



# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## LISTING INFORMATION PACKAGE



### 348 Yellow Birch Crescent, The Blue Mountains



**KAREN E. WILLISON**

Sales Representative  
705-888-0075  
kwillison@royallepage.ca



LOCATIONS **NORTH**



**LARRY MCKENZIE**

Broker  
519-673-7822  
larry@larrymckenzie.ca





# COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

## Quick Facts

### 348 Yellow Birch Crescent, The Blue Mountains

- **Walking distance to Blue Mountain Village for skiing, dining, shopping, and après-ski socializing**
- **Enjoy exclusive community access to The Shed, Windfall's four-season private clubhouse featuring a great room, kitchen, year-round heated pools, fitness area, and dry sauna**
- **Steps to an extensive trail system for hiking, biking, and year-round outdoor enjoyment**
- **Close to Georgian Bay beaches, plus the shops, restaurants, and entertainment of Collingwood**
- **3 + 1 bedrooms**
- **3 + 1 bathrooms**
- **Detached single-car garage**

| CollaborativeRealEstate.ca |  
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[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



3,141 sq. ft.



3+1 Bed



3+1 Bath



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Royal LePage Locations North, Brokerage  
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**Property Client Full**

**348 Yellow Birch Crescent, Blue Mountain, Ontario L9Y 0Y5**

Listing

**348 Yellow Birch Cres Blue Mountain**

**Active / Residential Freehold / Detached**

**MLS®#: X13030718**

**List Price: \$1,399,000**



**Grey County/Blue Mountains/Blue Mountains**

Tax Amt/Yr: **\$5,024.51/2025** Transaction: **Sale**  
SPIS: **No** DOM: **55**  
Legal Desc: **LOT 10, PLAN 16M47 ; T/W AN UNDIVIDED COMMON INTEREST IN GREY COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 117 SUBJECT TO AN EASEMENT FOR ENTRY AS IN GY142355 TOWN OF THE BLUE MOUNTAINS**

Style: **2 Storey** Rooms Rooms+: **9+4**  
Fractional Ownership: **No** BR BR+: **4(3+1)**  
Assignment: **No** Baths (F+H): **4(3+1)**  
Link: **No** SF Range: **2000-2500**  
Storeys: **2.0** SF Source: **Other**  
Lot Irreg: Lot Acres:  
Lot Front: **49.78** Fronting On: **N**  
Lot Depth: **104.54** Builder Name:  
Lot Size Code: **Feet**  
Zoning: **R1-3-62**  
Dir/Cross St: **Crosswinds & Yellow Birch**

PIN #: **371470341** ARN #: **42420000212960** Contact After Exp: **No**  
Holdover: **120** Survey Year/Type: **Unknown**  
Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: <b>1 (1+0)</b>	Exterior: <b>Hardboard</b>	Utilities: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal</b>
Basement: <b>Yes/Finished, Full</b>	Garage: <b>Yes</b>	Water: <b>Waterfront Feat: Municipal</b>
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>Detached Garage/1.0</b>	Water Supply Type: <b>Water Meter: Yes</b>
Fireplace Feat: <b>Living Room, Natural Gas, Rec Room</b>	Drive Pk Spcs: <b>3.00</b>	Waterfront Feat: <b>Waterfront Struc: Well Capacity: Well Depth: Sewers: Sewer Unknown</b>
Interior Feat: <b>Auto Garage Door Remote, Central Vacuum, ERV/HRV, Sump Pump, Water Heater</b>	Tot Pk Spcs: <b>4.00</b>	Special Desig: <b>Fully</b>
Parking Feat: <b>Private</b>	Pool: <b>Community</b>	Farm Features: <b>Fully</b>
Heat: <b>Forced Air</b>	Room Size: <b>Carbon Monoxide Detectors, Smoke Detector</b>	Winterized: <b>Fully</b>
Heat Source: <b>Gas</b>	Security Feat: <b>Carbon Monoxide Detectors, Smoke Detector</b>	
A/C: <b>Yes/Central Air</b>		
Central Vac: <b>Yes</b>		
Apx Age: <b>6-15</b>		
POTL/Mnth Fee: <b>Yes/\$108</b>		
Laundry Lev: <b>Main</b>		
Property Feat: <b>Golf, School, Skiing, Wooded/Treed, School Bus Route</b>		
Exterior Feat: <b>Deck, Landscaped, Patio, Porch, Recreational Area</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Poured Concrete</b>		
Topography: <b>Flat</b>		
Soil Type:		
Lease To Own Items: <b>None</b>		
Waterfront Y/N: <b>No</b>	Waterfront: <b>No</b>	Island YN:
Water Struct:	Easements/Restr:	
Under Contract: <b>None</b>	Dev Charges Paid:	HST App To SP: <b>Included In</b>
View: <b>Forest, Mountain, Trees/Woods</b>	Lot Shape: <b>Rectangular</b>	Lot Size Source: <b>GeoWarehouse</b>

