

Staff Report



To	General Committee
Subject	Street Names - Hewitt's Gate Phase 5 Draft Plan of Subdivision
Date	November 26, 2025
Ward	10
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer
Staff Report #	DEV042-25

Recommendation(s):

1. That the following names from the Municipal Naming Registry, identified in Appendix A - Street Name Schema to Staff Report DEV042-25, be approved as the street names in Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426):
 - a) Street Z - Ridgehill Way
2. That the following municipal street names, identified in Appendix A - Street Name Schema to Staff Report DEV042-25, be confirmed as prolongations of existing municipal streets into Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426):
 - a) Street A - Lally Terrace
 - b) Street C - Prince William Way
 - c) Street O - Chardonnay Heights
 - d) Street Q – Ginseng Trail

Executive Summary:

The purpose of this report is to seek Council's final approval for the names selected for the street within the Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426) depicted in Appendix A – Street Name Schema and described in Appendix B – Street Description to Staff Report DEV042-25.

Council approval of the recommended street names is required for municipal addressing to proceed for the new development. The name requested for this development was identified in the Municipal Names Registry.

Key Findings:

As a condition of final approval, street names are required to be assigned prior to the formal registration of the Plan. The applicants, **Crisdawn Construction Inc. and Pratt Development Inc.**, have requested to use names from the Municipal Names Registry for all public local streets proposed in the subdivision. This approach is permitted under the Municipal Naming Policy, and it is consistent with past practice.

The names selected are depicted on Appendix A - Street Name Schema to Staff Report DEV042-25 and were previously approved by Council per [Motion 18-G-118](#) dated June 4, 2018 and [Motion 19-G-089](#) dated April 29, 2019. In addition, the street names for Phases 1 to 4 of the Hewitt's Gate Plan of Subdivision were selected by the developer and approved by Council per [Motion 18-G-118](#) dated June 4, 2018 and [Motion 19-G-210](#) dated June 24, 2019.

Financial Implications:

There are no financial implications for the Corporation resulting from the proposed recommendation.

Alternatives:

The following alternative is available for consideration by General Committee:

Alternative #1 - General Committee could deny the recommendation(s) of staff and request that the applicant provide a new or revised list of street names to be assigned for this Draft Plan of Subdivision.

This alternative is not recommended as the selected names were previously approved by Council and meet all the requirements of the street naming policy. If so directed, staff would be required to initiate a new circulation and review of any chosen names which could significantly delay the addressing process and subsequently registration of the Draft Plan of Subdivision.

Strategic Plan Alignment:

Affordable Place to Live		
Community Safety	X	Street Names for future developments are required to be unique and do not conflict with existing street names or those in surrounding municipalities.
Thriving Community		
Infrastructure Investments		
Responsible Governance	X	The municipal naming process provide staff with a process to vet and allocate street names throughout the City which allows residents and Emergency Services to navigate easily to and from this future development.

Additional Background Information and Analysis:

The Municipal Naming Policy establishes the processes and criteria for naming, renaming and dedicating Municipal Assets such as streets, parks and facilities as well as the major elements of such municipal assets including the methods by which the public may provide suggestions and comments.

The Municipal Names Registry is a central repository of all approved names for streets, parks and facilities. The Registry includes a list of pre-qualified names that can be used for new development which have been suggested by the public and developers, including but not limited to Barrie's fallen soldiers and veterans and honoured community members.

The Draft Plan Conditions for Hewitt's Gate Draft Plan of Subdivision (D12-426) were approved by the Executive Director of Development Services on December 28, 2017, with an extension to Draft Approval granted to October 18, 2026, to complete the Phase 5 registration. **Streets are required to be named as a condition of the final approval of a Plan of Subdivision.** The applicants, Crisdawn Construction Inc. and Pratt Development Inc., have requested to use names from the Municipal Names Registry for all public local streets proposed in the subject development.

Consultation and Engagement:

Prior to the recommendation proposed by staff to accept the street names for the subject Plan of Subdivision, the names were circulated for comment in accordance with the street naming process, including to neighbouring municipalities, external agencies and internal departments. No concerns were raised.

Environmental and Climate Change Impact Matters:

There are no environmental and/or climate change impact matters related to the recommendation.

Appendix:

Appendix A - Street Name Schema - Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426)

Appendix B - Street Description - Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426)

Appendix C – Excerpt Hewitt's Gate Draft Plan of Subdivision (D12-426 Phase 5)

Report Author:

