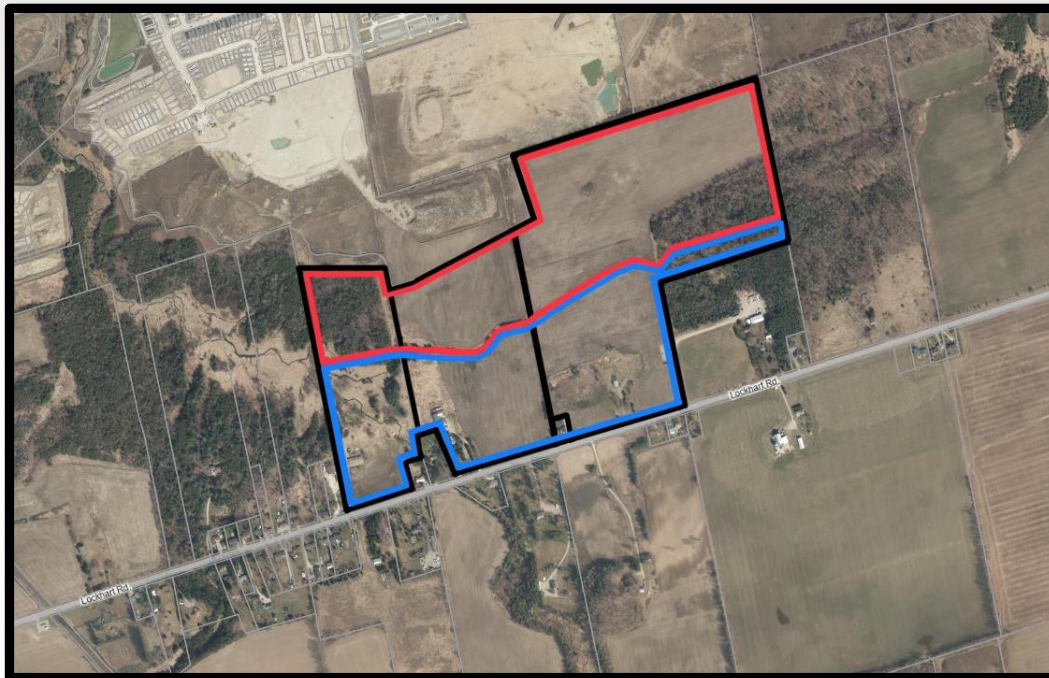


PUBLIC MEETING (D30-012-2024)

CRISDAWN CONSTRUCTION INC. & PRATT DEVELOPMENT INC.

ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

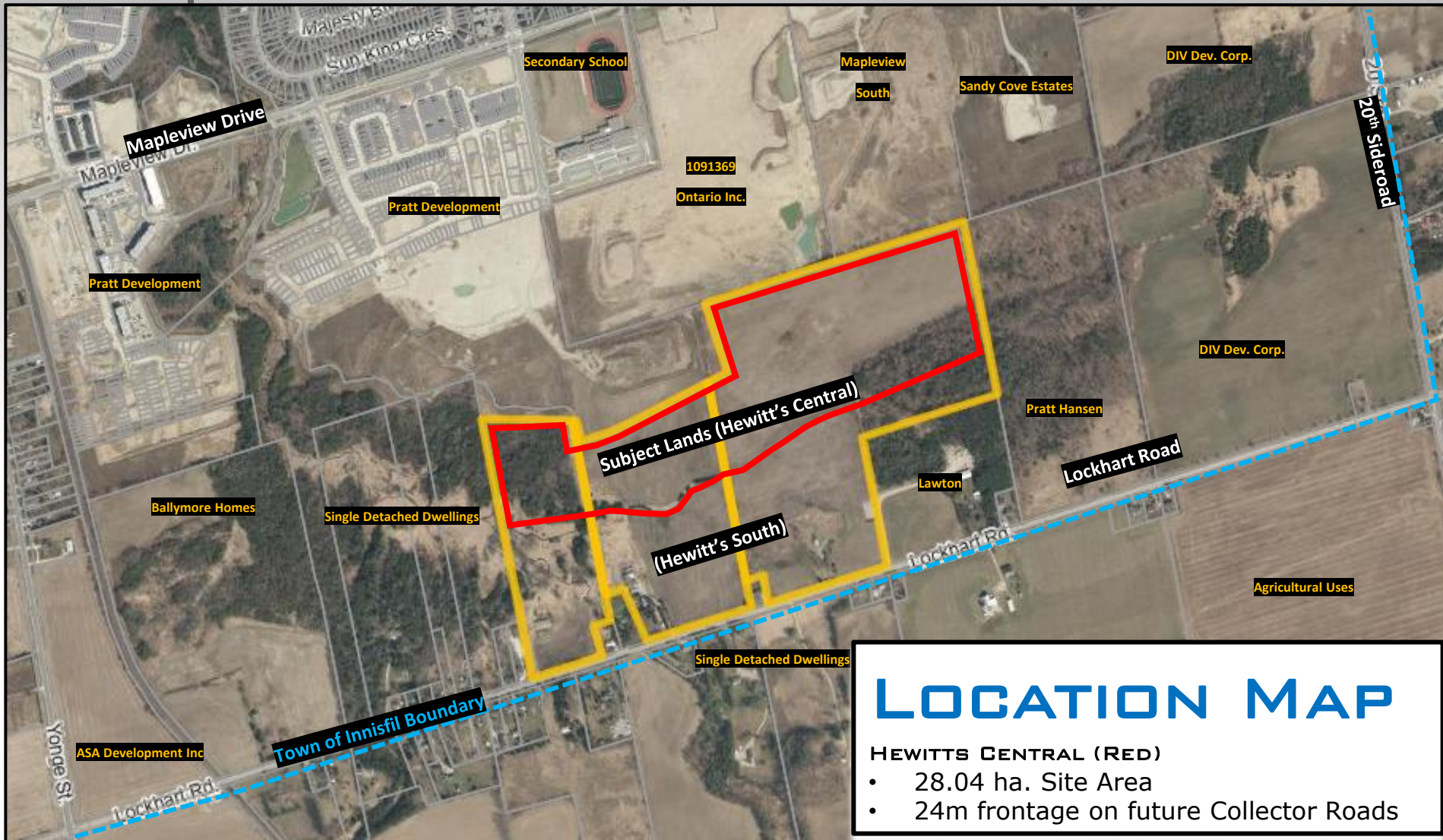
HEWITT'S CENTRAL - 830, 864, & 912 LOCKHART ROAD



DATE: SEPTEMBER 18, 2024

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

SUBJECT LANDS & AREA CONTEXT



LOCATION MAP

HEWITTS CENTRAL (RED)

- 28.04 ha. Site Area
- 24m frontage on future Collector Roads

AREA CONTEXT PHOTOGRAPHS

North: Current Development (Bradley Homes & Pratt Hansen)



East: Agricultural – Future Development (Lawton, Pratt & DIV Development)



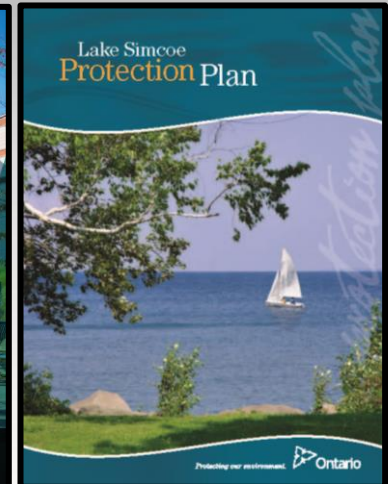
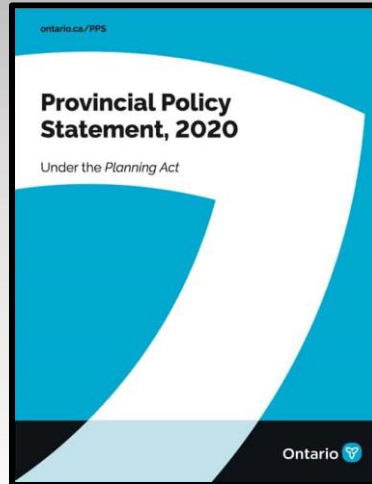
South: Agricultural/Future (Hewitt's South – Hansen Group)



