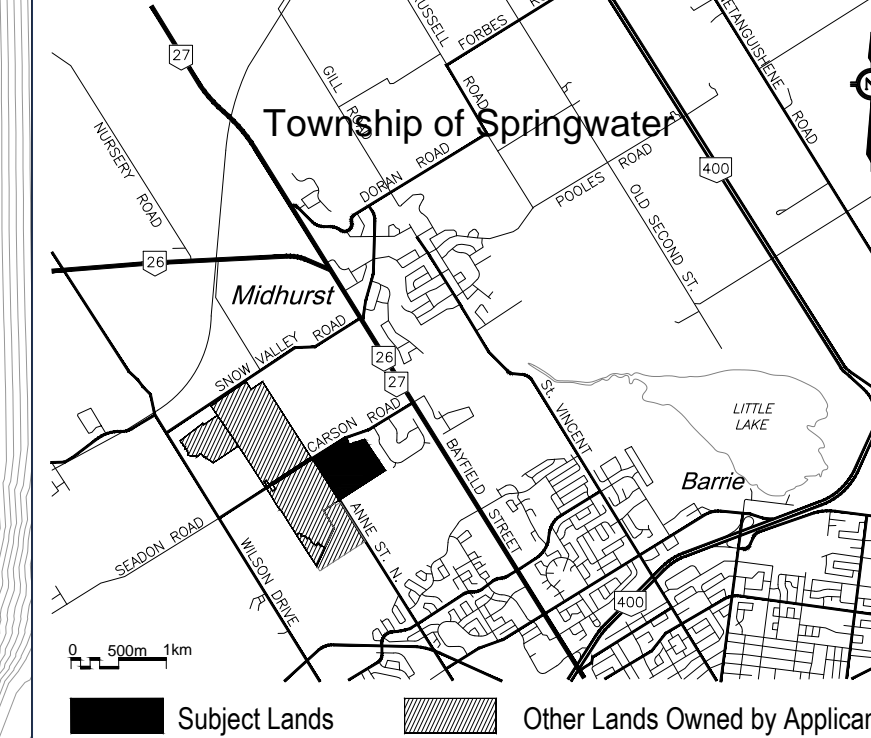


DRAFT PLAN OF SUBDIVISION

Rome
SP-T-1007

Part of Lot 16
Concession 5
Township of Springwater
County of Simcoe

KEY PLAN



SCHEDULE OF LAND USE

| LOT/BLOCK | LAND USE | LAND USE | UNITS | AREA (ha) |
|------------------|------------------------------------|------------------------------------|------------|--------------|
| Lots 1-283 | Low Density Residential | Single Detached - 15.25m (A units) | 95 | 12.73 |
| | | Single Detached - 12.2m (B units) | 62 | |
| | | Single Detached - 9.8m (C units) | 62 | |
| | | Semi-Detached - 7.625m (D units) | 88 | |
| Blocks 284-300 | Laneway Townhouse Residential LWTH | 93 | 2.51 | |
| Block 301 | Mixed Use | | 1.18 | |
| Blocks 302 | Environmental Protection Area | | 12.87 | |
| Blocks 303 | Open Space | | 1.83 | |
| Block 304 | Park | | 0.51 | |
| Blocks 305-307 | Walkways | | 0.14 | |
| Blocks 308-309 | Road Widening | | 0.60 | |
| Block 310 | Overland Flow | | 0.10 | |
| Street F | 28.0m ROW | 61m | | |
| Streets A & B | 23.0m ROW | 1,208m | | |
| Streets C-E, G-J | 20.0m ROW | 1,884m | | |
| Lanes 1-4 | 10.0m Lane | 681m | | |
| TOTAL | | | 420 | 40.03 |

Net Density - 420 units / 27.16 ha = 15.5 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.

1757699 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), (i), (l) - As shown on 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) - Sandy loam and loamy sand.
(h), (k) - Full services and water supply to be provided.

Prepared by:
MALONE GIVEN PARSONS LTD.
140 Renfrew Drive, Suite 201
Markham, Ontario, L3R 6B3
Tel: (905) 513-0170
www.mgp.ca

