

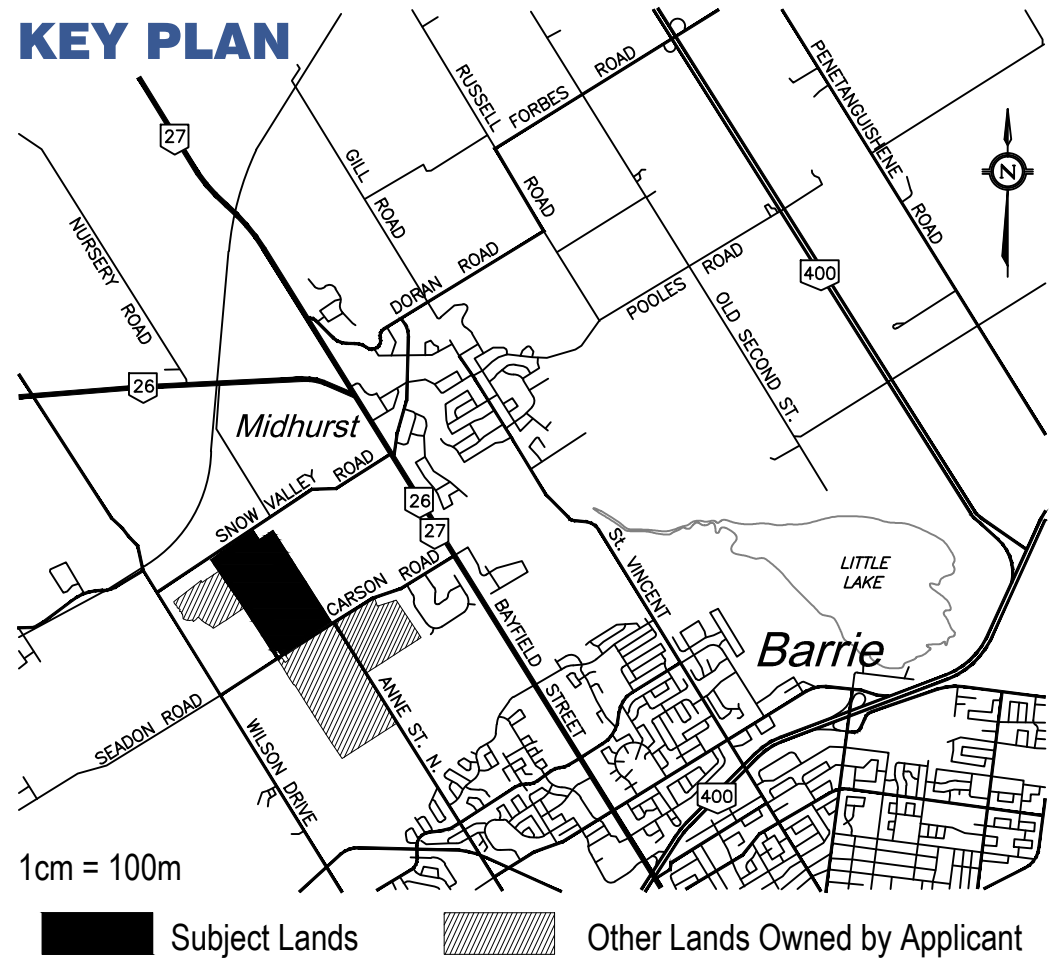
DRAFT PLAN OF SUBDIVISION

D. Hickling

SP-T-1005

Part of Lot 14 & 15
Concession 6
Township of Springwater
County of Simcoe

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	LAND USE	UNITS	AREA (ha)
Lots 1-493	Low Density Residential			
	Single Detached - 15.25m (A units)		55	21.10
	Single Detached - 12.2m (B units)		114	
	Single Detached - 9.8m (C units)		164	
	Semi-Detached - 7.625m (D units)		320	
Blocks 494-531	On-Street Townhouses (OSTH)		276	6.44
Blocks 532-537	Laneway Townhouses (LWTH)		46	1.02
Blocks 538-556	Residential Reserves			0.99
Blocks 557-559	Parks			3.69
Block 560	Parkettes			0.40
Block 561-563	Open Space			0.42
Block 564-565	Environmental Protection Area			29.51
Block 566	Mixed Use / School			3.49
Block 567	Stormwater Management Pond			1.16
Block 568-570	Road Widening			1.03
Block 571-573	Reserves			0.17
Roads	23.0m ROW	1,420m		
Streets A-S	20.0m ROW	5,000m		
	15.0m ROW	515m		
Lane 1	10.0m Lane	170m		
TOTAL			7,105m	84.12

Net Density* = 975 units / 54.36 ha = 17.9 upha
* Excludes Environmental Protection Area

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the County of Simcoe.

1757688 Ontario Inc. _____ Date _____

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Paul Edward
Ontario Land Surveyor
RPE Surveying Ltd. _____ Date _____

ADDITIONAL INFORMATION

- AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).
- (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
 - (b),(c) - As shown on the Draft and Key Plan.
 - (d) - Land to be used in accordance with the Schedule of Land Use.
 - (i) - Sand loam, loamy sand.
 - (h),(k) - Full services & Water Supply to be provided.

Prepared by:
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mbtw watchorn

Scale: 1:2000

Date: Dec 23, 2009
Project No.: 12-2139

Date	Revision	#
Apr 8/14	Revised as per Township & Agency Comments	1

