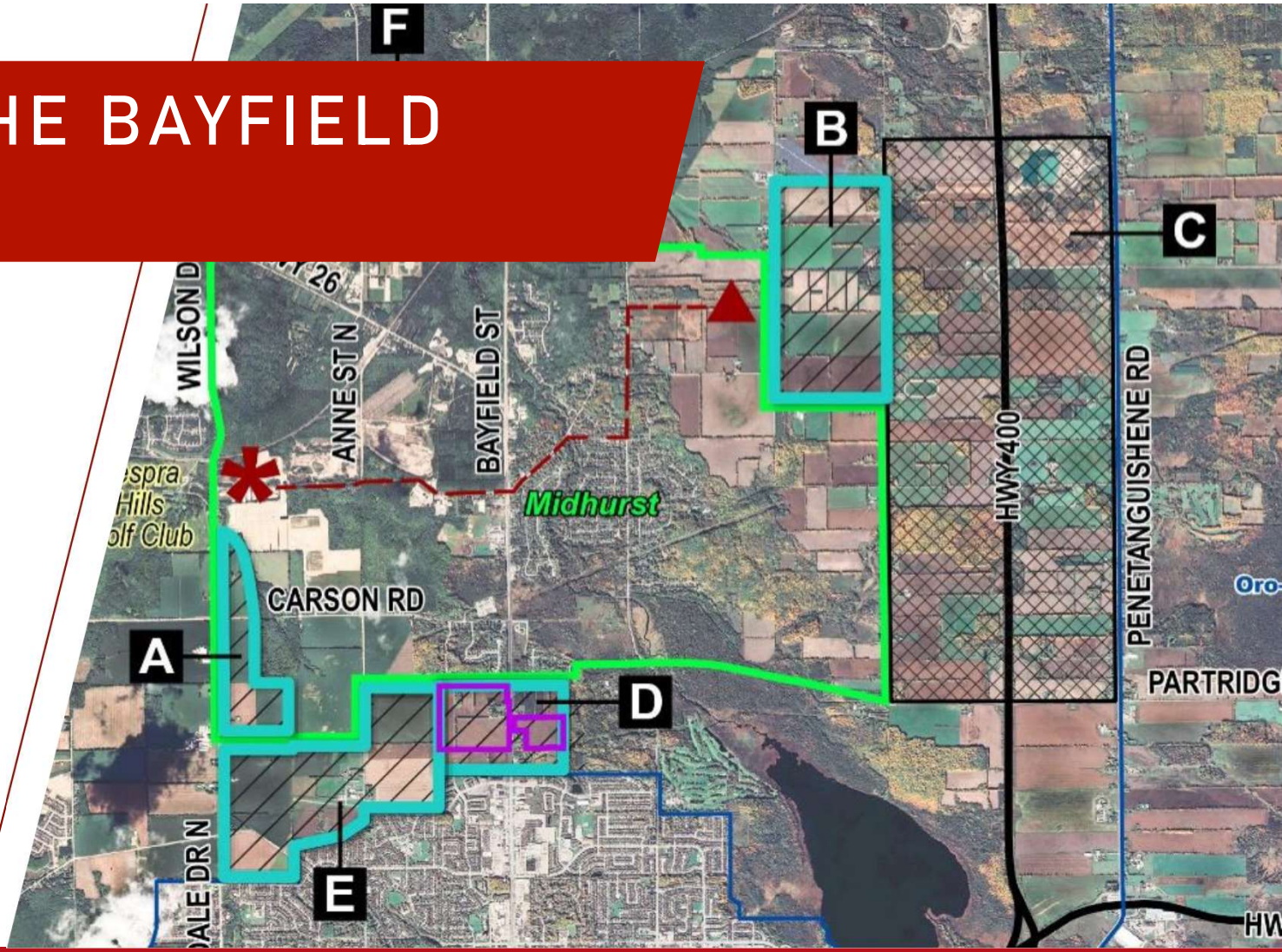
SERVICING THE BAYFIELD CORRIDOR

A ***Made-in-Springwater*** solution demonstrating the desired growth can be accommodated in Springwater quickly and cost effectively