Remarks/Directions

Client Rmks: **The owners of this top quality home near the base of Blue Mountains have gone all-in on upgrades to make for a very comfortable four seasons home or a neat-as-a-pin vacation property. Upgraded kitchen cabinetry and oversized island, a locally sourced real stone fireplace in the great room, solid wood doors and brushed nickel fixtures, custom blinds, and a huge mud/laundry room - everything to support a social and active lifestyle. The community of Windfall has easy access to the ski hills and so many incredible amenities, like**

access to The Shed, with year-round outdoor heated pools, a clubhouse with fitness room and lounge. There are also acres of greenery and walking trails just steps away. This fully detached house has a covered front porch to sit with a view of the mountain, and another covered porch in the back. Inside, beautiful windows let in sunlight from the den at the front of the house to the great room with cathedral ceiling that soars in the back. There are three bedrooms upstairs including a primary suite with a well-organized large walk-in closet and 5 piece ensuite. The lower level has been upgraded with larger windows to add light to a fourth bedroom as well as the gathering area in front of a second gas fireplace. This low-maintenance home features durable Hardie Board siding and offers serene views of evergreens in the backyard. It is also one of the larger models available in the Windfall community. Belong to a vibrant community but enjoy the privacy and quiet of this well-situated home.

Inclusions: Refrigerator, gas stove, microwave range hood, dishwasher, washer, dryer, garage door opener, central vac and all related equipment

Listing Contracted With: Royal LePage Locations North 705-445-5520

Date Prepared: 06/16/2026

Rooms

**MLS® #: X13030718**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Foyer	Main	3.35 M X 1.9 M	10.99 Ft x 6.23 Ft		Closet, Tile Floor
Kitchen	Main	2.78 M X 5.35 M	9.12 Ft x 17.55 Ft		Double Sink, Laminate, Quartz Counter
Dining Room	Main	2.87 M X 5.29 M	9.41 Ft x 17.35 Ft		California Shutters, Laminate, Open Concept
Living Room	Main	4.56 M X 4.92 M	14.96 Ft x 16.14 Ft		Cathedral Ceiling, Gas Fireplace, Laminate
Office	Main	3.35 M X 2.63 M	10.99 Ft x 8.62 Ft		California Shutters, Laminate
Mudroom	Main	3.11 M X 3.91 M	10.20 Ft x 12.82 Ft		Combined w/Laundry, Tile Floor, Laundry Sink
Primary Bedroom	Second	4.53 M X 4.44 M	14.86 Ft x 14.56 Ft		Laminate, W/I Closet
Bedroom	Second	3.59 M X 3.91 M	11.77 Ft x 12.82 Ft		Laminate, W/I Closet
Bedroom	Second	4.14 M X 3.21 M	13.58 Ft x 10.53 Ft		Closet, Laminate
Recreation	Lower	5.42 M X 7.06 M	17.78 Ft x 23.16 Ft		Gas Fireplace, Laminate, Large Window
Bedroom	Lower	4.43 M X 2.98 M	14.53 Ft x 9.77 Ft		Closet, Laminate
Utility Room	Lower	4.31 M X 2.45 M	14.14 Ft x 8.03 Ft		
Bathroom	Main			2	
Bathroom	Second			3	
Bathroom	Second			5	
Bathroom	Lower			3	

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REAL ESTATE

**Expense/Utility/House Details**

**348 Yellow Birch Crescent, The Blue Mountains**

House Details

Item	Year	Notes
Year Home was Built	2017	
Air Conditioner	2017	Climate Air
Air Exchanger	2017	Life Breath
Windows	2017	
Roof	2017	
Furnace	2017	Lennox
Water Heater	2017	Rheem 50 Gallon Power Vent

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$5,024.51 / 2025 (Interim 2026 - \$2,512.25)	Town of The Blue Mountains
Insurance Premium	\$2,113.00	
Gas	\$806.00	Enbridge
Hydro	\$1,150.00	EPCOR
Rental Equipment Contracts	N/A	No rental equipment
Water/Sewer	\$795.00	Town of the Blue Mountains
Internet/Cable Provider		Rogers

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Lawn/Garden Maintenance	Self	Recommend ICG MG Lawn Care - 705-888-7308
Snow Removal	\$550.00	Mountain Ridge Snow Blowing - 705-994-2393
Condo Fee	\$1,297.56	Access to The Shed

### Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	KitchenAid / KRSC503ESS	2017
Dishwasher	KitchenAid / KDTE204ESS	2017
Stove/Oven	KitchenAid / YKSDB900ESS	2017
Microwave	KitchenAid / YKMHC319ES	2017
Washer	Maytag / MHW5500FC	2017
Dryer	Maytag / YMED5500FC	2017

### Additions/Upgrades

Item	Year	Details/Notes
Builder Upgrades (see below)	2017	\$52,705.80
Finished Lower Level	2017	\$35,000.00
Premium Lot	2017	\$60,000.00

