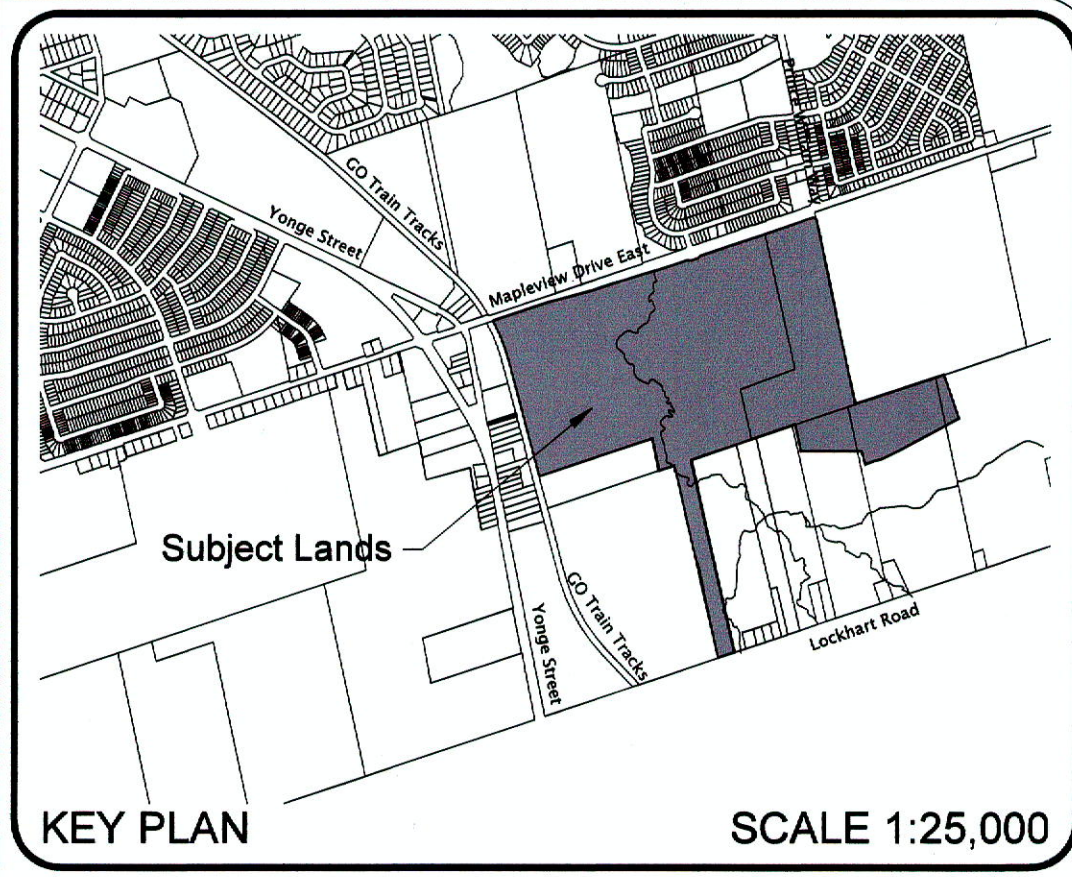
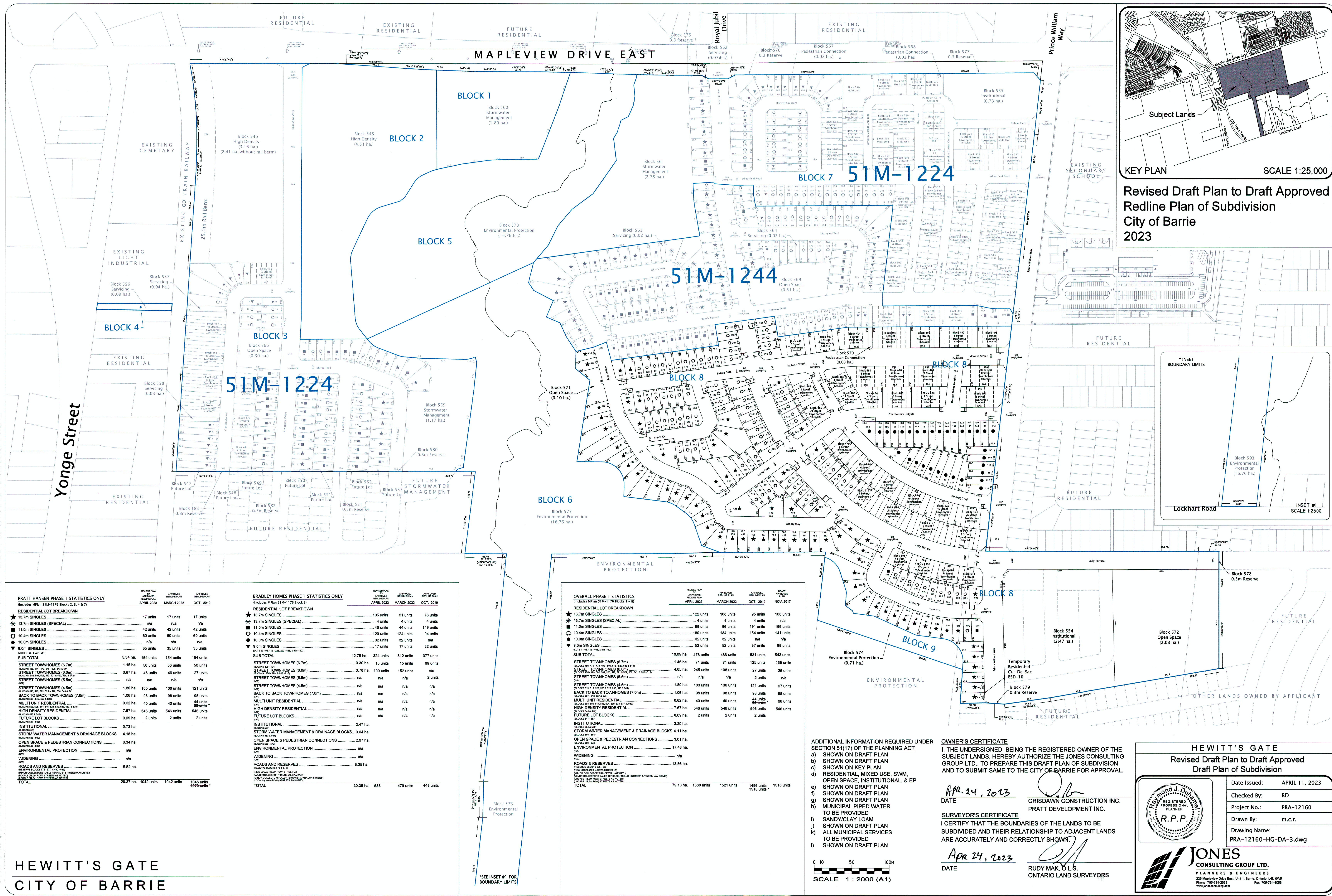