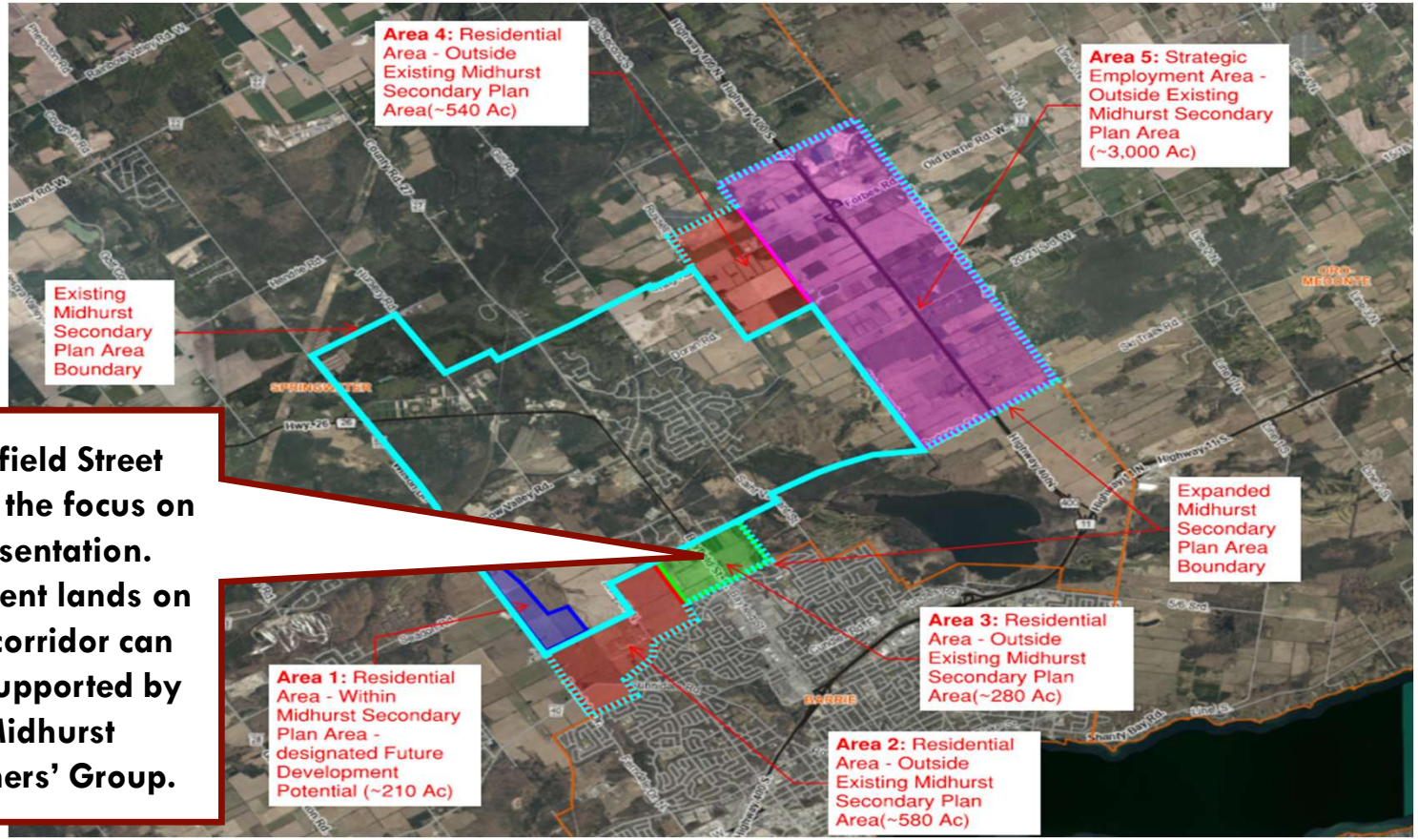


MIDHURST LANDOWNERS GROUP INC.