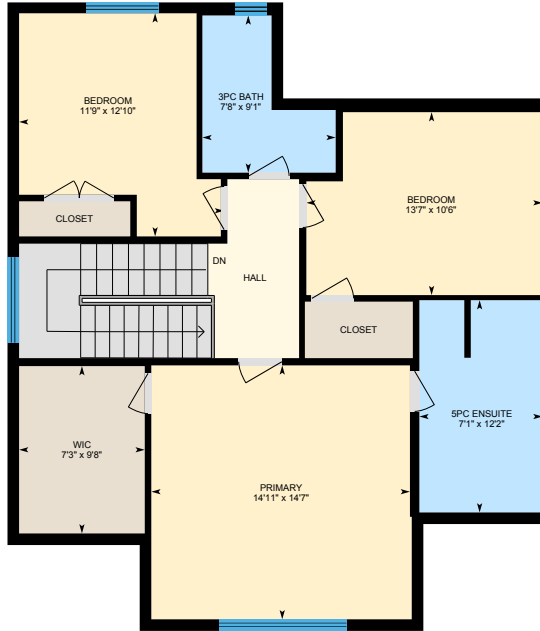
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# 348 Yellow Birch Cres, The Blue Mountains, ON

Main Building: Total Exterior Area Above Grade 2091.56 sq ft



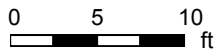
**Main Floor**  
Exterior Area 1128.00 sq ft



**2nd Floor**  
Exterior Area 963.56 sq ft

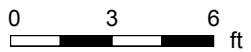
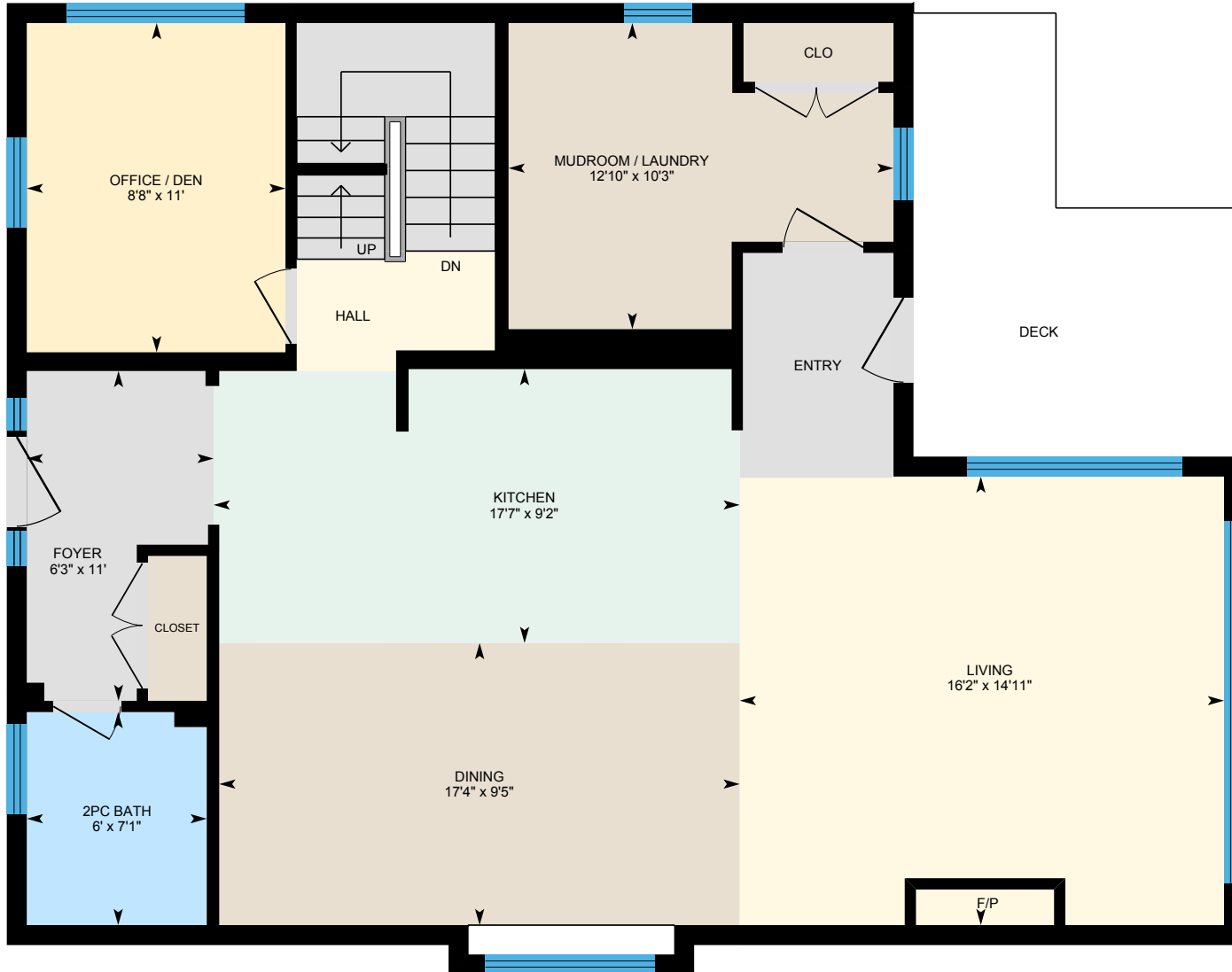