O. Sanchez - Planning Services Technical Coordinator, Development Services – Planning

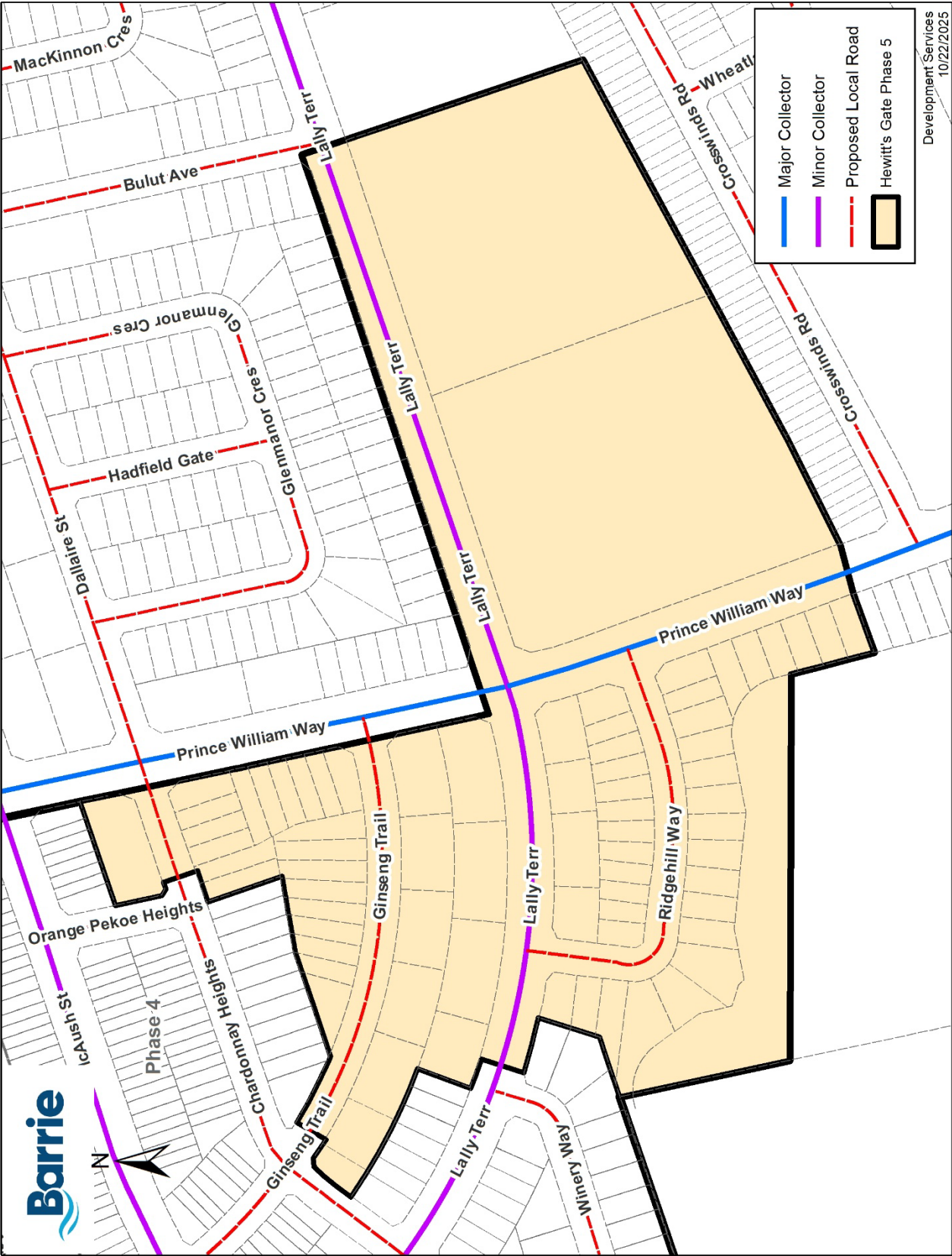
File #:

D19-GIN/D19-LAL/D19-PRI/D19-RID (D12-426)

Pending #:

Not Applicable

Appendix A Street Names Schema - Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426)



Appendix B
Street Description - Hewitt's Gate Phase 5 Draft Plan of Subdivision (D12-426)

Street Name	Draft Plan of Subdivision	Description	Street Naming Status
Prince William Way	Street A	27.00m width Major Collector running north-south between Big Bay Point Road and Lockhart Road	Approved as Motion 10-G-041 of February 22, 2010
Lally Terrace	Street C	24.00m width Minor Collector running east- west between Maplevue Drive East and Terry Fox Drive	
Chardonnay Heights	Street O	18.00m width Local Road, running east-west between Ginseng Trail and Prince William Way	Approved as Motion 19-G-210 of June 24, 2019
Ginseng Trail	Street Q	18.00m width Local Road, running north-southeast between McAush Street and Prince William Way	
Ridgehill Way	Street E	18.00m width Local Road, running north – southeast between Lally Terrace and Prince William Way	Seeking Council approval through this Staff Report DEV042-25

PHASE 5

BLOCK 6

D12-426

EAST CENTRAL

EAST 1ST

LEGEND

LOT	AREA	AREA	AREA	AREA
1	12.50	12.50	12.50	12.50
2	12.50	12.50	12.50	12.50
3	12.50	12.50	12.50	12.50
4	12.50	12.50	12.50	12.50
5	12.50	12.50	12.50	12.50
6	12.50	12.50	12.50	12.50
7	12.50	12.50	12.50	12.50
8	12.50	12.50	12.50	12.50
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22	12.50	12.50	12.50	12.50
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59	12.50	12.50	12.50	12.50
60	12.50	12.50	12.50	12.50
61	12.50	12.50	12.50	12.50
62	12.50	12.50	12.50	12.50
63	12.50	12.50	12.50	12.50
64	12.50	12.50	12.50	12.50
65	12.50			