Executive summary

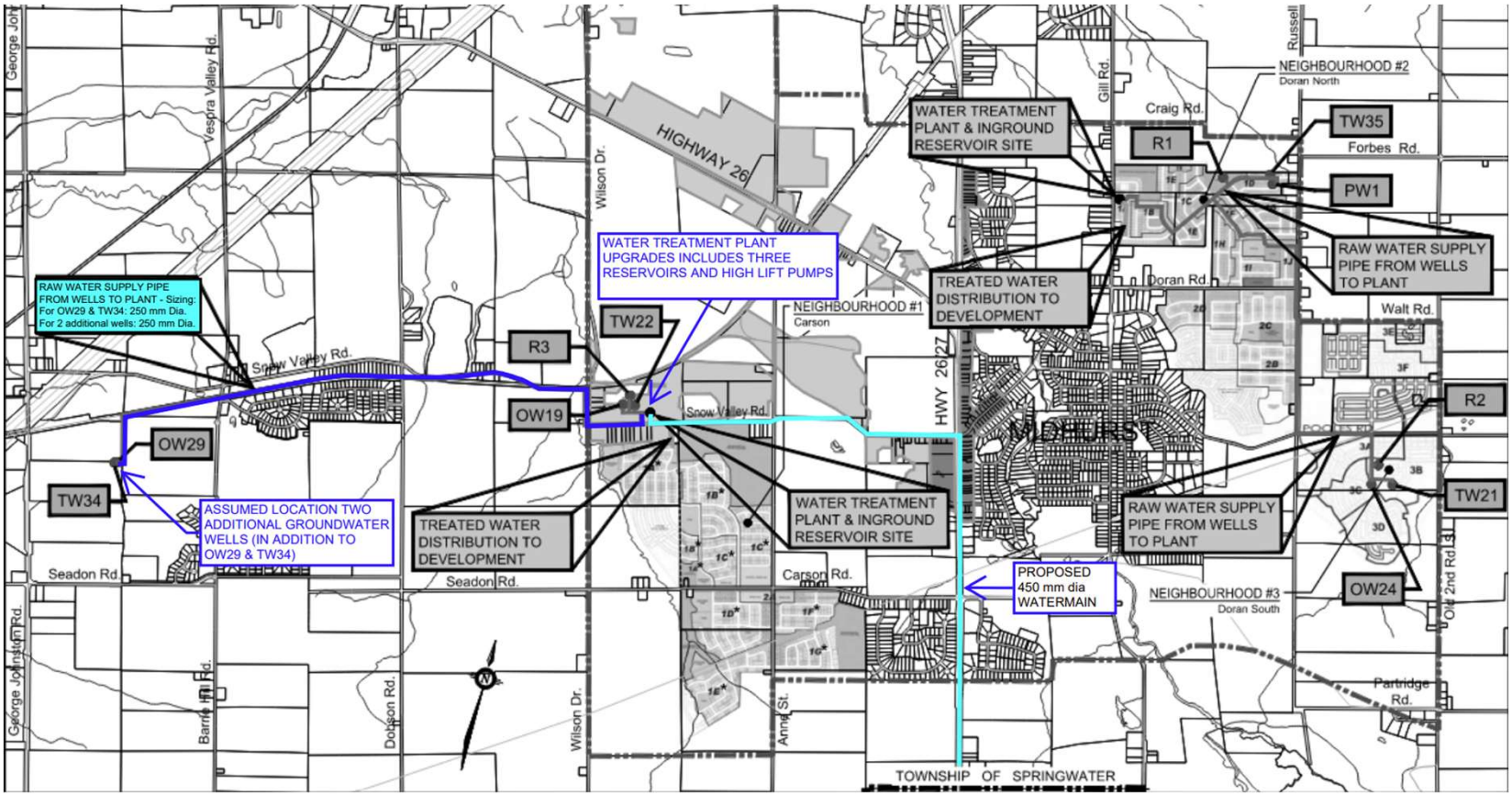
- The infrastructure required to service additional growth in Springwater can be delivered by early 2028.
- The cost of the required infrastructure is in line with similar projects recently completed by the MLG.
- The following analysis focuses on the Bayfield Corridor as it has been identified a nearer term opportunity.
- A further expansion to service employment lands along the 400 corridor can also be supported by the MLG. In the interest of brevity, that analysis has been omitted but can be provided if desired.