**Lower Level (Below Grade)**  
Exterior Area 1049.87 sq ft



# 348 Yellow Birch Cres, The Blue Mountains, ON

**Main Floor** Exterior Area 1128.00 sq ft  
Interior Area 1032.54 sq ft  
Excluded Area 1.59 sq ft

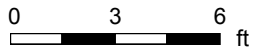


PREPARED: 2026/04/21



# 348 Yellow Birch Cres, The Blue Mountains, ON

2nd Floor Exterior Area 963.56 sq ft  
Interior Area 875.23 sq ft  
Excluded Area 1.70 sq ft

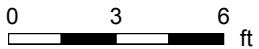


PREPARED: 2026/04/21



# 348 Yellow Birch Cres, The Blue Mountains, ON

Lower Level (Below Grade) Exterior Area 1049.87 sq ft  
Interior Area 956.71 sq ft



PREPARED: 2026/04/21



# 348 Yellow Birch Cres, The Blue Mountains, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

2pc Bath: 7'1" x 6'  
Dining: 9'5" x 17'4"  
Foyer: 11' x 6'3"  
Kitchen: 9'2" x 17'7"  
Living: 14'11" x 16'2"  
Mudroom / Laundry: 10'3" x 12'10"  
Office / Den: 11' x 8'8"

##### 2ND FLOOR

3pc Bath: 7'8" x 9'1"  
5pc Ensuite: 7'1" x 12'2"  
Bedroom: 13'7" x 10'6"  
Bedroom: 11'9" x 12'10"  
Primary: 14'11" x 14'7"  
Wic: 7'3" x 9'8"

##### LOWER LEVEL

3pc Bath: 9'11" x 4'11"  
Bedroom: 14'6" x 9'9"  
Rec Room: 17'9" x 23'2"  
Storage: 11' x 12'2"  
Utility: 14'1" x 8'

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 1032.54 sq ft  
Excluded Area: 1.59 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1128.00 sq ft

##### 2ND FLOOR

Interior Area: 875.23 sq ft  
Excluded Area: 1.70 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 963.56 sq ft

##### LOWER LEVEL (Below Grade)

Interior Area: 956.71 sq ft  
Perimeter Wall Thickness: 8.0 in  
Exterior Area: 1049.87 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 1907.77 sq ft  
Excluded Area: 3.30 sq ft  
Exterior Area: 2091.56 sq ft

# 348 Yellow Birch Cres, The Blue Mountains, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2024:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

### More Information About the Standards

**A. RECA RMS 2024:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>



**WINDFALL**  
MOUNTAIN HOMES

Phase: 2 Homeowner: \_\_\_\_\_

Lot: 10 Home phone #: \_\_\_\_\_


Model/Elevation: Wabeck- 3 Bedroom Work phone #: \_\_\_\_\_

Finished Basement Yes

Consultant: Danielle

Date: December 20, 2016

**Colour Selection Schedule**

Exterior Finishes			
	Selection	Standard/Upgrade	Cost
Siding Colour	Timberbark	Standard	
Trim	Cobblestone	Standard	
Roof Shingles	Onyx Black	Standard	
Window	Black	Standard	
Garage Door	Almond	Standard	
Railing	Black	Standard	
Front Door	 H01	Standard	
Front Door Colour - standard colour chosen by Designer;	Copley Grey HC-104	Standard	
KITCHEN			
Appliances	N/A		
Kitchen Sink	Blanco Quatres R15 U2 401519 stainless steel	upgrade	\$1,256.00
Kitchen Faucet	Delta Essa 9113-AR-DST Stainless steel	upgrade	\$44.00
Cabinets - Type A (no drawers thru out) or B	B	Upgrade	\$4,275.00

