



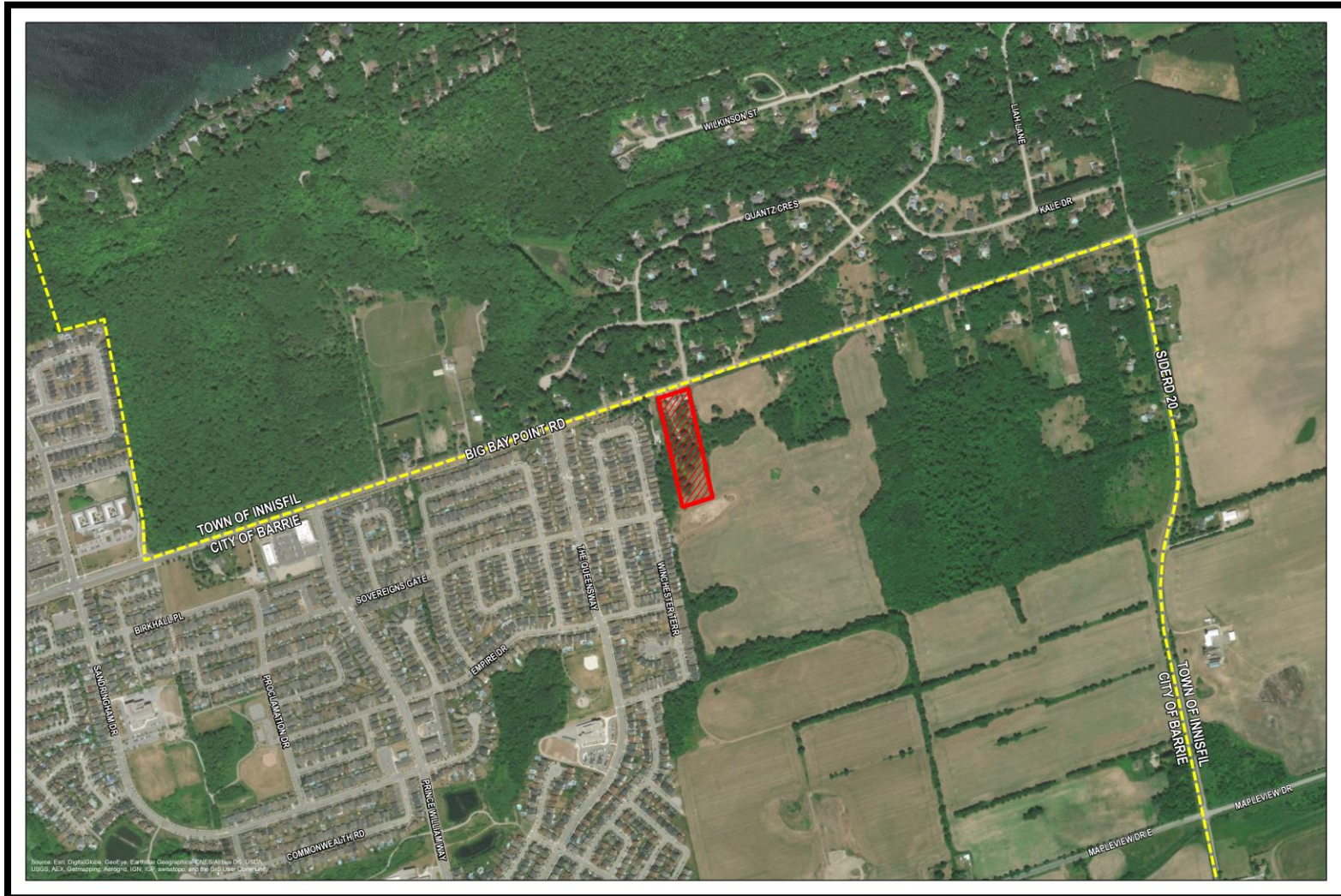
MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