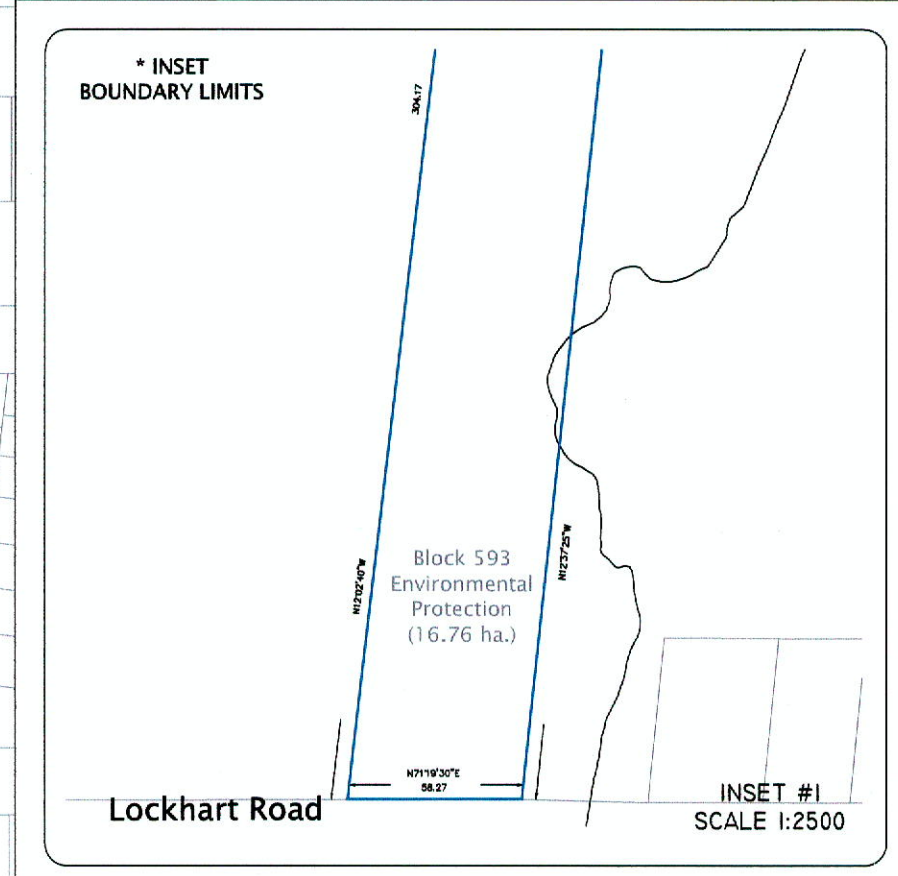