*(UPGRADES)*  
DEC 21 2016

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	Selection	Standard/Upgrade	Cost
Cabinet Door/Colour style (perimeter)	mission\mdf\cloud white	upgrade 2	included above
Cabinet Door/ Colour style (island)	mission maple\ poppy seed	Standard	
Cabinet Hardware # (thru out)	230	Upgrade	\$600.00
Countertops (thru out) Standard is Laminate	Bianco Drift	upgrade 4	\$9,287.00
Countertop Edge Detail (laminare upgrade is D edge only)	Square		
Backsplash Tile/Grout	olympia tile \ tender grey bright QT.CD.TGR.0306.BR with tech grout 949 silverado		
Backsplash Tile Pattern (circle/add price)	Stacked		
Kitchen Floor	twelve oaks \ ocean storm		
Kitchen Upgrade	Add (2) set pots and pan drawers on either side of the stove- move standard (2) banks of drawers to pantry - keep glass uppers on either side of stove	Custom	\$1,638.00
<b>Laundry / Mud Room</b>			
Laundry Sink	Laundry Sink Kindred QSA1820/8 Stainless Steel	upgrade	\$269.00
Laundry Faucet	Delta 469LF - AR Stainless Steel	upgrade	\$391.00
Laminate Edge	D edge	upgrade	\$300.00
Laminate Top	Inukshuk Grey P-344 CA	upgrade	Included in cabinet upgrade
Cabinets A or B (optional as per plan/ custom)	Durham/ Thermafoil	upgrade	\$2,845.00
Cabinet Style/Colour (optional)	Willow	Standard	
Hardware # (optional)	116	Standard	
Laundry / Mud Room Floor	olympia tile milieu series - dew 13x13 GE.MU.DEW.1313 with tech grout 973 warm taupe STACKED	Standard	
<b>Powder Room</b>			
Toilet /Toilet Seat	Gerber Centoco HE-21518 Elongated ADA 2 Piece	Standard	
Pedestal Sink	American Standard 0900400 Estate Pedestal sink- Single Faucet Whole	Upgrade	\$254.00
Faucet	Cassidy Collection - Single Handle Faucet 597LF-MPU Polished Chrome	Upgrade	\$156.00
Accessories	Delta, 76446 Ashlyn Towel Ring and Delta 76450 Ashlym Toilet Paper Holder	OMIT MIRROR	

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	Selection	Standard/Upgrade	Cost
Floor Tile	olympia tile milieu series - dew 13x13 GE.MU.DEW.1313 with tech grout 973 warm taupe STACKED	Standard	
<b>Flooring (Exlcuding Kitchen, Baths, Mud/Laundry Areas)</b>			
Entry Foyer Floor	olympia tile milieu series - dew 12x24 GE.MU.DEW.1224 with tech grout 973 warm taupe BRICK LAY	upgrade 1 plus brick lay	\$663.81
Back Entry Floor	twelve oaks \ ocean storm	Upgrade- Flooring will not be wannatied	\$250.00
Great Room	twelve oaks \ ocean storm	standard	
Dining Room	twelve oaks \ ocean storm	standard	
Den/ Study/ Office (carpet standard)	twelve oaks \ ocean storm	Upgrade	\$645.00
Master Bedroom	twelve oaks \ ocean storm	Upgrade	\$1,885.00
Guest Bedroom	twelve oaks \ ocean storm	Upgrade	\$1,116.00
Third Bedroom (as per plan)	twelve oaks \ ocean storm	Upgrade	\$992.00
2nd Floor Hall	twelve oaks \ ocean storm	Upgrade	\$620.00
<b>Stairs/Railings</b>			
<b>Main Stairs</b>			
Main Railings & Pickets	Posts, Railing and Treads- Stained to Match Twelve Oaks- Ocean Storm Pickets- Iron Risrs- Painted	Standard	
Floor Thickness (nosing)	Stain Grade	Standard	
<b>Stairs to Basement - Railings</b>			
Stairs to Basement - Pickets (per plan)	Posts, Railing and Treads- Stained to Match Twelve Oaks- Ocean Storm Pickets- Iron Risrs- Painted	Standard	
Floor Thickness (nosing)	Stain Grade	Standard	
<b>Basement Vestibule</b>	N/A	N/A	
<b>Master Ensuite</b>			
Toilet / Toilet Seat	Gerber Centoco HE-21518 Elongated ADA 2 Piece	Standard	
Sink(s)	Kohler Archer K-2355	Upgrade	\$750.00
Sink QTY	2	Standard as per plan	
Sink (s) Faucet	Delta 3564-MPU-DST Ashlyn Polished Chrome	Upgrade	\$680.00
Countertop - Stone	River white	Upgrade 2	\$1,270.00

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	Selection	Standard/Upgrade	Cost
Countertop - Edge Detail	Square	Standard	
Cabinets - Type A or B	B	Upgrade	\$185.00
Cabinet Door /Colour style	Squire / Maple / Persian Grey	Standard	
Cabinet Hardware #	127	Standard	
Bath tub - Style	Mirolin, Bliss B067 Soaker Tub	Standard	
Bath tub Tile Surround	Regal Shell White Polished 12x12 NY.RG.SLW.1212.PL with tech grout 949 silverado	Standard	
Tub Faucet	Delta, T2764	Standard	
Shower Fixture	Delta, T14464	Standard	
Floor Tile/Grout Colour	Regal Shell White Polished 12x12 NY.RG.SLW.1212.PL with tech grout 949 silverado	Standard	
Shower Base (2x2 tile)/Grout Colour	Olympia Tile Ontario Mosaics Gloss Tender Grey OD.ON.TGR.0202.GL.N 949 Silverado	Standard	
Shower Wall Tile/Grout Colour	Regal Shell White Polished 12x12 NY.RG.SLW.1212.PL with tech grout 949 silverado	Standard	
Accessories	Delta 76424 Ashlyn 24" Towel Bar Delta 76450 Ashlyn Toilet Paper Holder	Standard	
<b>Main Bath</b>			
Toilet / Toilet Seat	Gerber Centoco HE-21518 Elongated ADA 2 Piece	Standard	
Sink(s)	Kohler Archer K-2355	Upgrade	\$375.00
Sink QTY	1	Standard as per plan	
Sink (s) Faucet	Delta 3564-MPU-DST Ashlyn Polished Chrome	Upgrade	\$340.00
Countertop - Stone	River white	Upgrade 2	\$1,326.00
Countertop - Edge Detail	Square	Standard	
Cabinets - Type A or B	A Style	Standard	
Cabinet Door/Colour style	Squire / Maple / Persian Gray	Standard	
Cabinet Hardware #	127	Standard	