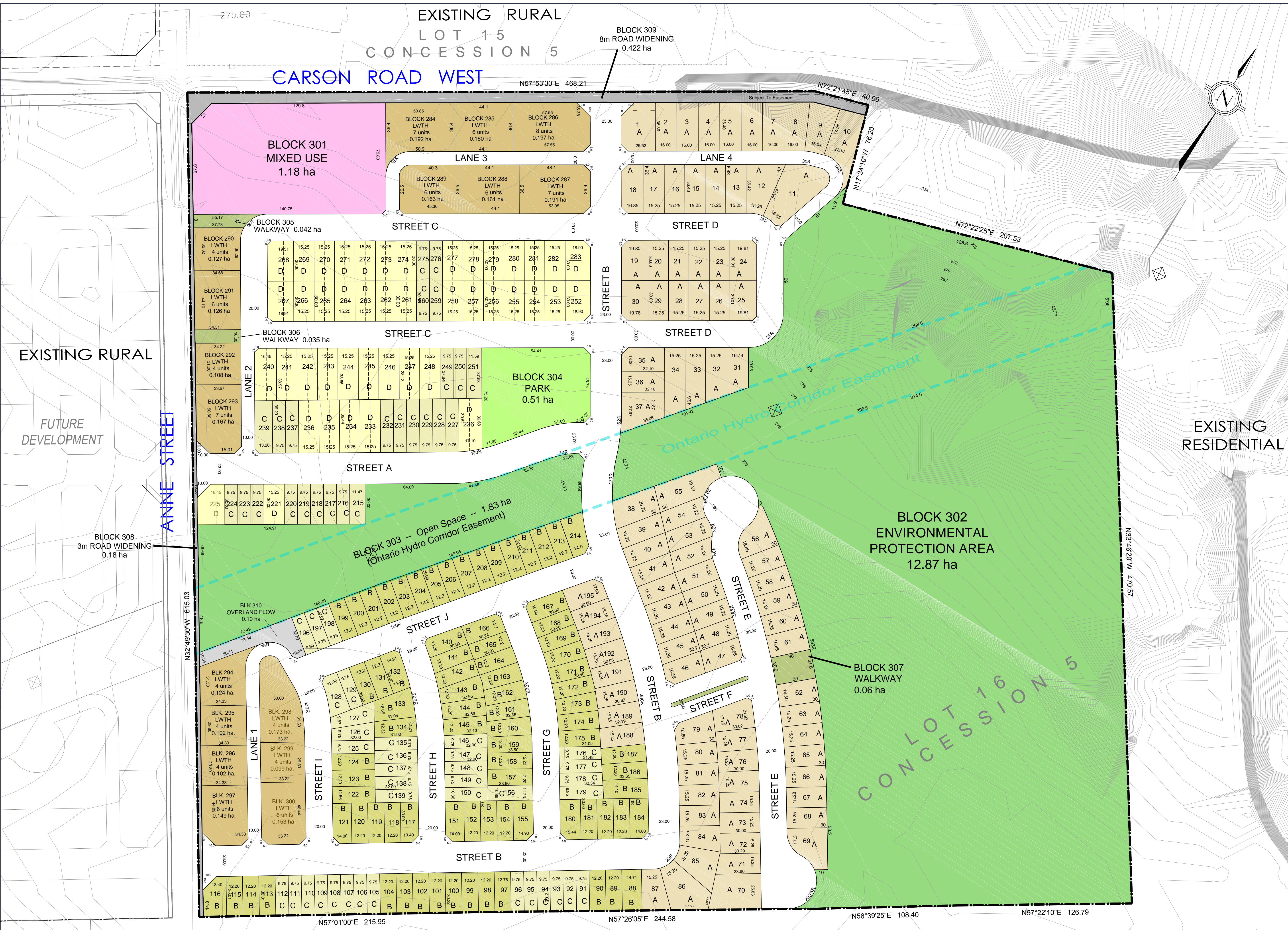


mbtw watchorn

Scale: 1:1250

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

| Date | Revision | Rev.# |
|---------------|---|-------|
| April 8, 2014 | Revised as per Township and agency comments | 1 |



EXISTING RURAL
LOT 15
CONCESSION 5

CARSON ROAD WEST

BLOCK 309
8m ROAD WIDENING
0.422 ha

BLOCK 301
MIXED USE
1.18 ha

LANE 3

LANE 4

BLOCK 305
WALKWAY
0.042 ha

STREET C

STREET D

BLOCK 306
WALKWAY
0.035 ha

STREET C

STREET D

BLOCK 304
PARK
0.51 ha

STREET A

BLOCK 302
ENVIRONMENTAL
PROTECTION AREA
12.87 ha

BLOCK 303 -- Open Space -- 1.83 ha
(Ontario Hydro Corridor Easement)

BLOCK 308
3m ROAD WIDENING
0.18 ha

BLOCK 307
WALKWAY
0.06 ha

CONCESSION 5

EXISTING RURAL

FUTURE DEVELOPMENT

ANNE STREET

EXISTING RESIDENTIAL

EXISTING RURAL