

Draft Plan of Subdivision

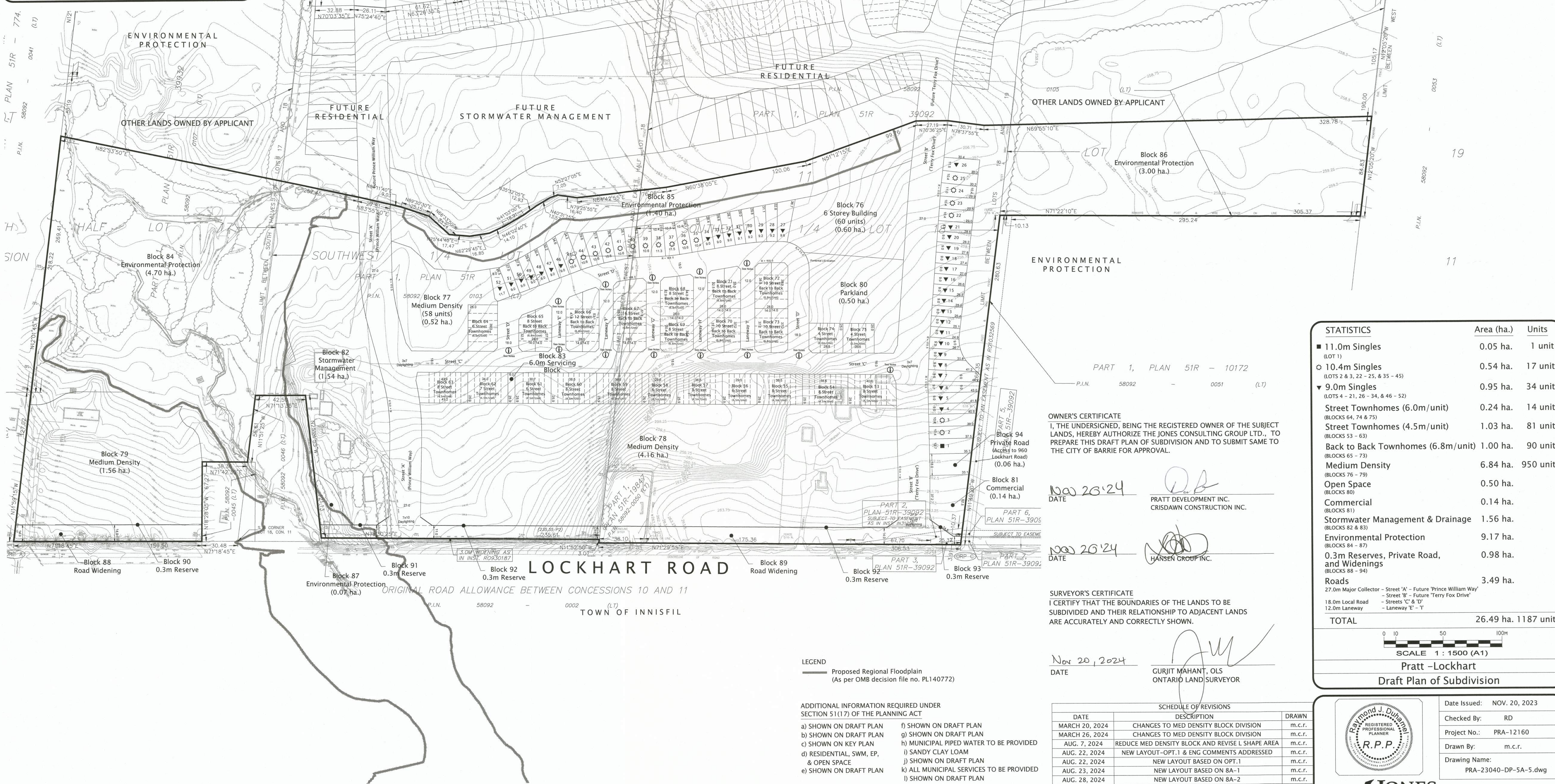
