



# Marshall Subdivision

**Client: CL Marshall Farms Ltd.**

**Location: Hamlet of Baxter, Simcoe County**

**Services: Preliminary and Final Residential Subdivision Design, Project Management, Stormwater Management Design, Functional Servicing Report, Traffic Impact Study**



The Jones Consulting Group Ltd. was retained by CL Marshall Farms Ltd. to plan a subdivision of 214 residential units within a typical urban residential layout in the Hamlet of Baxter. Jones is active in all three capacities for the project: planning, engineering and surveying. Jones designed a draft plan and is awaiting the necessary approvals from the municipality and concerned regulatory agencies. It was also important to make sure the planned subdivision would integrate with the existing community.

Jones has been responsible for preparing a number of reports, including a functional servicing report, a traffic study and a planning justification report. Concerns were raised by the Nottawasaga Valley Conservation Authority about potential flooding. Jones completed a flood line analysis study and determined the Marshall Baxter Development was outside of the floodplain. The unusual flatness of the area meant grading and drainage had to accommodate this. Grading was done to ensure minimum fill will be needed, keeping costs down. A stormwater management system for both quantity and quality control has been designed.

Through the development of the new subdivision the servicing to existing buildings in the area will be improved. Jones modeled a water supply servicing extension that would connect to existing watermain from New Tecumseth / Collingwood and replace the wells currently being used in Baxter. Also, a new municipal sewage treatment plant, for the entire community, will be constructed.