967 AND 973 BIG BAY POINT ROAD

Public Meeting

Monday, June 11, 2018

SITE LOCATION



SITE CONTEXT



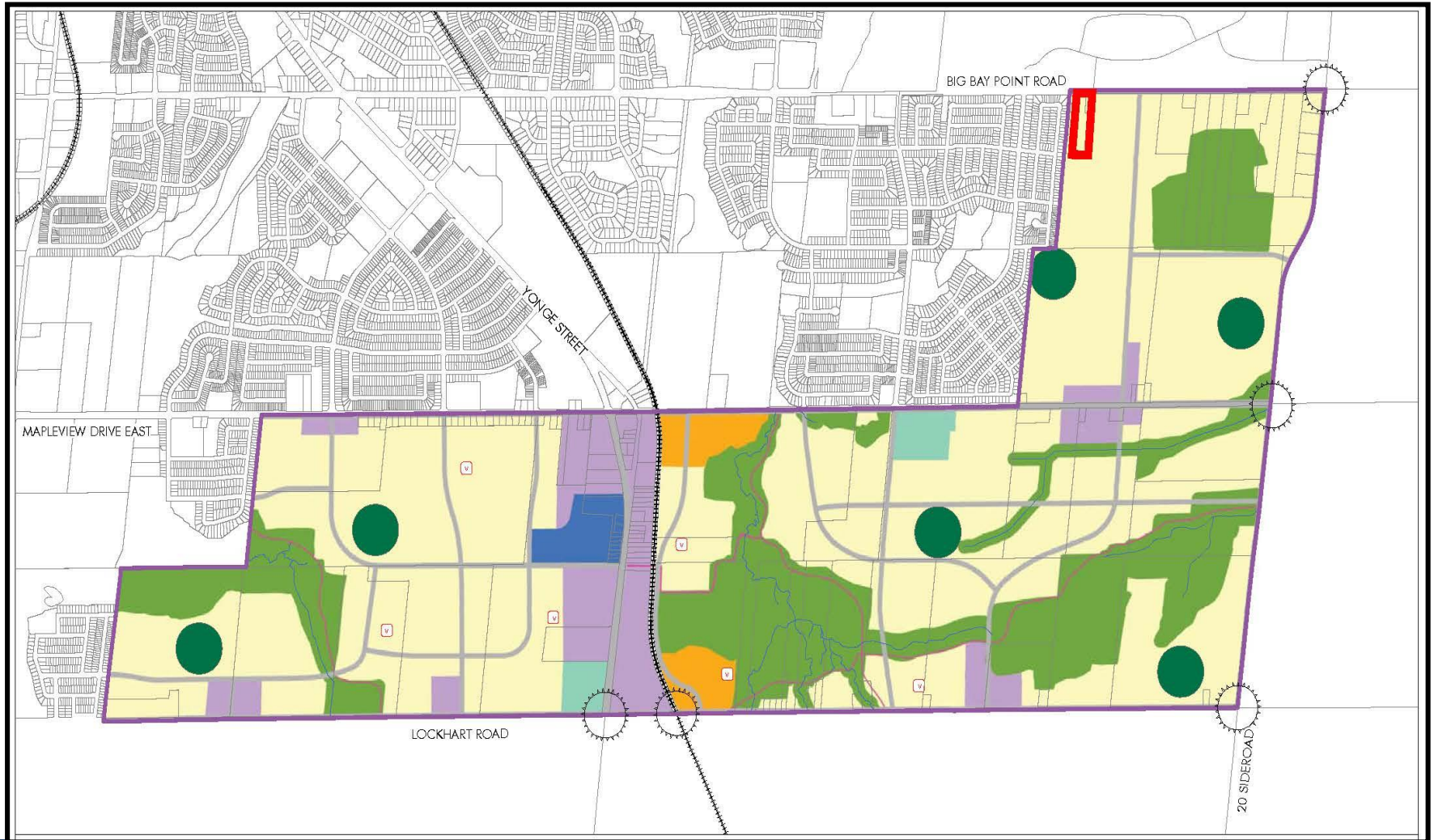
PLANNING APPLICATIONS SUBMITTED

- Zoning By-law Amendment Application
- Draft Plan of Subdivision Application

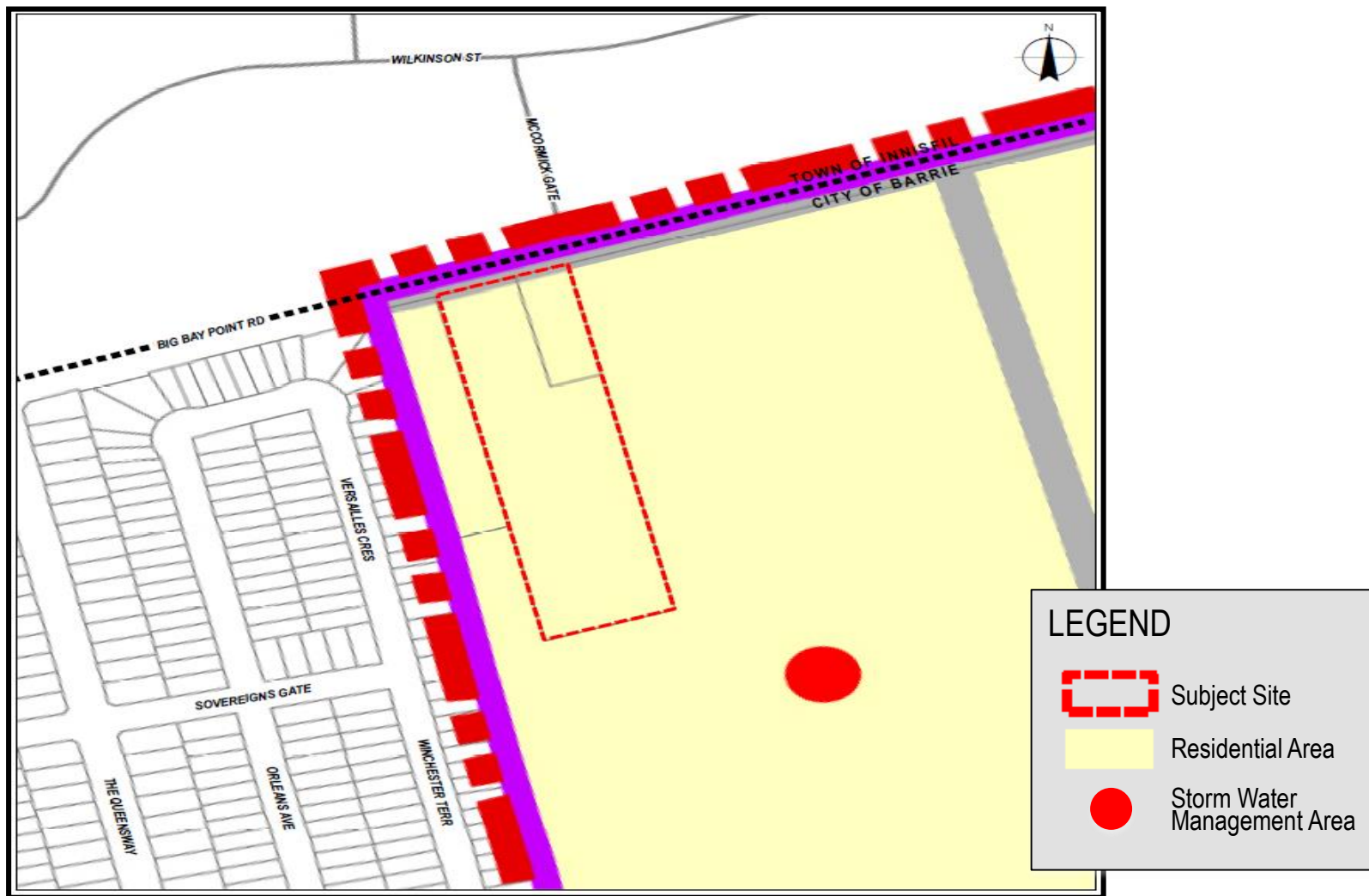
SUPPORTING STUDIES SUBMITTED

- Arborist Report – MHBC Planning
- Stage 1 Archaeological Assessment – Aecom
- Species at Risk Assessment – Azimuth Environmental Consulting Inc.
- Functional Servicing Report – Aecom
- Geotechnical Investigation – Toronto Inspection Ltd.
- Hydrogeological Investigation – Watermark Environmental
- Noise Impact Study – R. Bouwmeester & Associates
- Planning Justification Report- MHBC Planning
- Subwatershed Impact Study – RJ Burnside
- Master Transportation Study – LEA Consulting