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	Selection	Standard/Upgrade	Cost
Shower Fixture	Delta, T14464	Standard	
Floor Tile/Grout Colour	Regal Shell White Polished 12x12 NY.RG.SLW.1212.PL with tech grout 949 silverado	Standard	
Shower Base (2x2 tile)/Grout Colour (if applicable)	Olympia Tile Ontario Mosaics Gloss Tender Grey OD.ON.TGR.0202.GL.N 949 Silverado	Standard	
Shower Wall Tile/Grout Colour (if applicable)	Regal Shell White Polished 12x12 NY.RG.SLW.1212.PL with tech grout 949 silverado	Standard	
Accessories	Delta, 76418 Ashlyn 18" Towel Bar Delta 76450 Ashlyn Toilet Paper Holder	OMIT MIRROR	
<b>Optional Lower Level Basement</b>			
Main Room	twelve oaks \ ocean storm	Upgrade	\$2,773.44
Guest Room 1	twelve oaks \ ocean storm	Upgrade	Included above
Vestibule	twelve oaks \ ocean storm	Upgrade	Included above
<b>Basement Bath (if applicable)</b>			
Toilet / Toilet Seat	Gerber Centoco HE-21518 Elongated ADA 2 Piece	Standard	
Sink(s)	Kohler Archer K-2355	Standard	\$375.00
Sink QTY	1	Standard as per plan	
Sink (s) Faucet	Delta 3564-MPU-DST Ashlyn Polished Chrome	Standard	\$340.00
Countertop - Stone	Lennon	Upgrade 3	\$1,113.00
Countertop - Edge Detail	Square	Standard	
Cabinets - Type A or B	A Style	Standard	
Cabinet Door/Colour style	Durham/ Thermafoil/ Mink	Standard	
Cabinet Hardware #	123	Standard	
Shower Fixture (as per plan)	Delta, T14464	Standard	

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	Selection	Standard/Upgrade	Cost
Floor Tile/Grout Colour	Regal- Light Polished Mocha 12 x 12 NY.RG.LTM.1212.PL qith Tec Grout 932 Mocha	Standard	
Shower Base (2x2 tile)/Grout Colour	Olympia tile Ontario Mosaics - Matte Tender Grey 2x2 OD.ON.TGR.0202.MT.N with 903 Birch	Standard	
Shower Wall Tile/Grout Colour	Regal- Light Polished Mocha 12 x 12 NY.RG.LTM.1212.PL with Tec Grout 932 Mocha	Standard	
Accessories	Delta, 76418 Ashlyn 18" Towel Bar Delta 76450 Ashlyn Toilet Paper Holder	OMIT MIRROR	
<b>Trim/ Doors/Hardware</b>			
Casing # / Baseboard #	Package 1	Package 1 ( Main, Upper and Basement)	\$3,578.00
Interior Doors	2 Panel	Standard	
Door Hardware #	Taymor- Britannia 31-634SNR Satin Nickel	Upgrade 1	Included In trim
Exterior Door Hardware #	Taymor- Ashford Series 34-FV0467 Satin Nickel	Upgrade 1	Included in trim
<b>Fireplace</b>			
Main Floor - 35" gas fireplace with stone and recalimaed mantel	STONE: Claremont	Upgrade	In additional upgrades
Upgrade see Extra Sheet (Package 1, 2, 3 or 4)	SEE UPGRADE SHEET FOR BASEMENT FIREPLACE	Upgrade	In additional upgrades
<b>Interior Paint Package (Colour tint only not Para or Benjamin Moore Paint)</b>			
Package 1 - Walls -Pale Oak OC20 (Eggshell); Ceiling Flat -Oxford White CC30; Doors/Trim (satin) Oxford White CC30	Package 1	Standard	
Light Fixture Finish	BRUSHED PEWTER	Standard	
Additional Upgrade List (Extras) - See Attached Sheet or Below			\$16,362.00
Custom		Extend Laundry Room Upper Cabinets and Countertop Above Washer and Dryer - Omit Shelf and Rod in Master walk in Closet	\$750.00
Misc. Kitchen Upgrades			\$0.00
		<b>Sub-Total</b>	<b>\$57,704.25</b>

H.S.T. 13%	\$7,501.55
<b>TOTAL</b>	<b>\$65,205.80</b>
LESS CREDITS:	( <b>\$12,500.00</b> )
<b>AMOUNT OWING:</b>	<b>\$52,705.80</b>

NOTE: The Purchaser acknowledges that the finished, installed materials may differ from samples due to variation in the