West: Residential Dwellings, EP, Agricultural/Future Development (Ballymore Homes)

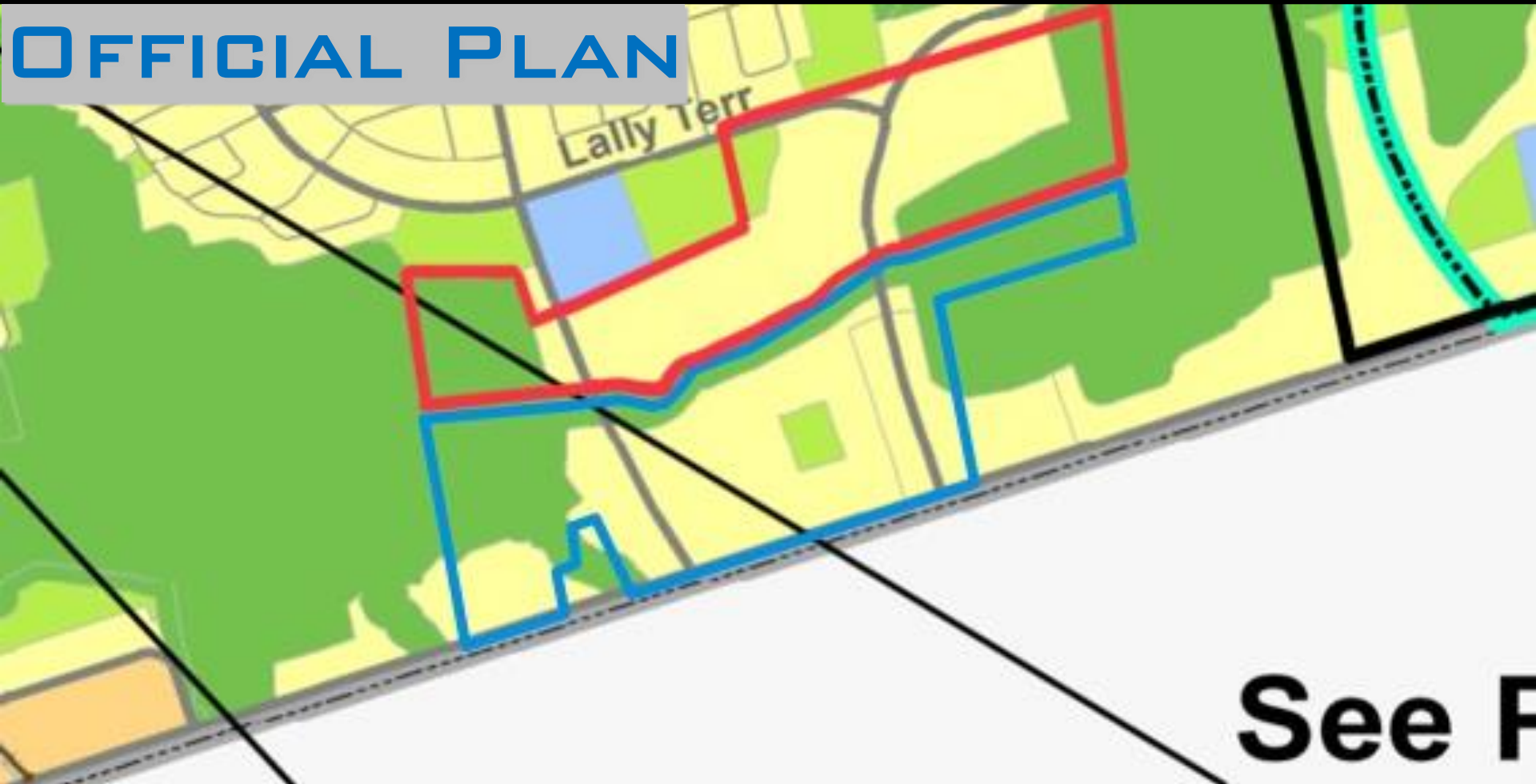


PPS, GROWTH PLAN & LSPP



- Optimize existing and planned infrastructure.
- Compact urban form.
- Protection of key natural heritage features
- Protection of key hydrologic features.
- Enhanced stormwater management & Low Impact Development.