Revised Draft Plan to Draft Approved Redline Plan of Subdivision
City of Barrie
2023



PRATT HANSEN PHASE 1 STATISTICS ONLY				
(Includes MP#s 51M-1176 Blocks 2, 3, 4 & 7)				
REVISION PLAN	APPROVED	APPROVED	APPROVED	APPROVED
REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN
APRIL 2023	MARCH 2022	OCT. 2019		
RESIDENTIAL LOT BREAKDOWN				
★ 13.7m SINGLES	17 units	17 units	17 units	
★ 13.7m SINGLES (SPECIAL)	n/a	n/a	n/a	
★ 11.0m SINGLES	42 units	42 units	42 units	
★ 10.4m SINGLES	60 units	60 units	60 units	
★ 10.0m SINGLES	n/a	n/a	n/a	
★ 9.0m SINGLES	35 units	35 units	35 units	
SUB TOTAL	154 units	154 units	154 units	
STREET TOWNHOMES (6.7m)	1.15 ha.	56 units	56 units	
STREET TOWNHOMES (6.0m)	0.87 ha.	46 units	46 units	
STREET TOWNHOMES (5.5m)	n/a	n/a	n/a	
STREET TOWNHOMES (5.0m)	n/a	n/a	n/a	
STREET TOWNHOMES (4.5m)	1.80 ha.	100 units	100 units	
BACK TO BACK TOWNHOMES (7.0m)	1.06 ha.	98 units	98 units	
MULTI UNIT RESIDENTIAL	0.62 ha.	40 units	40 units	
HIGH DENSITY RESIDENTIAL	7.67 ha.	546 units	546 units	
FUTURE LOT BLOCKS	0.09 ha.	2 units	2 units	
INSTITUTIONAL	0.73 ha.	n/a	n/a	
STORM WATER MANAGEMENT & DRAINAGE BLOCKS	4.18 ha.	n/a	n/a	
OPEN SPACE & PEDESTRIAN CONNECTIONS	0.34 ha.	n/a	n/a	
ENVIRONMENTAL PROTECTION	n/a	n/a	n/a	
WIDENING	n/a	n/a	n/a	
ROADS AND RESERVES	5.52 ha.	n/a	n/a	
TOTAL	29.37 ha.	1042 units	1042 units	

HEWITT'S GATE
CITY OF BARRIE

BRADLEY HOMES PHASE 1 STATISTICS ONLY				
(Includes MP#s 51M-1176 Block 8)				
REVISION PLAN	APPROVED	APPROVED	APPROVED	APPROVED
REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN
APRIL 2023	MARCH 2022	OCT. 2019		
RESIDENTIAL LOT BREAKDOWN				
★ 13.7m SINGLES	105 units	91 units	78 units	
★ 13.7m SINGLES (SPECIAL)	4 units	4 units	4 units	
★ 11.0m SINGLES	46 units	44 units	149 units	
★ 10.4m SINGLES	120 units	124 units	94 units	
★ 10.0m SINGLES	32 units	32 units	n/a	
★ 9.0m SINGLES	17 units	17 units	52 units	
SUB TOTAL	12.75 ha.	324 units	312 units	
STREET TOWNHOMES (6.7m)	0.30 ha.	15 units	15 units	
STREET TOWNHOMES (6.0m)	3.78 ha.	199 units	152 units	
STREET TOWNHOMES (5.5m)	n/a	n/a	n/a	
STREET TOWNHOMES (5.0m)	n/a	n/a	n/a	
STREET TOWNHOMES (4.5m)	n/a	n/a	n/a	
BACK TO BACK TOWNHOMES (7.0m)	n/a	n/a	n/a	
MULTI UNIT RESIDENTIAL	n/a	n/a	n/a	
HIGH DENSITY RESIDENTIAL	n/a	n/a	n/a	
FUTURE LOT BLOCKS	n/a	n/a	n/a	
INSTITUTIONAL	2.47 ha.	n/a	n/a	
STORM WATER MANAGEMENT & DRAINAGE BLOCKS	0.04 ha.	n/a	n/a	
OPEN SPACE & PEDESTRIAN CONNECTIONS	2.67 ha.	n/a	n/a	
ENVIRONMENTAL PROTECTION	n/a	n/a	n/a	
WIDENING	n/a	n/a	n/a	
ROADS AND RESERVES	8.35 ha.	n/a	n/a	
TOTAL	30.36 ha.	538 units	479 units	

