 'B'-'C' 20.0m ROW Streets 'D'-'Q' 18.0m ROW	1,550m 575m 3,500m	12.44
Total		962	60.00

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 19, 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  
Date  
FLORENCE KUMARANAYAKE  
Ontario Land Surveyors

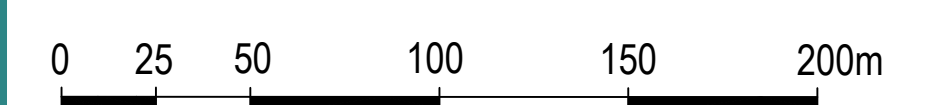
## ADDITIONAL INFORMATION

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

- (a),(e),(f),(g),(j),(l) - As shown on 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.
- (i) - Soil is sands, silts, clay and tills.
- (h),(k) - Full municipal services to be provided.

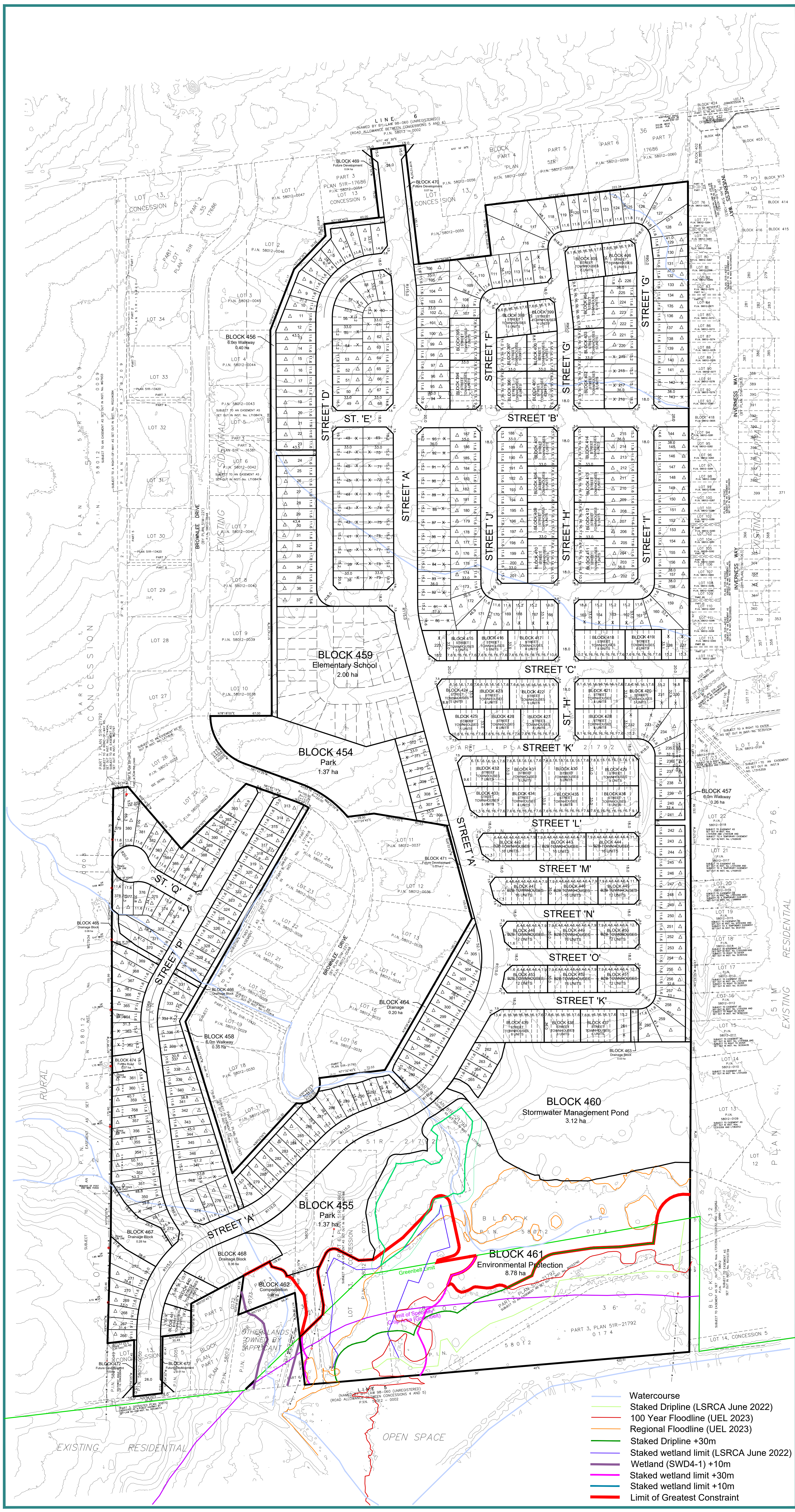
NOTE: Contours relate to Canadian Geodetic Datum.  
Contour interval is 1m with .25m interpolated.

Scale: 1:2000



Date	Revision	By
Oct 29, 2024		

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



- 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