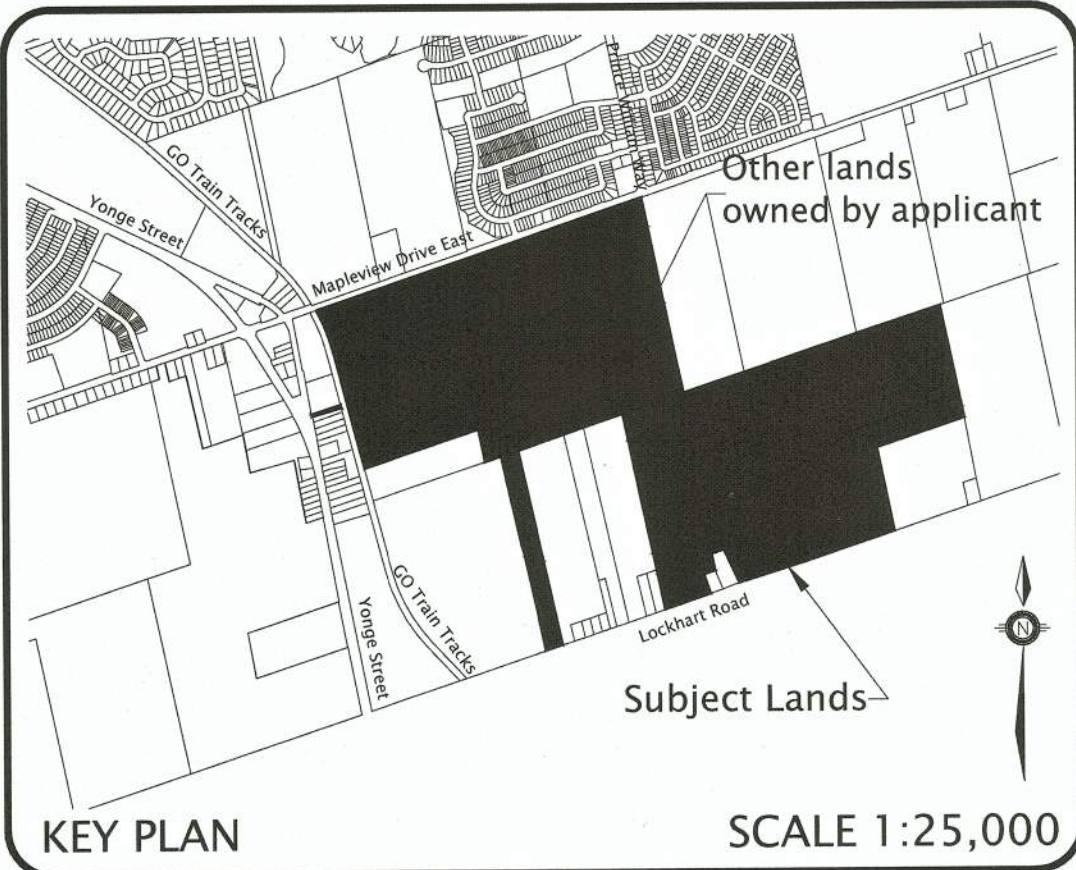
Part of Lot 19, and Part of Lot 20, Concession 12

