

# Extension of Draft Plan Approval - Circulation 539-563 Simcoe Rd. & 2575 Line 6 (Subdivision File D12-19-05)



**DEVELOPMENT & ENGINEERING SERVICES**  
**- OFFICE OF COMMUNITY PLANNING -**  
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TO: Circulation List  
(Appendix 1)

FROM: Ray Kelso, Senior Planner  
[rkelso@townofbwg.com](mailto:rkelso@townofbwg.com)

DATE: October 18, 2024

DEADLINE FOR COMMENTS: **November 15<sup>th</sup>, 2024**

RE: **Request for Extension of Draft Plan of Subdivision Approval**  
**Authorized Agent: Mr. Marshall Smith, Associate, KLM Planning Partners**  
**Owner/Applicant: 2587499 ONT INC.**  
**Part Lot 15, Concession 5 (geographic Township of West Gwillimbury)**  
**Location: 539-563 Simcoe Road & 2575 Line 6**  
**File Nos.: D12-24-09 – Approved Draft Plan File No.: D12-19-05**

## Introduction

The Office of Community Planning has received a request to extend the Draft Plan of Subdivision Approval for lands generally described as Part of Lot 15, Concession 5 and municipally addressed 539-563 Simcoe Road and 2575 Line 6. The application has been submitted by Mr. Marshall Smith on behalf of the owner, 2587499 ONT INC. The subject lands are located south-east of the intersection of Simcoe Road and Line 6. A location map is attached to this memo for reference purposes. The applicant is requesting a three (3) year extension to the draft plan of subdivision approval for Subdivision File No. D12-19-05.

## Subject Site

The subject lands are municipally addressed as 539-563 Simcoe Road and 2575 Line 6. The site is approximately 2.49 hectares (6.17 acres) in size and may be described as generally square in shape. The lands have two (2) existing residential structures and a detached garage situated on them, all of which are to be removed. Between the two properties owned by the applicant on Line 6 is a small parcel owned by Enbridge Gas Inc., which has natural gas infrastructure located on it. A flood line is located within the subject lands and the project

involves a minor alteration (through cut and fill) of the floodline limits. The development portion of the property is approximately 1.56 ha. (3.86 acres) in size.

### **Surrounding Land Uses**

For reference, a location map accompanies this memo as **Appendix 2**.

Surrounding Land uses include:

- North: Line 6 and the recently constructed “Cachet” townhouse development
- South: Existing single detached residential uses and hydro sub-station
- East: Existing single detached residential uses
- West: Simcoe Road and a greenhouse nursery and single detached residential uses

### **Approved Draft Plan of Subdivision**

The Draft Plan of Subdivision located in Part of Lot 15, Concession 5, (geographic Township of West Gwillimbury) Town of Bradford West Gwillimbury, County of Simcoe, prepared by KLM Planning Partnership, Dwg. No. – 21:9, dated September 21, 2021 was approved by the Town of West Gwillimbury on December 21, 2021 and featured:

- a. 2 lots for semi-detached residential units (Lots 1-2);
- b. 1 block for semi-detached residential units (Block 3);
- c. 9 blocks for multiple residential townhouse buildings (Blocks 4-12);
- d. 1 block for private road, visitor parking, recreational open space, and flood plain for Common Element Plan of Condominium ownership (Block 13);
- e. 2 blocks for municipal road widening (Simcoe Road and Line 6) to be dedicated to the Town of Bradford West Gwillimbury (Blocks 14-15); and
- f. 3 blocks for 0.3 metre reserves. (Blocks 16-18)

### **Official Plan**

A site-specific Official Plan Amendment (OPA 30 to the 2002 Official Plan ) was adopted by the Town of Bradford West Gwillimbury to permit the draft Plan of Subdivision. The OPA addressed policies of the Green Valley Community Secondary Plan (Community Area Plan 1 – CPA1) that identified what housing forms were permitted. The Official Plan Amendment increased the range of housing forms to include block townhouses, rear-lane townhouses, and back-to-back townhouses. The Land Use schedule of Official Plan Amendment 30 also designated the non-developable portion of the property subject to flooding hazards as Environmental Protection. The re-designation of the floodplain lands was a Condition of Approval from the Lake Simcoe Region Conservation Authority.