Planning context

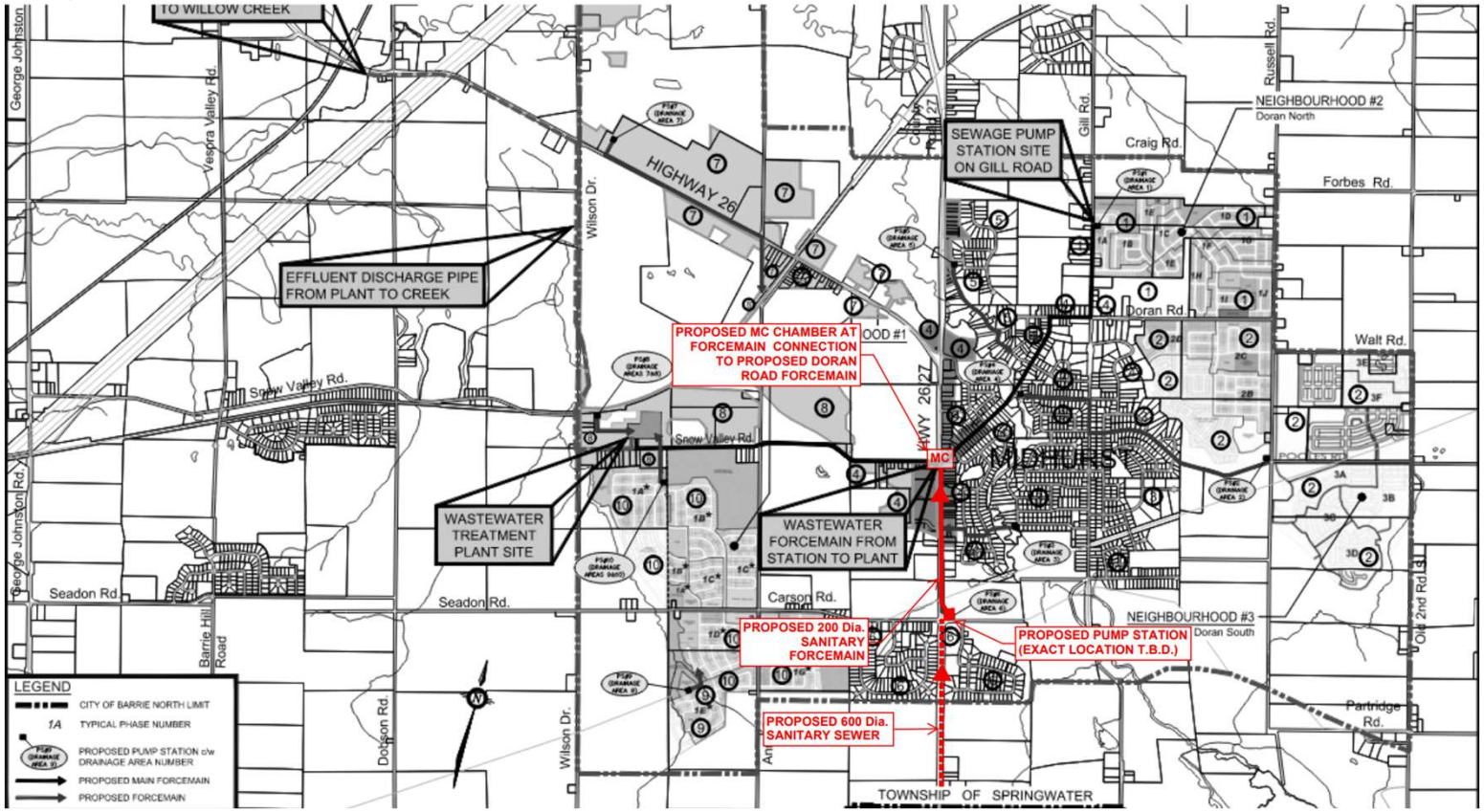


The Bayfield Street corridor is the focus on this presentation. Employment lands on the 400 corridor can also be supported by the Midhurst Landowners' Group.