OFFICIAL PLAN

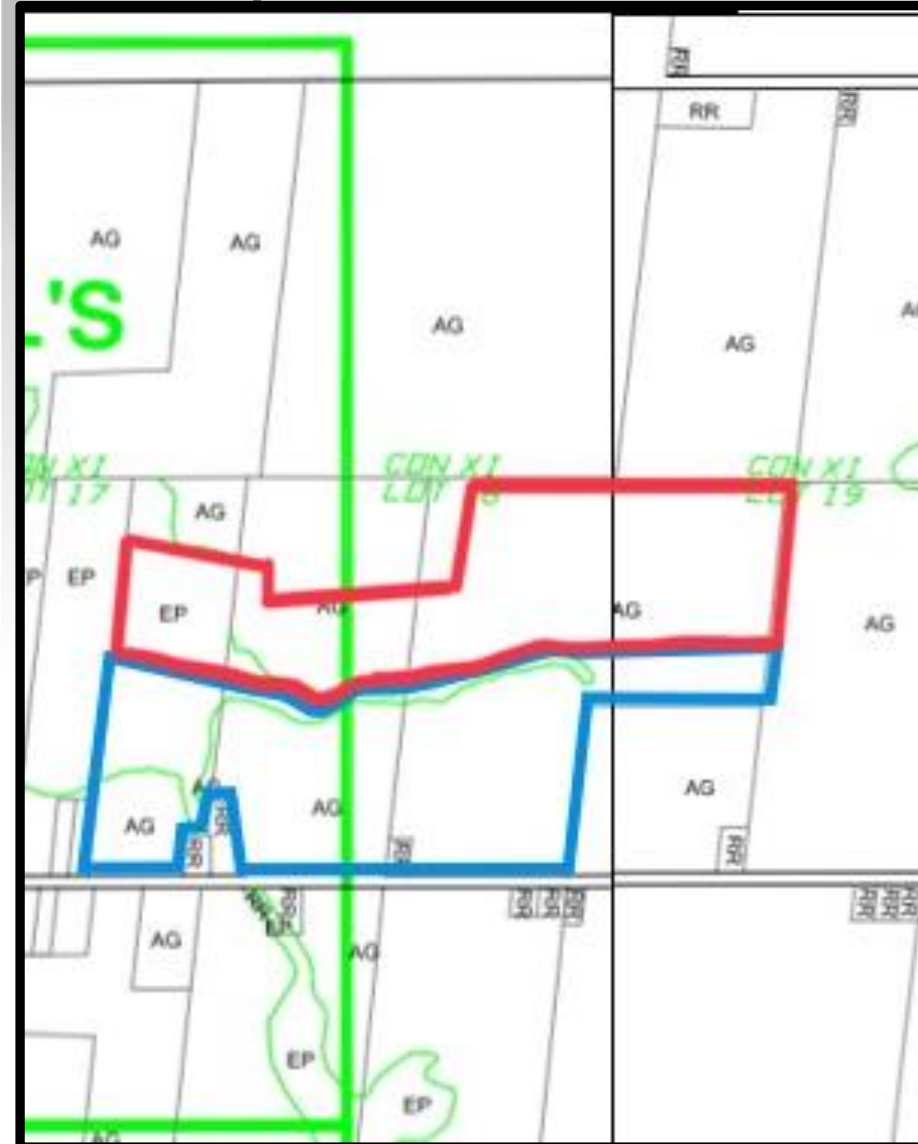


See F

 OFFICIAL PLAN MAP 2	 Neighbourhood Area	 Employment Area - Non Industrial	 Waste Disposal Assessment
	 Medium Density	 Employment Area - Industrial	 Extractive Industrial
	 High Density	 Employment Area - Restrictive Industrial	 Defined Policy Area
	 Strategic Employment and Economic District (SEED)	 Natural Heritage System	 Application Before the Local Planning Appeal Tribunal (LPAT)
	 Commercial District	 Greenspace	 TransCanada Pipeline Right-of-way
	 Community Hub	 Infrastructure and Utility	

Hewitts Central
(Neighbourhood Area, Greenspace and Natural Heritage System)

ZONING BY-LAW



054-04 (INNISFIL)

