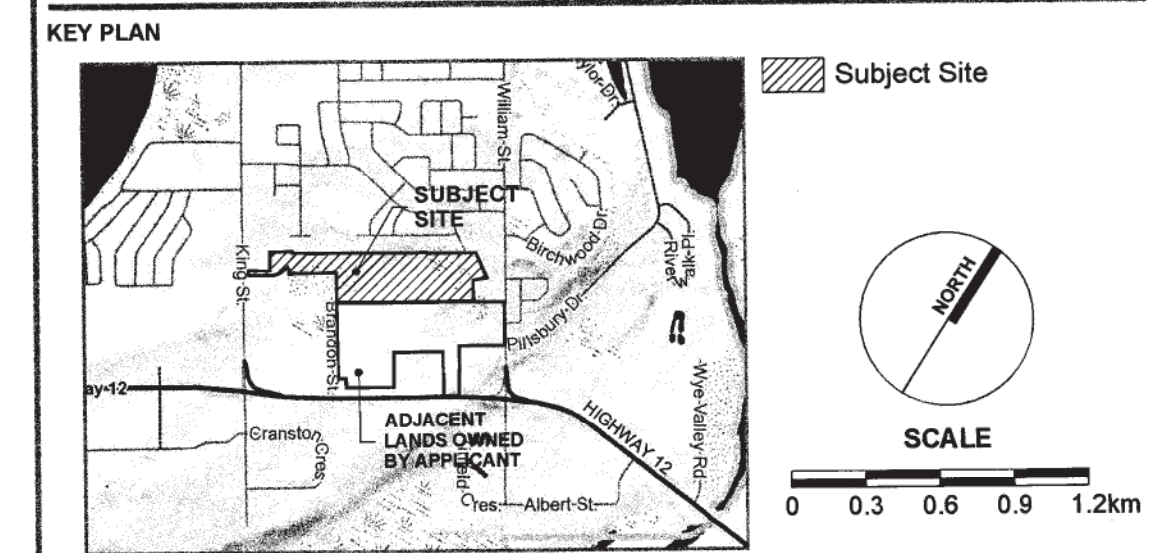


**LEGAL DESCRIPTION**  
 PART OF LOT 102, CONCESSION 2,  
 GEOGRAPHIC TOWNSHIP OF TAY  
 TOWN OF MIDLAND  
 COUNTY OF SIMCOE

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED  
 TO SUBMIT THIS PLAN FOR APPROVAL.  
 DATE: Oct 12, 2022  
 PRATT DEVELOPMENT INC.  
 DON PRATT, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN  
 AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY  
 SHOWN.  
 DATE: Oct 12, 2022  
 RUBY MAK-O.L.S.  
 RUDY MAK SURVEYING LTD.



**LEGEND**

- SITE BOUNDARY
- RIGHT OF WAY LINE
- BLOCK LINE
- PARCEL FABRIC LINE
- WATERCOURSE
- WOODED AREA

REV. No.	DATE	ISSUED / REVISION	BY
01	SEPT. 26, 2022	ADD PART 11 OF PLAN 51R-32441 TO PROPERTY, REVISE RESIDENTIAL LOT MIX, REVISE ROAD LAYOUT, ADD EXTRA SERVING BLOCKS, ADD EXTRA WALKWAY BLOCKS, ADD STORMWATER BLOCK	M.M.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED**

A. AS SHOWN	F. AS SHOWN	J. AS SHOWN
B. AS SHOWN	G. AS SHOWN	K. ALL SERVICES AS REQUIRED
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY (PIPED)	L. AS SHOWN
D. RESIDENTIAL	I. SANDY/SANDY LOAM	
E. AS SHOWN		

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHC PLANNING**  
 113 COLLIER STREET  
 BARRIE, ON L4M 1H2  
 P: 705 728 0045 F: 705 728 2010  
 WWW.MHCPLAN.COM

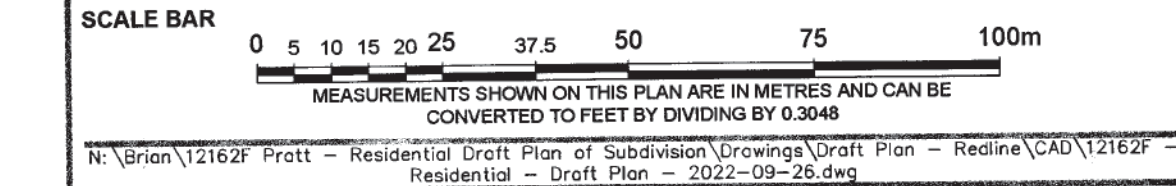
**LAND USE SUMMARY**

LAND USE	LOT / BLOCK #	UNITS	AREA
SINGLE DETACHED - 10m LOTS	014, 054, 055, 057-101	48	1.738ha
SINGLE DETACHED - 12m LOTS	001-013, 015, 017-032, 037-043, 048-053, 056, 102-138, 102-131, 132-138, 137, 59-63, 94-98	81 67	4.335ha 2.970ha
SINGLE DETACHED - 15m LOTS	016, 033-036, 044-047, 58, 64-93, 99-105	9 38	0.633ha 2.467ha
TOWNHOUSE - 6m UNITS	142-153, 157, 158	80	1.860ha
TOWNHOUSE - 7.6m UNITS	139-141, 154-156, 159, 160	49	1.695ha
SERVICE	161-163		0.066ha
HYDRO	164, 165		0.054ha
STORMWATER	166		0.041ha
WALKWAY	167-169		0.091ha
FUTURE DEVELOPMENT LOTS	106-111	6	0.188ha
TOWNHOUSES	112-124	91	2.632ha
ROADS	PRATT AVE, STREETS A, B, & C		3.359ha 3.040ha
9m WALKWAY	125		0.027ha
10m WALKWAY	126		0.030ha
3m WALKWAY	127		0.010ha
0.3m RESERVES	170		0.002ha 0.001ha
STORMWATER POND	128, 130		1.135ha
TOTALS		267 202	13.874ha 12.499ha

STAMP	DATE
	SEPT. 26, 2022
FILE No.	12162F
SCALE	1:1,500 (ARCH D)
DRAWN BY	M.M.
CHECKED BY	K.C.
OTHER	

**PROJECT**  
**PRATT RESIDENTIAL SUBDIVISION**  
 PRATT DEVELOPMENTS INC.  
 27 CLAPPERTON ST. SUITE 300  
 BARRIE ON L4M 3E6  
 705-722-4500

**FILE NAME** REDLINE DRAFT PLAN OF SUBDIVISION  
**DWG No.** 1 of 1



N:\2162\Pratt - Residential Draft Plan of Subdivision Drawings\Draft Plan - Redline\CAD\2162F - Residential - Draft Plan - 2022-09-26.dwg