Bayfield Corridor water infrastructure includes new wells, watermains, and upgrades to water treatment plant.



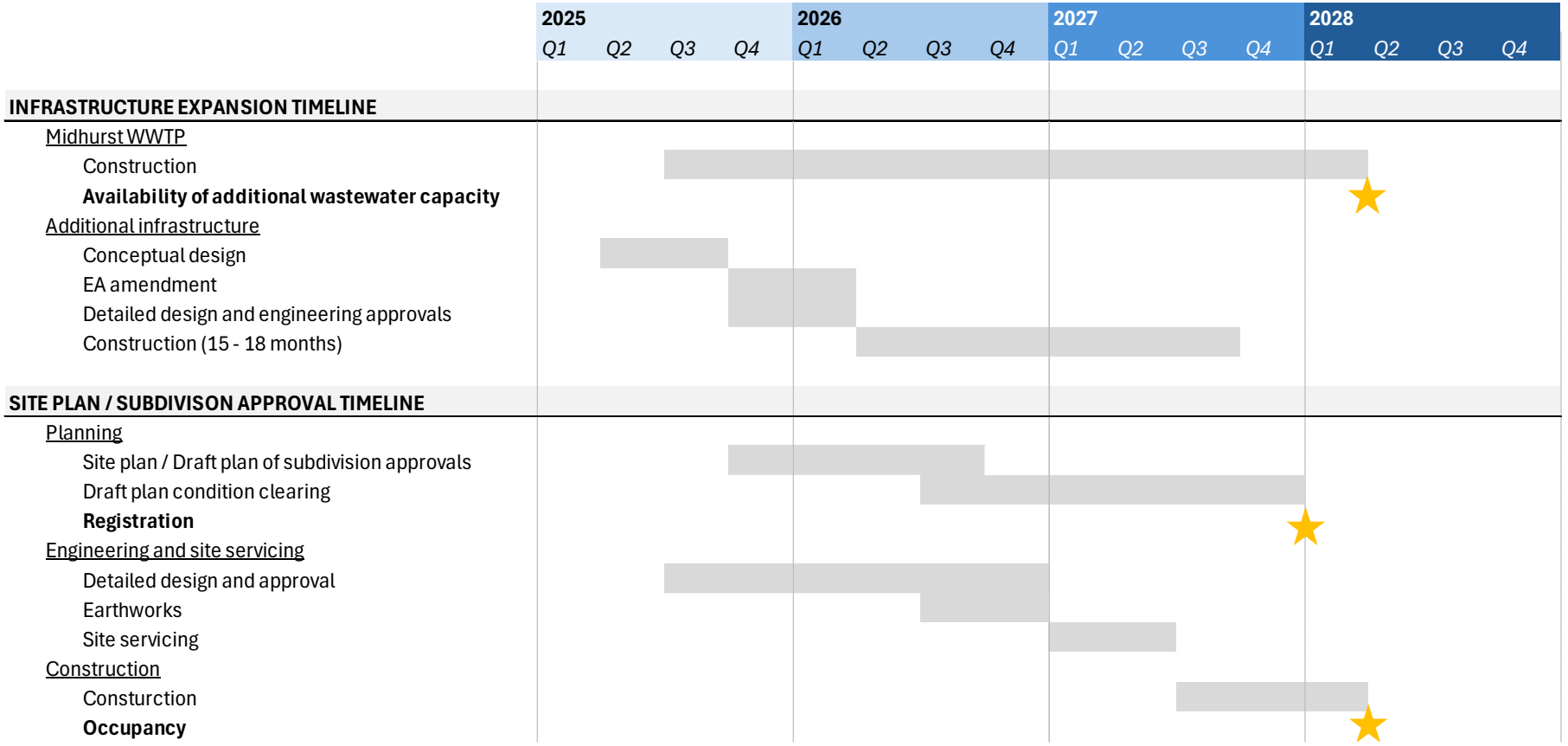
Bayfield Corridor wastewater infrastructure includes sewers, pumping station, and a forcemain.