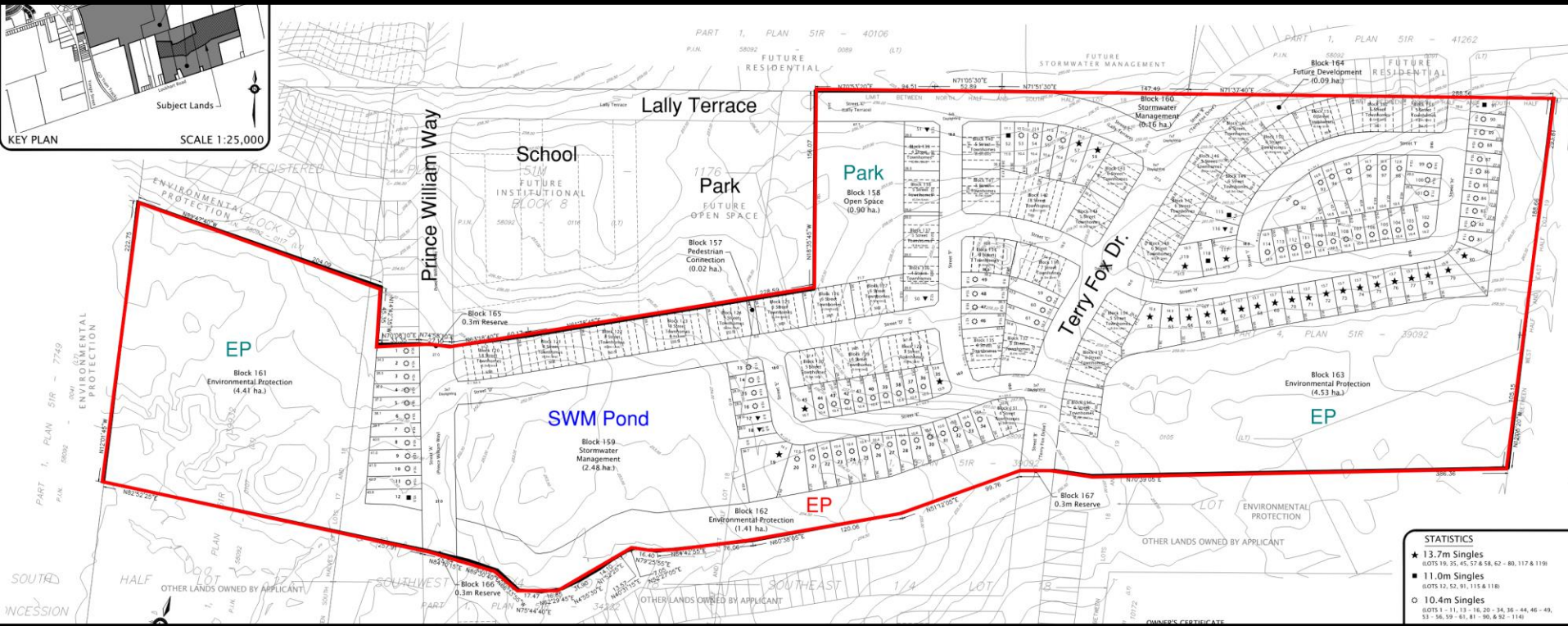


3RD DRAFT OF BARRIE BY-LAW

TECHNICAL WORK COMPLETED

- PLANNING JUSTIFICATION REPORT
- GEOTECHNICAL INVESTIGATION
- HYDROGEOLOGICAL ASSESSMENT
- FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT
- TRAFFIC CONFORMITY/IMPACT LETTER
- NATURAL HERITAGE EVALUATION & SPECIES AT RISK ASSESSMENT
- STAGE 1-2 ARCHAEOLOGICAL ASSESSMENTS
- ARBORIST REPORT
- NOISE IMPACT ANALYSIS
- BOUNDARY & TOPOGRAPHIC SURVEY
- TREE PRESERVATION PLANS/INVENTORY
- TRAILS PLAN
- PEDESTRIAN CIRCULATION PLAN
- PARKS FACILITY FIT PLAN
- PLAN OF SUBDIVISION
- ZONING BY-LAW SCHEDULES