### **Zoning**

In 2022 Zoning By-law Amendment 2022-83 was passed by Council of the Town of Bradford West Gwillimbury implementing the Draft Plan of Subdivision. In 2024 the Holding Provision attached to the approved residential zone was lifted by Zoning By-law 2024-57.

## **Submission**

Please note that relevant background materials submitted as part of this request for extension of Draft Plan of Subdivision Approval application are attached as part of this Courier Transmission.

## **Circulation and Review**

Please provide your **written comments** to the Office of Community Planning by **Friday, November 15, 2024** in order for planning staff to co-ordinate all comments received and respond to the applicant. All comments may be sent to Mr. Ray Kelso, Senior Planner, at [rkelso@townofbwg.com](mailto:rkelso@townofbwg.com). If you are aware of any specific matters which should be addressed, please outline them in your response.

Thank-you for your cooperation and assistance in the review of this application.

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**Ray Kelso, BES, MCIP, RPP**  
Senior Planner

### **Attachments:**

- Appendix 1: Circulation List
- Appendix 2: Location Map
- Appendix 3: Draft Plan of Subdivision
- Appendix 4: Conditions of Draft Plan of Subdivision Approval
- Appendix 5: List of Materials Submitted

## **Appendix 1: Circulation List**

### **Internal Staff**

TO: Joe Coleman, Manager of Transportation  
Tony Desroches, Director of Infrastructure Services  
Mike Disano, Manager of Economic Development  
John Van Dyke, Chief of Police  
Terry Foran, Director of Community Services  
Ian Goodfellow, Director of Finance  
Joe Gratrix, Manager of Water  
Frank Jonkman, Drainage Superintendent/Stormwater Management  
Brent Lee, Director of Corporate Services  
Robert Belsey, Manager of Enforcement  
Karin McKenna, Committee Coordinator (Accessibility Advisory Committee)  
Samantha McKenzie, Manager of Compliance  
Kesha Davey-Livingston, Law Clerk  
Mike O'Hare, Manager of Parks & Property  
Brent Thomas, Fire Chief  
Gavin Watson, Manager of Development Engineering  
William Wong, Chief Building Official

CC: Claudia Brown, Administrative Coordinator, Community Services  
Jennifer Best, Director of Growth Services  
Jeff Sculthorpe, Project Manager - Capital Projects  
Geoff McKnight, Chief Administrative Officer  
Mahesh Ramdeo, Deputy Chief Administrative Officer  
Voula Tsarouhas, Administrative Assistant, Development Services  
Nicole Suchy, Administrative Assistant, Community Services  
Michelle Davies, Paul Barritt, Fire Prevention Inspectors  
Shan Tennyson, Landscape Architect, Community Services  
Alan Wiebe, Manager of Community Planning  
Flora Joseph, Development Services Coordinator

### **External Agencies**

TO: Alectra Utilities Corporation  
Bell Canada  
Canada Post, Melissa Campeau  
Conseil Scolaire de District Catholique Centre-Sud  
County of Simcoe, Planning & Economic Development  
Enbridge Gas Inc.  
Hydro One Networks Inc., Dennis De Rango  
Lake Simcoe Region Conservation Authority, Dave Ruggle  
Rogers Cable Communications Inc.  
Simcoe County District School Board, Kristine Bartmann  
Simcoe Energy & Technical Services Inc., Janet Frederiks  
Simcoe Muskoka Catholic District School Board, Christine Hyde  
Southlake Regional Health Care Centre, Peter Green

