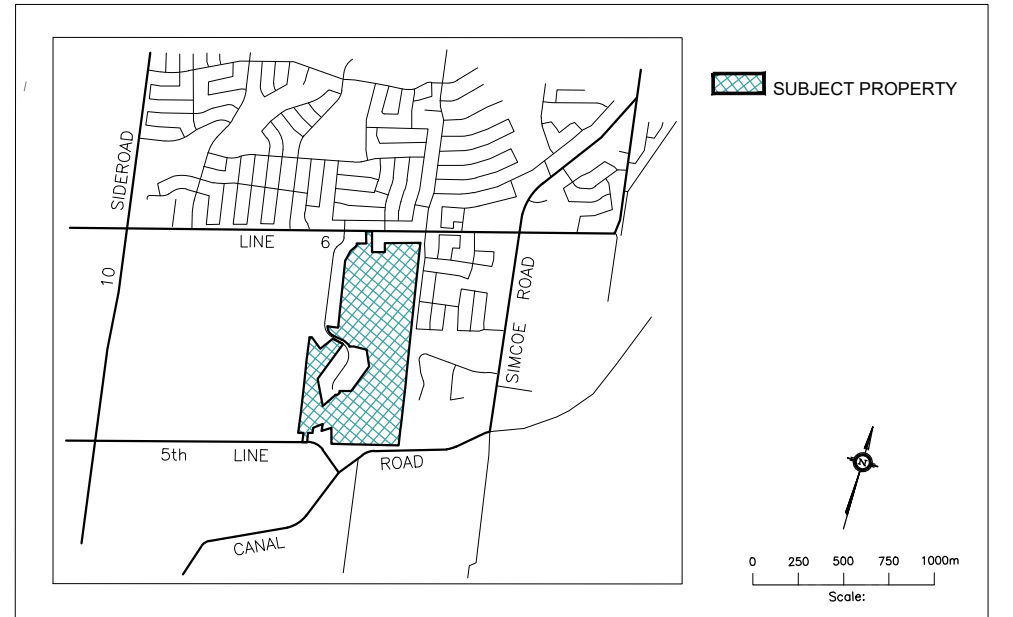


DRAFT PLAN OF SUBDIVISION

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)
1-412	Single Detached min. 11.6m (38ft)	308	20.49
413-453	Semi Detached min. 7.6m (25ft)	208	6.02
454-469	Street Townhouses min. 6.1m (20ft)	266	6.02
470	B2B Townhouses min. 6.4m (21ft)	156	1.78
471-473	Commercial		0.23
474-483	Parks / Walkways		2.13
484	Elementary School		1.17
485	Stormwater Management Ponds		3.12
486	Environmental Protection		8.78
487	Compensation		0.38
488-493	Drainage Blocks		0.95
494-498	Future Development		0.16
499	Future Road		0.07
Public Roads	Street 'A' 26.0m ROW 1,550m Streets 'B'-'C' 20.0m ROW 575m Streets 'D'-'Q' 18.0m ROW 3,930m		12.47
Total		938	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.

R. Rich October 18, 2023
ICG Golf Inc. Date
St. Hill October 18, 2023
Bayview-Wellington (Highlands) Inc. Date
St. Hill 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.

AKOFA KUMARANAYAKE October 2, 2023
R.P.E. Surveying Ltd. Date
Ontario Land Surveyors

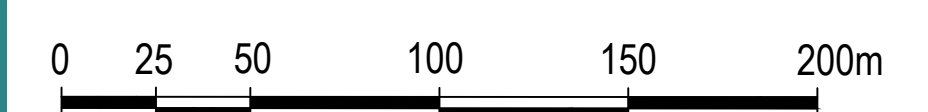
ADDITIONAL INFORMATION

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

- (a),(e),(f),(g),(j),(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.
- (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		
Nov 28, 2024		

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