PLAN OF SUBDIVISION - HEWITTS CENTRAL

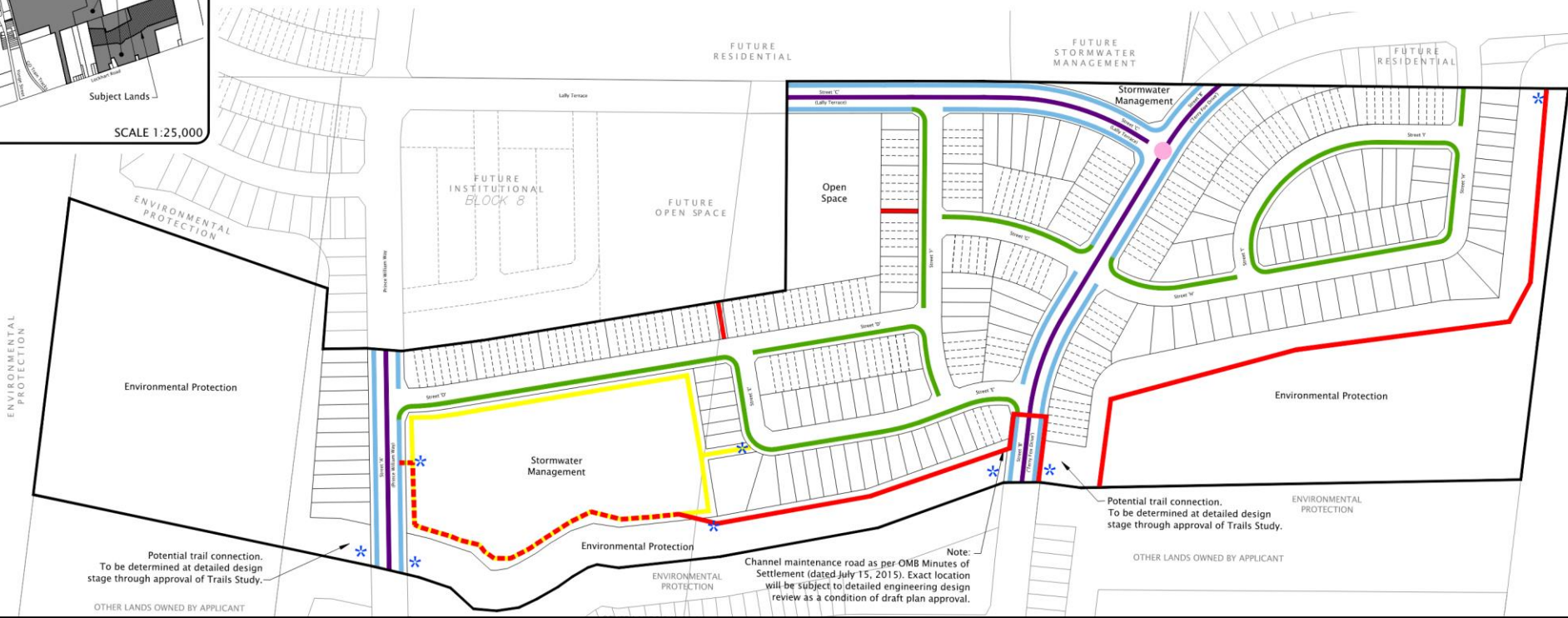


- 338 LOTS/UNITS.
 - 121 SINGLE DETACHED LOTS (9M, 10.4M, 11M, 13.7M).
 - 217 TOWNHOUSE LOTS
- 0.9 HA. PARK (ADDITION TO 2.03 HA. PARK PREVIOUSLY APPROVED)
- 2.48 HA. STORMWATER MANAGEMENT POND
- PUBLIC ROADS (LOCAL, MINOR COLLECTOR, MAJOR COLLECTOR)

PEDESTRIAN CIRCULATION PLAN

Subject Lands

SCALE 1:25,000



Potential trail connection. To be determined at detailed design stage through approval of Trails Study.

Note: Channel maintenance road as per OMB Minutes of Settlement (dated July 15, 2015). Exact location will be subject to detailed engineering design review as a condition of draft plan approval.

Potential trail connection. To be determined at detailed design stage through approval of Trails Study.