HEWITT'S GATE
CITY OF BARRIE

OVERALL PHASE 1 STATISTICS				
(Includes MP#s 51M-1176 Blocks 1 - 8)				
REVISION PLAN	APPROVED	APPROVED	APPROVED	APPROVED
REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN	REVISION PLAN
APRIL 2023	MARCH 2022	OCT. 2019	NOV. 2017	
RESIDENTIAL LOT BREAKDOWN				
★ 13.7m SINGLES	122 units	108 units	95 units	
★ 13.7m SINGLES (SPECIAL)	4 units	4 units	n/a	
★ 11.0m SINGLES	88 units	88 units	191 units	
★ 10.4m SINGLES	100 units	184 units	154 units	
★ 10.0m SINGLES	32 units	32 units	n/a	
★ 9.0m SINGLES	52 units	52 units	87 units	
SUB TOTAL	18.06 ha.	478 units	466 units	
STREET TOWNHOMES (6.7m)	1.46 ha.	71 units	71 units	
STREET TOWNHOMES (6.0m)	4.65 ha.	245 units	198 units	
STREET TOWNHOMES (5.5m)	n/a	n/a	n/a	
STREET TOWNHOMES (5.0m)	n/a	n/a	n/a	
STREET TOWNHOMES (4.5m)	1.80 ha.	100 units	100 units	
BACK TO BACK TOWNHOMES (7.0m)	1.08 ha.	98 units	98 units	
MULTI UNIT RESIDENTIAL	0.62 ha.	40 units	40 units	
HIGH DENSITY RESIDENTIAL	7.67 ha.	546 units	546 units	
FUTURE LOT BLOCKS	0.09 ha.	2 units	2 units	
INSTITUTIONAL	3.20 ha.	n/a	n/a	
STORM WATER MANAGEMENT & DRAINAGE BLOCKS	6.11 ha.	n/a	n/a	
OPEN SPACE & PEDESTRIAN CONNECTIONS	3.01 ha.	n/a	n/a	
ENVIRONMENTAL PROTECTION	1.48 ha.	n/a	n/a	
WIDENING	n/a	n/a	n/a	
ROADS & RESERVES	13.96 ha.	n/a	n/a	
TOTAL	79.10 ha.	1550 units	1521 units	

HEWITT'S GATE
CITY OF BARRIE

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- SHOWN ON DRAFT PLAN
- SHOWN ON DRAFT PLAN
- SHOWN ON KEY PLAN
- RESIDENTIAL, MIXED USE, SWM, OPEN SPACE, INSTITUTIONAL, & EP
- SHOWN ON DRAFT PLAN
- SHOWN ON DRAFT PLAN
- SHOWN ON DRAFT PLAN
- MUNICIPAL PIPED WATER TO BE PROVIDED
- SANDY/CLAY LOAM
- SHOWN ON DRAFT PLAN
- ALL MUNICIPAL SERVICES TO BE PROVIDED
- SHOWN ON DRAFT PLAN

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

DATE: APR. 24, 2023

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: APR. 24, 2023

RUDY MAK, O.L.S.
ONTARIO LAND SURVEYORS

HEWITT'S GATE
Revised Draft Plan to Draft Approved
Draft Plan of Subdivision

Raymond J. Dufresne
REGISTERED
PROFESSIONAL
PLANNER
R.P.P.

DATE ISSUED: APRIL 11, 2023
CHECKED BY: RD
PROJECT NO.: PRA-12160
DRAWN BY: m.c.r.
DRAWING NAME: PRA-12160-HG-DA-3.dwg

JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
223 Mapleview Drive East, Unit 1, Barrie, Ontario L4N 0W6
Phone: 705-734-2838
Fax: 705-734-1058
www.jonesconsulting.com