Bayfield Corridor water and wastewater infrastructure cost estimated at $65.6m or ~$24,000 per unit

WATER INFRASTRUCTURE		
Wells		$2,000,000
Raw watermain		$550,000
Treatment plant upgrades		$18,000,000
Watermains		$7,800,000
Water subtotal		**$28,350,000**
WASTEWATER INFRASTRUCTURE		
Sewer		$2,950,000
Pumping station		$8,000,000
Forcemain		$2,700,000
Treatment plant upgrades		$0
Wastewater subtotal		**$13,650,000**
Design costs	*25%*	*$10,500,000*
Contingency	*25%*	*$13,125,000*
Total cost		**$65,625,000**
Per unit		*$24,306*

Additional infrastructure required to support growth along the Bayfield corridor can be operational by 2028



Bayfield Corridor infrastructure approvals and processes

INFRASTRUCTURE EXPANSION APPROVALS

1. WWTP
    1. The cost sharing agreement (CSA) will require amendment to admit new lands. The CSA has already been amended to permit additional land to join the group. The in-force agreement outlines clear principles on cost sharing that can be applied to the additional infrastructure required meaning further amendment is not required to accommodate additional lands.
    2. The contract with the trade responsible for constructing the WWTP has been awarded, with execution of final contract in August 2025. The expanded WWTP will be online by March 2028 and has capacity to serve additional lands.
2. Additional infrastructure
    1. Environmental assessment (EA) amendment.
        1. Additional infrastructure must be described within the existing environmental assessment.
        2. Recent changes have simplified the process to amend EAs (Bill 108, Bill 23, Bill 17).
        3. MECP advises the required amendments can be approved within about 6 months once the conceptual design has been finalized.
    2. Environmental compliance approvals (ECAs).
        1. Additional infrastructure will require ECAs.
        2. As per the recently approved ECAs for the other MLG infrastructure, this approval will occur as part of the detailed design process.
    3. Ministry of Transportation (MTO) approvals.
        1. Permits will be required to install pipes in Bayfield Street and for the proposed intersection servicing the Remington and Sadlon sites.
        2. The timing of similar approvals for other MLG infrastructure at Hwy 26/Wilson Drive and Hwy 26/Finlay Mill Road confirm these can be approved to support occupancy of the expansion lands by early 2028.
    4. Construction
        1. The MLG has recently completed many similar projects within 18 months.

Bayfield Corridor site plan / subdivision approvals and processes

EXPANSION LANDS SITE PLAN / SUBDIVISON APPROVALS

1. Official plan amendment (OPA) or Ministerial Zoning Order (MZO)
    1. Revisions to employment and residential land designations will require OPAs by both Simcoe and Springwater.
    2. The Simcoe process is already underway and could be complete by the end of the 2025. If desired, Springwater could achieve similar timing.
    3. The Province could expedite the process with MZOs if desired.
2. Site plan / Draft plan of Subdivision and Rezoning approvals
    1. Proceeding with the Remington / Sadlon developments will also require Site plan / Draft plans of subdivision approval and zoning by-law amendments.
    2. These approvals are the responsibility of the individual landowners. They can be secured within one year of submitting an application based on experience in Springwater and many other municipalities across southern Ontario.
    3. The conditions of approval will be cleared as the projects progress through detailed design; conditions related to sanitary servicing capacity imply the earliest possible completion in conjunction with completion of the WWTP.
3. Engineering and site servicing
    1. Detailed design of the internal servicing will be required. Assuming there will be three submissions responding to approval agency comments, this approval can be secured within a year.
    2. Earthworks and site servicing will take an additional year. Commencing earthworks in 2027 will enable completion of site servicing in 2028.
4. Home sales and construction
    1. Construction of the first building will take at least 18 months once all approvals are in hand.
    2. Services will be available ahead of the potential completion in early 2028.