*Jwe.*



**WINDFALL**  
MOUNTAIN HOMES

Phase and Lot #: Phase 2, Lot 10

Purchaser Name: \_\_\_\_\_

Date: December 20, 2016

**ADDITIONAL UPGRADE PRICE LIST - JANUARY 2016**

Mechanical/Electrical			
UPGRADE	PRICE	DETAILS	SELECTION
Two Stage, Variable Speed Furnace	\$1,200.00	Upgrade from single stage	1200
Gas Line Connection for Barbeque	\$500.00	Copper Line and wall connector	500
Gas Line to Stove	\$500.00		500
Exterior Pot light	\$350.00	Each	1050
Additional Exterior GFI	\$275.00	1	275
Timer for Exterior Lights	\$275.00	(located in the basement, by the panel)- All Exterior lights including, coach house sconcess, garage lights and entry porch pot lights. DO NOT INSTALL GAS LANTERNS ON TIMER	275
Undercabinet Lighting Rough in	\$175.00		175
Surge Protector	\$687.00		687
A/C Rough in	\$500.00	Electrical provision for future A/C	500
Additional Plumbing			
Waterline for Fridge	\$350.00		350
Fireplace Options			
<b>Package 1: 35" Gas Fireplace</b> A: Selex Natural Stone Veneer. 5'x 6"x 6" Reclaimed Wood Timber Mantel	\$5,200.00	Main Fireplace	5200
Gas Fireplace in Basement	\$5,200.00	Standard 35: Gas fireplace with surround and wood mantel- (LOCATED DIRECTLY UNDER FIREPLACE ON MAIN LEVEL) ***ADD BLOWER	5650
Audio/Visual/Security			
Security and Audio		Contact Huronia Alarms - Rob Thorburn	
<b>ADDITIONAL UPGRADES TOTAL</b>		<b>Transfer ADDITIONAL upgrades to Page 1 (to include total amount owing)</b>	<b>\$16,362.00</b>

(Prices subject to change)

*gk we.*

# **WINDFALL HOMEOWNER'S ASSOCIATION**

## **Rules and Regulations**

**UPDATED: May 2025**

### **Emergencies**

Contact E & H Property Management AFTER HOURS emergency line at 705-441-5920 (or office at 519.599.3585 during regular business hours). This service is only to be used for serious issues concerning security, break-in, etc. It is not to be used for minor infractions of our rules and regulations. This is not to take the place of 911.

## WINDFALL HOMEOWNER'S ASSOCIATION RULES & REGULATIONS

*The following Rules have been constituted by the Windfall Homeowners Association Committee (the "Association") for the dwellings in the development known as the Windfall Community in the Town of the Blue Mountains (the "Community"). These Rules must be observed by all Owners, their families, guests, visitors, domestic staff, agents, tenants and/or anyone occupying a unit with the Owner's permission. **The term "Owner" where it appears in the subsequent Rules shall include all of the above parties.***

*It is the Owner's responsibility to ensure that all parties are familiar with the Rules and adhere to them. Any consequences and all damage resulting from a breach of the Rules including the cost of repair, whether caused by negligence or accident, or by any occupants, their families, guests, visitors, servants or agents will be borne by the respective Owner.*

*The Windfall Community is a multi-condominium corporation project. According to all Condominium Corporation Registered Documentation, units are for single family usage only.*

*The "Shared Facilities" consists of (1) "The Shed" area, which is two buildings, containing the Gathering Room, work out room, sauna, washrooms etc., and an outside area consisting of two pools (hot and cool) and the parking area; (2) the entrance feature to the Windfall Community which includes the signage, irrigation, island and landscaping and plant maintenance; and (3) the walking trails that are owned by the Association or any member condominium corporation of the Association.*

### 1. GENERAL

- (a) Use of the Shared Facilities shall be subject to the Rules set out herein which were established to promote the safety, security and welfare of the Owners in the Community and for the purpose of preventing unreasonable interference with the use and enjoyment of the Shared Facilities by any parties.
- (b) Any Rules deemed necessary and altered from time to time by the Association shall be binding on all unit Owners and occupants, their families, guests, visitors, servants or agents.
- (c) Any and all losses, costs or damages , including legal and administration fees and costs of any managers or personnel in investigating any breach or violation of these rules or any other applicable rules or by-laws, incurred by the Windfall Homeowners Association by reason of a breach of any of the Rules and Regulations in force from time to time, by any unit owners or occupant of a unit, shall be reimbursed by the Corporation of which the applicable owner or tenants who caused any such breach forms part of, and thereafter the applicable Corporations shall recover all such amounts so paid from the owner of the applicable dwelling such that all such losses, costs and damages shall be borne and/or paid for by such unit owners, which amounts may be recovered by the Corporation against such unit owner in the same manner as common expenses. The fob for such unit may be deactivated and shall not be reactivated until such time that the monies owing in respect of the foregoing have been paid.

