

DATED: MARCH 11th, 1968

B E T W E E N :

CASTLE GLEN ESTATES LIMITED

and

TOWNSHIP OF COLLINGWOOD

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A G R E E M E N T

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STAPELLS, SEWELL, STAPELLS,  
PATTERSON & RODGERS  
Barristers and Solicitors  
110 Yonge Street, Toronto

A G R E E M E N T

CASTLE GLEN ESTATES LIMITED, its successors and assigns, hereby covenants and agrees to satisfy all the requirements, financial and otherwise, of The Corporation of the Township of Collingwood re the surfacing of roads, installation of services and drainage of the lands within registered Plan No. in accordance with the existing standards of the said Township of Collingwood.

DATED at Toronto, this 11th day of  
March, A.D. 1968.

CASTLE GLEN ESTATES LIMITED

Per: *[Signature]*

Per: *[Signature]*

## **Background – Various Plans of Subdivision**

### **Registered Plan 910 – Castle Glen/Thunder Hill**

Registered April 22, 1968

Streets dedicated as public highways, Owner's Certificate not signed on Plan copy  
Township did not assume streets, maintained by developer of record.

Private communal sewage lagoon system maintained by developer of record.

### **Registered Plan 921 – Castle Glen/Thunder Hill**

Registered December 16, 1969

Streets dedicated as public highways

Township did not assume streets, maintained by developer of record.

Private communal sewage lagoon system maintained by developer of record.

**March 2, 1992**, new Concept Plan presented by Michael Larkin & David Slade for draft plan lands.

**June 2, 1992**, following consideration of draft plan lands, Michael Larkin states if Thunder Hill roads were brought up to standard he hoped the Township would assume them.

**August 10, 1992** Public Meeting on draft plan lands, David Slade states new and existing development will be on municipal sanitary servicing. Michael Larkin notes he tried to look out for existing residents, Thunder Hill resident noted concern for commitment to existing residents and requests works yard be cleaned up and something be done now for water supply.

**February 3, 1993**, Planner John Tennant spoke regarding proposed Phase 1 of the draft plan lands, noting the developer agreed to provide access to the proposed communal water system if Thunder Hill residents provide the internal distribution system, adding it was not contemplated to assume the existing roads under this agreement.

**March 3, 1993**, Council questioned existing roads and if there was any obligation for the developer to upgrade them for assumption. John Tennant advised it was proposed to connect existing sewer collection system to the trunk sewer. Regarding any extension of water services into Thunder Hill, Council concurred the Local Improvement Project process would not apply at present, as roads are not assumed or maintained.

Council further concurred three options existed for Thunder Hill; developer could provide an engineering assessment of existing works for possible assumption, condominium conversion or Local Improvement process, which would be supported for sewer and water works and could include roadbed improvements for assumption purposes.

**May 10, 1993** Bill Hutchinson of MOE advises Council due to concerns with spray irrigation lagoon will advise no building permits should be issued for vacant lots. Michael Larkin advises he will review user fees to consider revenues to correct deficiencies.

**September 14, 1993** draft subdivision agreement to require capital charges to be determined for the unsubsidized portion of the cost of Thunderhill infrastructure.

### **Registered Plan 807 – Swiss Meadows**

Registered May 27, 1964

Streets dedicated as public highways

Streets assumed by By-law 1975-14

Private communal water system maintained by resident group (Swiss Meadows Water System Limited)

**December 4, 2000**, MOE Order issued to bring private system into compliance

Municipal water trunk main connected in 2005 to existing distribution system with benefitting property assessments, private well system decommissioned.

### **Registered Plan 915 – Blue Mountain South**

Registered September 5, 1968

Streets dedicated as public highways

Streets assumed by By-laws 1971-40, 1980-24 and 1980-50

Private communal water and sewer system maintained by Blue Mountain Resort

Municipal water and sewer connected in 1989 to existing distribution and collection systems after pressure checks completed.

### **Registrar's Compiled Plan 950 – Prices**

Registered October 10, 1974

Streets not dedicated, shown as Lots 67, 68 & 69, subject to 66' right of way

Municipal water extension first considered in late 1991, proceeded as a Local Improvement Project.

**October 1, 1985**, MTO inspect the roads to determine if minimum standards for a cottage area were being met and deficiencies were noted in correspondence from MTO to Collingwood Township

**December 11, 1989**, Clerk Chris Fawcett advises South Glen Ratepayers Association that some road deficiencies have been noted which prevent assumption but the matter will be referred to the 1990 Budget process

**December 16, 1991**, Council directed Don Hutchinson to confirm current ownership of internal roadways.

**December 24, 1991**, Assistant Clerk forwards Transfers/Deeds for Lots 67, 68 and 69 from South Glen Ratepayers Association to solicitor Paul Shaw for registration in the name of Collingwood Township

**January 10, 1992**, Paul Shaw confirms deeds for Lots 67, 68 and 69 now registered in name of Collingwood Township

**January 27, 1992**, Council reports on a public meeting with ratepayers January 25, with ratepayers advised of required re-alignment of internal roads prior to water main installation.

**April 27, 1992**, delegation of residents present, Council indicates there are still financial and other matters to consider before proceeding.

**July 20, 1992**, Council concurred the tender could be let and an information meeting scheduled August 15, 92.

**September 14, 1992**, tender awarded to Valentine, Sept 21 authorize contract execution.