Draft Plan Boundary

Single Sided Sidewalk

Double Sided Sidewalk

Pathway System

Potential Pathway System

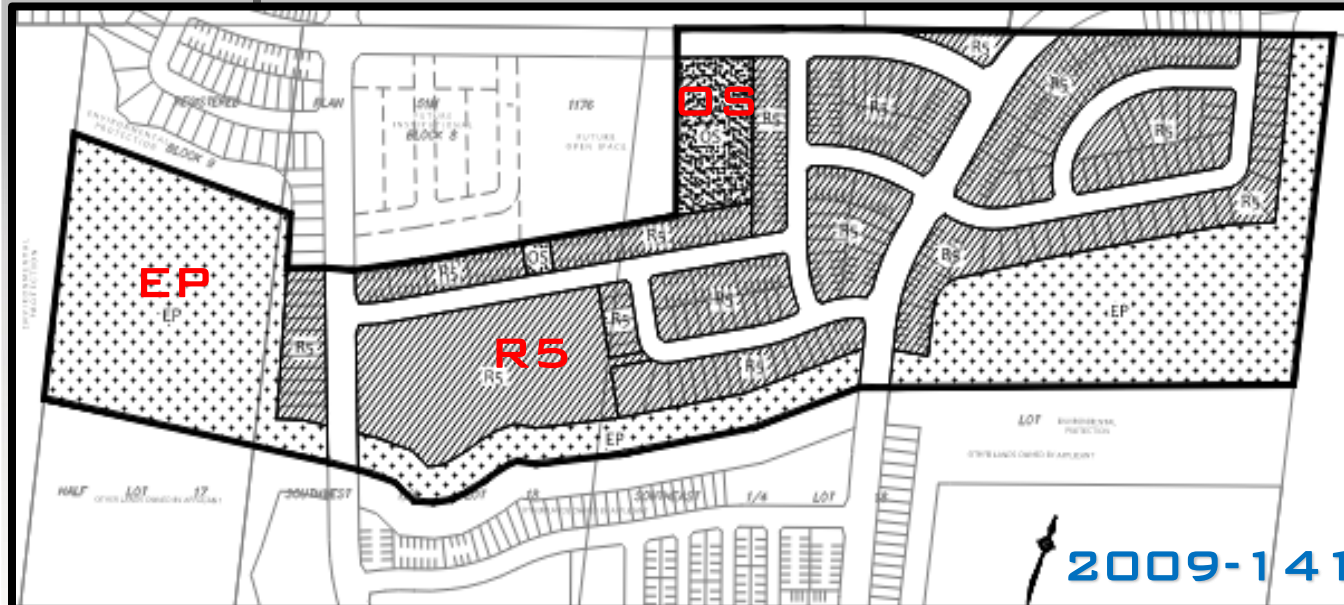
Maintenance Road

Potential Transit System Route

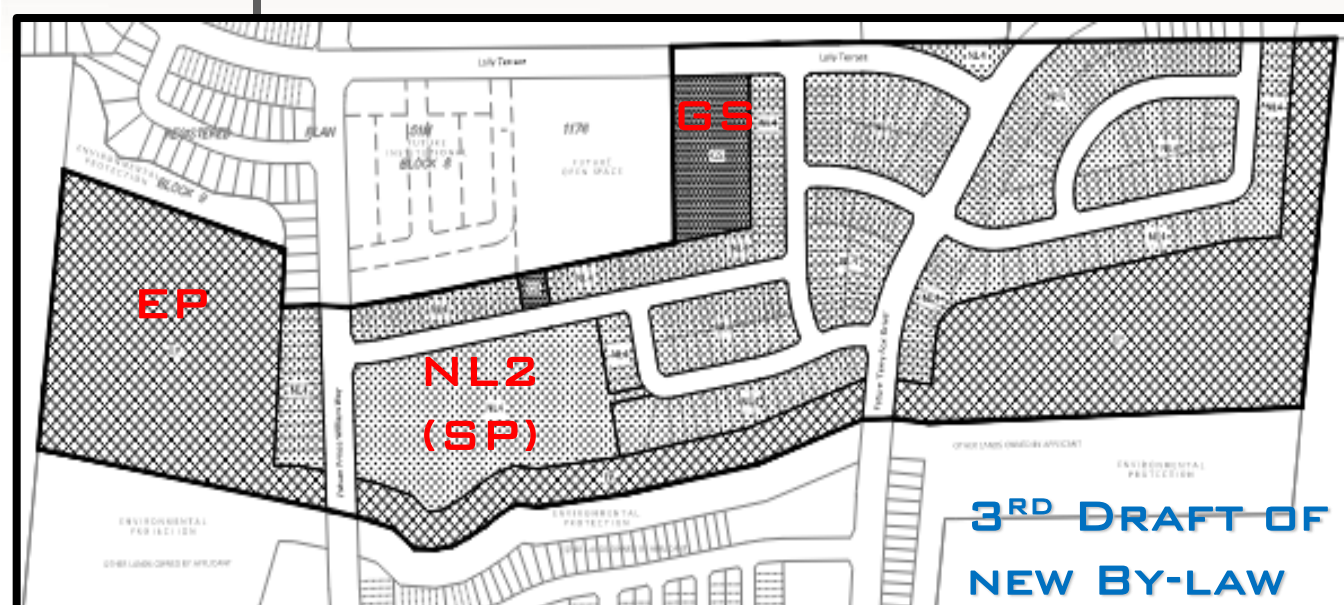
Approximate Trail Road Crossing

Key Pedestrian Intersections

PROPOSED REZONING



EP: ENV. PROTECTION
R5: RESIDENTIAL
OS: OPEN SPACE



EP: ENV. PROTECTION
NL2: NEIGHBOURHOOD
AREA LOW 2
(SP): POTENTIAL
SPECIAL PROVISIONS.
GS: GREENSPACE

CONCEPTUAL RENDERINGS