**Appendix 2: Location Map**

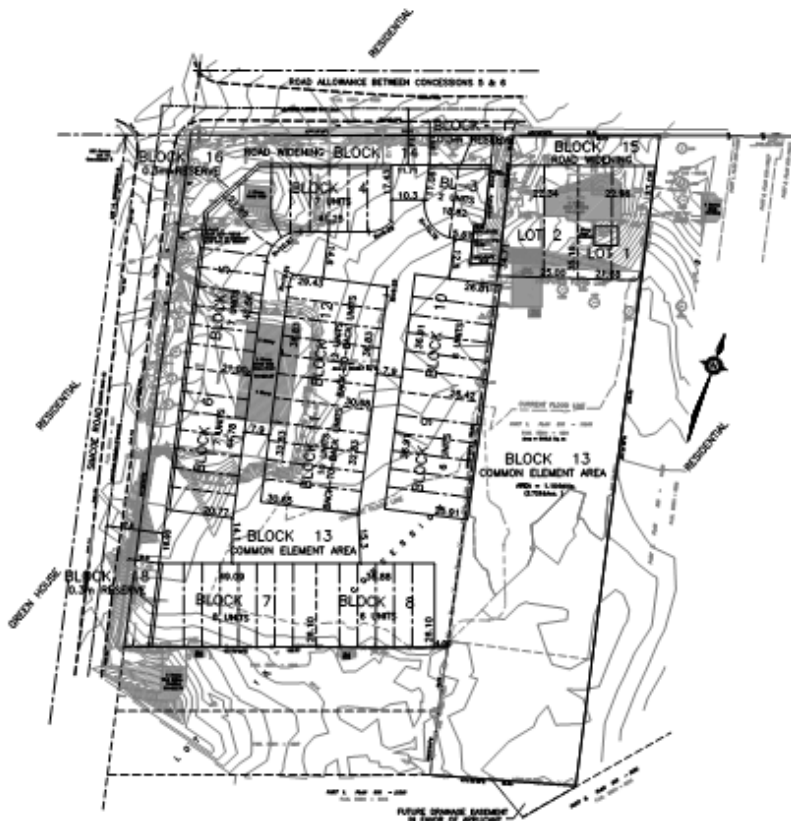
**539-563 Simcoe Road 88 & 2575 Line 6**



**Appendix 3: Approved Draft Plan of Subdivision**

(digital attached to this circulation)

DRAFT PLAN OF SUBDIVISION  
 PART OF LOT 15, CONCESSION 5  
 (GEOGRAPHIC TOWNSHIP OF WEST GWILLIMBURY)  
 TOWN OF BRADFORD–WEST GWILLIMBURY  
 COUNTY OF SIMCOE  
 SCALE 1:500



KEY PLAN

SECTION 51, PLANNING ACT,  
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. WASTEWATER TREATMENT PLANT AVAILABLE AT THE TIME OF DEVELOPMENT
- I. CUL-DE-SAC
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWER, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: Feb 22, 2021

LAWRENCE G. DYLL  
 SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF WEST GWILLIMBURY FOR APPROVAL.

OWNER:  
 2587499 ONTARIO INC.

0-110 WEST BEAVER CREEK ROAD  
 RICHMOND HILL, ONTARIO  
 L4B 1A0

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 2.4874Ha. (6.1706Ac.)

	BLOCKS	LOTS	UNITS	AREA	AREA
RES. DETACHED DWELLING					
LOT 1-2	2	4	6,188	0.389	
INDUSTRIAL					
BLOCKS 3 - 10	8	48	6,758	1.888	
RES. 10-20-2000					
BLOCKS 11 and 12	2	32	6,326	0.644	
COMMERCIAL					
BLOCK 13 - MARKET BASKET AREA	1	78	1,138	2.882	
BLOCKS 14 and 15 - COMM. RESERVE	2		8,282	0.822	
BLOCKS 16-18 - 1.5a RESERVE	3		8,656	0.816	
<b>TOTAL</b>	<b>18</b>	<b>2</b>	<b>73</b>	<b>2,487</b>	<b>6.170</b>

NOTE - SURVEYS RELATED TO CANADIAN METRIC SYSTEM  
 ALL RESERVES HAVE BEEN ENLARGED ON THIS PLAN TO 1m

PROJECT No. P-2889  
 SCALE 1:500 SEPTEMBER 21, 2021  
 (20240201) X REF: (20240401 & 20240701)

**KLM** DWG. No. - 21:9  
 PLANNING PARTNERS INC.  
 Planning • Design • Development

#### **Appendix 4: Conditions of Draft Plan of Subdivision Approval**

##### **(Attached as PDF's to this document)**

1. Conditions of Draft Plan Approval D12-19-05 by Town of Bradford West Gwillimbury, approved December 21, 2021;
2. Approved Draft Plan of Subdivision D12-19-05, Dwg. No – 21:9, by KLM Planning Inc., dated September 21, 2021; and

#### **Appendix 5: List of Materials Submitted**

##### **(Attached as a PDF to this document)**

The following background information and material was submitted in support of the Request for Extension of Draft Plan of Subdivision Approval application for 539-563 Simcoe Road and 2575 Line 6.

3. Application for Extension to Draft Approval, completed by Marshall Smith and authorized by Hiaseng Yu, dated September 20<sup>th</sup>, 2024.