Former Township of Innisfil,

Now in the

City of Barrie

2024



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.

Nov 26, 2024
DATE

PRATT DEVELOPMENT INC.
CRISDAWN CONSTRUCTION INC.

Nov 20, 2024
DATE

HANSEN GROUP INC.

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.

Nov 20, 2024
DATE

GURJIT MAHANT, OLS
ONTARIO LAND SURVEYOR

LEGEND
Proposed Regional Floodplain
(As per OMB decision file no. PL140772)

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

a) SHOWN ON DRAFT PLAN	f) SHOWN ON DRAFT PLAN
b) SHOWN ON DRAFT PLAN	g) SHOWN ON DRAFT PLAN
c) SHOWN ON KEY PLAN	h) MUNICIPAL PIPED WATER TO BE PROVIDED
d) RESIDENTIAL, SWM, EP, & OPEN SPACE	i) SANDY CLAY LOAM
e) SHOWN ON DRAFT PLAN	j) SHOWN ON DRAFT PLAN
	k) ALL MUNICIPAL SERVICES TO BE PROVIDED
	l) SHOWN ON DRAFT PLAN

NOTES
① This symbol indicates that corner unit driveway may start at the edge of pavement radius, not at the 2.0m setback from end of radius.

SCHEDULE OF REVISIONS		
DATE	DESCRIPTION	DRAWN
MARCH 20, 2024	CHANGES TO MED DENSITY BLOCK DIVISION	m.c.r.
MARCH 26, 2024	CHANGES TO MED DENSITY BLOCK DIVISION	m.c.r.
AUG. 7, 2024	REDUCE MED DENSITY BLOCK AND REVISE L SHAPE AREA	m.c.r.
AUG. 22, 2024	NEW LAYOUT - OPT.1 & ENG COMMENTS ADDRESSED	m.c.r.
AUG. 22, 2024	NEW LAYOUT BASED ON OPT.1	m.c.r.
AUG. 23, 2024	NEW LAYOUT BASED ON 8A-1	m.c.r.
AUG. 28, 2024	NEW LAYOUT BASED ON 8A-2	m.c.r.
SEPT. 12, 2024	NEW OLS BOUNDARY/PRINCE WILLIAM WAY ADJUSTMENT	m.c.r.
SEPT. 26, 2024	ADDITION OF 0.9m DEPTH TO STHS ALONG STREET 'D'	m.c.r.
OCT. 7, 2024	CHANGE TO WIDTH OF 828 UNITS TO MAKE FIT	m.c.r.
OCT. 11, 2024	UPDATE OWNERSHIP NAMES ON SIGNING BLOCK	m.c.r.
NOV. 15, 2024	UPDATE DP WITH NEW FLOODPLAIN LINWORK	m.c.r.
NOV. 19, 2024	UPDATE DP WITH NEW SWM BOUNDARY	m.c.r.

STATISTICS	Area (ha.)	Units
■ 11.0m Singles (LOT 1)	0.05 ha.	1 unit
⊙ 10.4m Singles (LOTS 2 & 3, 22 - 25, & 35 - 45)	0.54 ha.	17 units
▼ 9.0m Singles (LOTS 4 - 21, 26 - 34, & 46 - 52)	0.95 ha.	34 units
Street Townhomes (6.0m/unit) (BLOCKS 64, 74 & 75)	0.24 ha.	14 units
Street Townhomes (4.5m/unit) (BLOCKS 53 - 63)	1.03 ha.	81 units
Back to Back Townhomes (6.8m/unit) (BLOCKS 65 - 73)	1.00 ha.	90 units
Medium Density (BLOCKS 76 - 79)	6.84 ha.	950 units
Open Space (BLOCKS 80)	0.50 ha.	
Commercial (BLOCKS 81)	0.14 ha.	
Stormwater Management & Drainage (BLOCKS 82 & 83)	1.56 ha.	
Environmental Protection (BLOCKS 84 - 87)	9.17 ha.	
0.3m Reserves, Private Road, and Widenings (BLOCKS 88 - 94)	0.98 ha.	
Roads	3.49 ha.	
27.0m Major Collector - Street 'A' - Future 'Prince William Way' - Street 'B' - Future 'Terry Fox Drive' - Streets 'C' & 'D' - 18.0m Local Road - 12.0m Laneway	26.49 ha.	1187 units
TOTAL		

SCALE 1 : 1500 (A1)

Pratt - Lockhart
Draft Plan of Subdivision



JONES CONSULTING GROUP LTD.
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www.jonesconsulting.com

Date Issued: NOV. 20, 2023
Checked By: RD
Project No.: PRA-12160
Drawn By: m.c.r.
Drawing Name: PRA-23040-DP-5A-5.dwg

PRATT LOCKHART
CITY OF BARRIE