

VICTORIA STRACHAN
Associate

@ vstrachan@rcllp.ca
T 519-632-1327 245

October 24, 2023

Town of Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

-and-

Grey County, Planning and Development
595 9th Avenue East
Owen Sound, ON N4K 3E3

To Whom It May Concern:

RE: 516681 7th Line Georgian Bay Club Enclave
Easements required for the proposed vacant land condominium plan

We act for the developer of the proposed Enclave development to be located at 516681 7th Line (the "Development"). We are providing this correspondence in response to a letter from the Town of Blue Mountains and County of Grey dated August 25, 2023, requesting further information regarding the easements required for servicing and access to the Development.

Easements in favour of the Development will be required over the lands included in Grey Standard Condominium Plan No. 105 (the "Condominium") and over lands owned by The Georgian Bay Golf Club Limited ("GB").

For access purposes, easements will be required from the Condominium over Parts 33, 34, 35, 60, 68, 69, 70, and 71 of Reference Plan 16R-10820. Additionally, an access easement will also be required from GB over Part 10 of Reference Plan 16R-10820 (which abuts the Development). This will provide access in favour of the Development from the municipal roadway through to the Development, and through the Condominium lands to the GB golf course lands.

Easements will be required from both the Condominium and GB to allow storm water flow and sanitary service flow through the Condominium Lands and GB Lands.

From the Development, sanitary service is anticipated to flow through Part 10 of Reference Plan 16R-10820 (owned by GB), through Parts 19, 22, 27, 28, 29, 33, 38, and 39 of Reference Plan 16R-10820

(part of the Condominium lands), and through Parts 25, 26, 27, and 28 of Reference Plan 16R-8788 (owned by GB) to connect to the existing municipal services located in Indian Circle. An easement in favour of the Development for sanitary service flow over those parts, or such other parts as may be created by a new reference plan (if required), will be requested from the Condominium and GB.

From the Development, storm water is anticipated to flow through Part 10 of Reference Plan 16R-10820 (owned by GB), through Parts 19, 22, 23, 27, 28, 29, 33, 36, 38, and 39 of Reference Plan 16R-10820 (part of the Condominium), through Parts 25, 26, 27, and 28 of Reference Plan 16R-8788 (owned by GB), and through Part 10 of Reference Plan 16R-8505 to Stormwater Management Pond 2. To allow for flow directly into the pond mentioned above, it is possible that additional lands owned by GB may be required to be subject to an easement in favour of the Development. If required, a new reference plan will be prepared which identifies those lands. An easement in favour of the Development for storm water flow over those parts, or such other parts as may be created by a new reference plan, will be requested from the Condominium and GB.

For water services, it is our understanding that the watermain is municipally owned and operated. We are advised that there are existing laterals and an existing easement in favour of the Town of Blue Mountains through to the edge of Part 10 of Reference Plan 16R-10820 which is adjacent to the Development. We anticipate that the Development will provide an easement in favour of the Town of Blue Mountains over the Development lands similar to those provided by the Condominium and GB.

The easiest way to create the easements set out above would be through requiring each easement as a condition of draft plan approval for the Development. Creating the easements through the declaration of the Development is not possible as these are not easements on lands which are owned by the declarant (which is a requirement for creating easements under the Condominium Act).

We have enclosed copies of the various reference plans set out above. It is possible that the references to parts set out above may change if a new reference plan for the required easements is created with updated underlying legal descriptions.

Please review and let our office know if you have any further questions regarding the easements or the development in general that we can assist with. We are happy to set up a meeting to discuss the easements and requirements set out above.

Yours truly,

ROBSON CARPENTER LLP

A handwritten signature in black ink, appearing to read 'Victoria Strachan', written over a horizontal line.

per:

Victoria Strachan

Associate