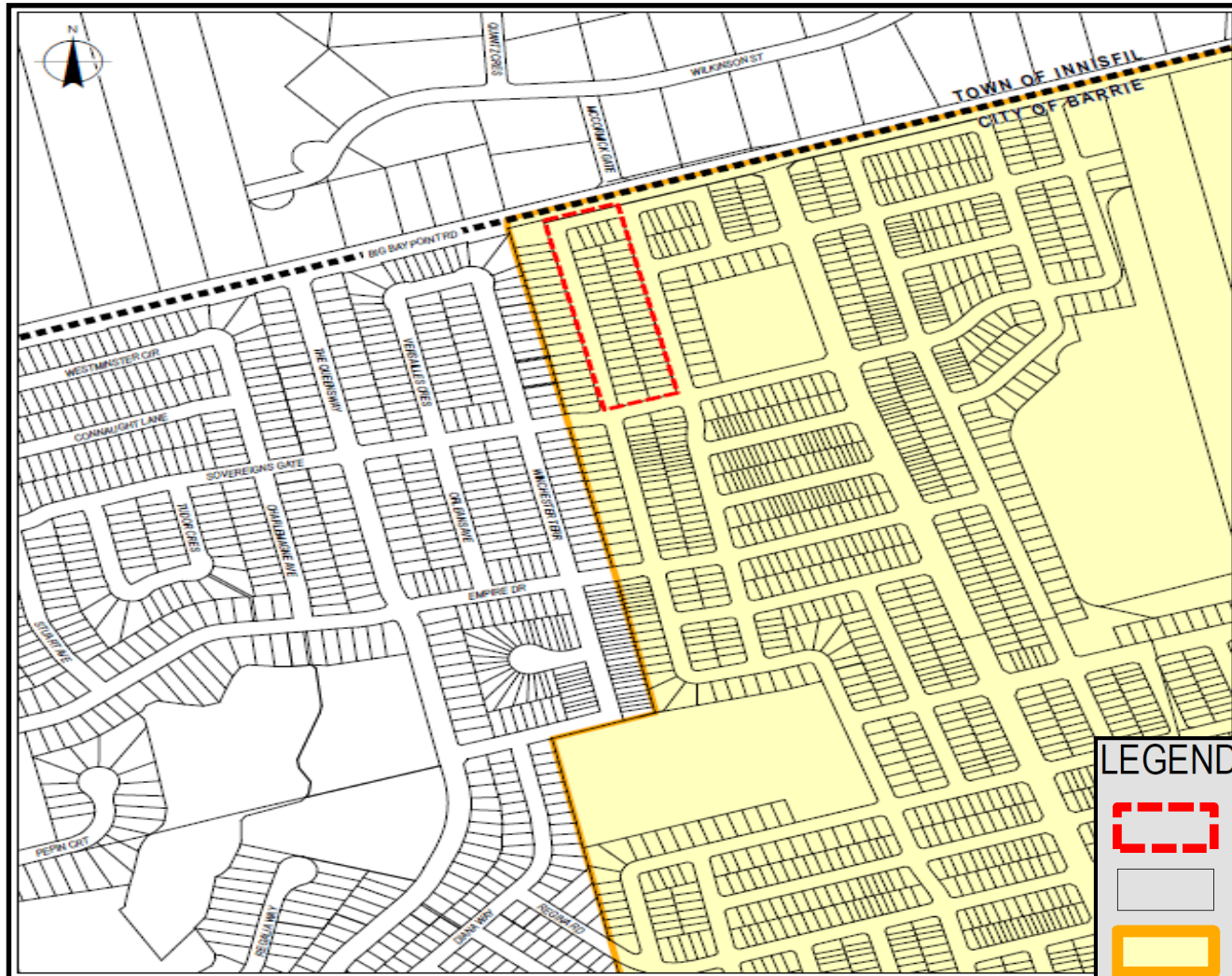
HEWITT'S SECONDARY PLAN LAND USE SCHEDULE



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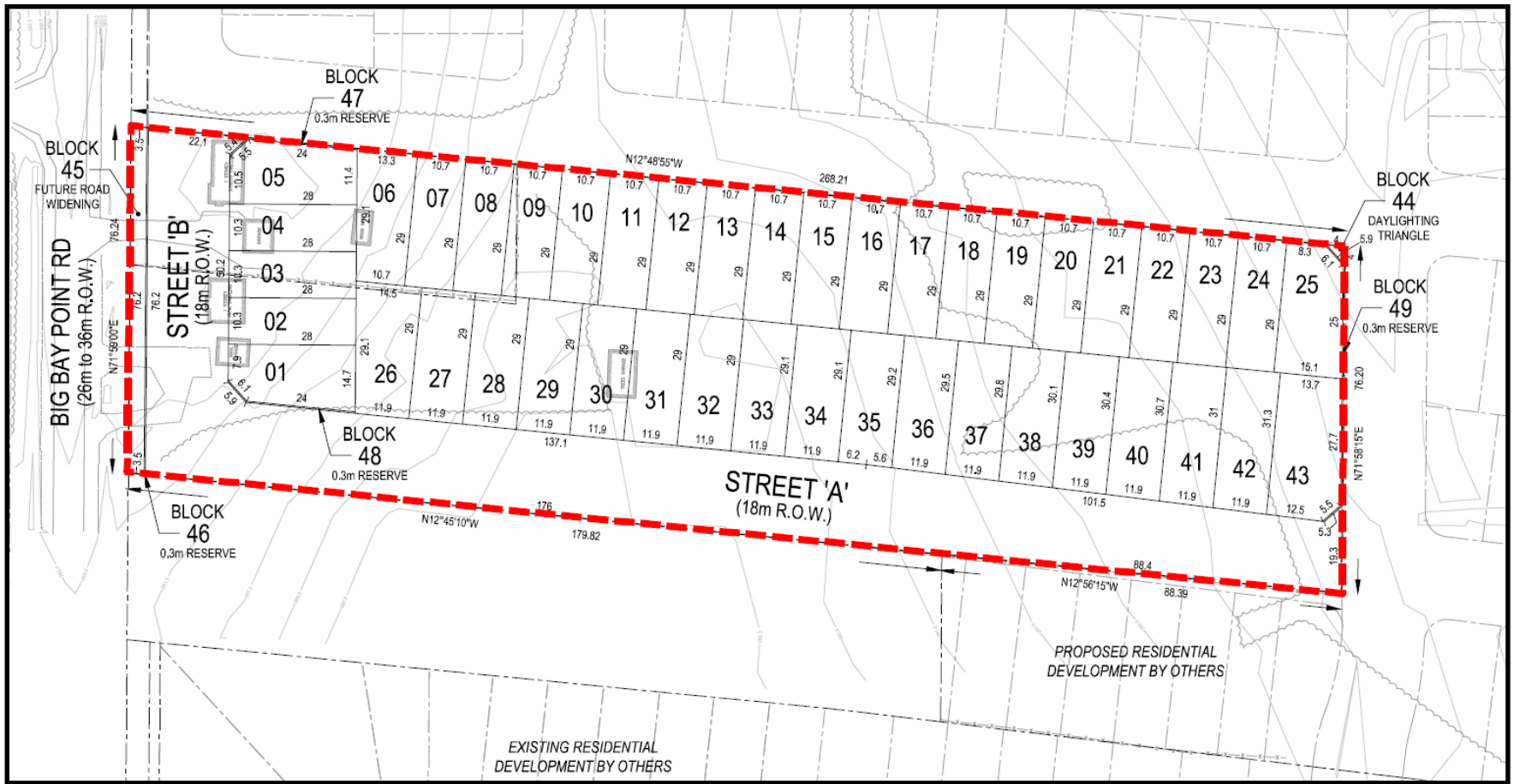
HEWITT'S SECONDARY PLAN SURROUNDING DEVELOPMENT



LEGEND

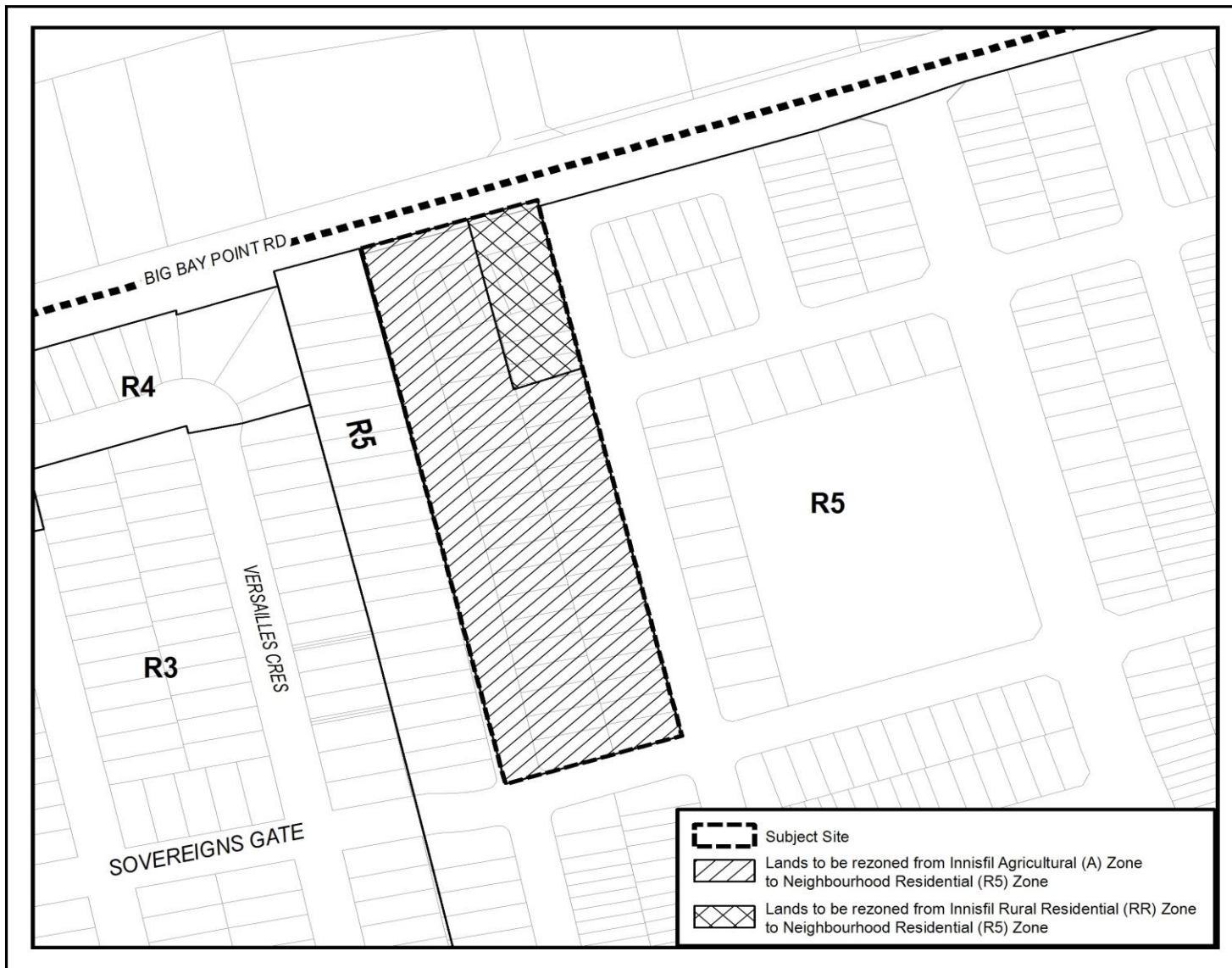
-  Subject Site
-  Parcel Fabric
-  Hewitt's Secondary Plan

DRAFT PLAN OF SUBDIVISION



Land Use	Lots / Block	Units	Area
Single Detached 10.2m lots	01-25	25	0.79ha
Single detached 11.6m lots	26-43	18	0.65

PROPOSED ZONING



THANK YOU
&
QUESTIONS?