- (d) No Owners and occupants, their families, guests, visitors, servants or agents are permitted to make any use of the Shared Facilities during any period of time during which their property is in arrears of common expenses to the condominium corporation that forms part of the Association.
- (e) All of the rules, regulations, laws and orders of any governmental authority, including, without limitation, the Town of the Blue Mountains and Grey County.
- (f) No person under the age of 12 is allowed within the Shed unless accompanied by another resident of not less than 16 years of age.
- (g) The maximum number of persons per dwelling in the Shed at any one time is 6 people. Residents must accompany their guests.
- (h) Closing time means all occupants of the building must vacate the premises by the noted closing time. Anyone within the premises after closing time is trespassing **(Closing time is 10:00 pm – see Rule 6 B). Closing time, for the Gathering Room only during private rentals, is 11:00 pm.**
- (i) In the pool area and workout areas, only water in non-glass containers is permitted.
- (j) Wet or soiled footwear must be removed at the entrance. Indoor footwear is advisable, especially during the winter months. (Absolutely no ski boots and rollerblades).
- (k) No smoking, vaping or chewing tobacco allowed on the premises. This includes both tobacco and cannabis products.
- (l) All bookings for the use of the amenities must be done and booked through the Condo Communities portal.
- (m) **No alcohol is permitted on the Shed Property, indoors or out, unless permitted in the Gathering Room by obtaining a Special Operating Permit through the AGCO, with required insurance, and a completed and accepted Rental Agreement from the WHA**

## 2. QUIET ENJOYMENT

- (a) Owners and their families, guests, visitors, servants and agents shall not create nor permit the creation or continuation of any noise or nuisance which, in the opinion of the Board or the manager, may or does disturb the comfort or quiet enjoyment of any dwellings and the Community by other Owners or their respective families, guests, visitors, servants and persons having business with them.
- (b) No noise shall be permitted to be transmitted from any Shared Facilities. If the Association determines that any noise is being transmitted to any dwellings and that such noise is an annoyance or a nuisance or disruptive, then the Owner, or any party for whom it is responsible, transmitting such noise shall take such steps required by the Association as shall be necessary to abate such noise to the

satisfaction of the Association. If the Owner fails to abate the noise, the Association shall take such steps as it deems necessary to abate the noise and the Owner shall be liable to the Association for all expenses hereby incurred in abating the noise (including reasonable solicitor's fees).

- (c) Firecrackers or other fireworks are not permitted within any of the Shared Facilities.

### **3. SECURITY**

- (a) Residents are to immediately report any suspicious person(s) seen within any of the Shared Facilities to the manager or its staff.
- (b) No duplication of keys or fobs shall be permitted unless same are provided by the Association or the manager, and the names of persons authorized to have keys or fobs shall be always furnished to the Association.
- (c) Under no circumstances shall access keys or fobs be made available to anyone other than an Owner or occupant. Any duplication of fobs is not allowed and will result in suspension of Shed access for a minimum of 3 months to a period of time determined by the WHA.
- (d) No visitor may use or have access to the Shared Facilities unless accompanied by an Owner or occupant.
- (e) Fobs must be used for each individual unit entering the Shared Facilities, and aligned to bookings made through the Condo Communities portal.
- (f) No Owner or occupant shall provide access to the Shared Facilities for anyone other than from their unit or accompanied guests.
- (g) Building access doors or gates shall not be left unlocked or wedged open for any reason.
- (h) No Owner or occupant shall place or cause to be placed on the access doors or gates, additional or alternate locks.
- (i) All Owners and users of the Shared Facilities are advised that there may be video recording equipment in use that all areas are subject to recording and monitoring by a camera system.
- (j) An incident report form shall be completed any time that an incident or matter occurs which an Owner wishes to report to management or the Association requests that an Owner provide.

### **4. VEHICLES/PARKING**

- (a) Owners shall include on the windshield a permit for parking in the Shed parking lot, while they are using the facilities.
- (b) No vehicles allowed other than a private passenger automobile, personal use pickup truck, station wagon, van, or motorcycle as customarily understood, and

which does not exceed a height of 2 meters may be parked in the parking area of the Shed.

- (c) Vehicles may only be parked in the Shed parking area for the duration of the use of the Shed facility by the driver of the vehicle and shall be removed immediately following the cessation of such use.
- (d) No vehicles are allowed to be parked in the parking area of the Shed before or after the operating hours of the Shed. FOR CLARITY, NO OVERNIGHT PARKING IS ALLOWED IN THE SHED PARKING LOT.
- (e) In the event that any vehicle is parked in the parking area of the Shed in violation of these Rules, or for an extended period of time, the manager for the Shed or the Association may tow or ticket any such vehicles.
- (f) In the event that any vehicles are left in the parking area for the Shed after the Shed is closed for the evening or parked before the opening hours, the manager for the Shed or the Association may tow or ticket any such vehicles or lock the parking area for the shed with gates or other barriers with any such vehicles inside of the parking area.

## **5. WALKING TRAILS AND GREENSPACES**

- (a) No motorized vehicles of any type, including motorized or powered scooters, snowmobiles are allowed on the walking trails at any time. This restriction shall not apply to wheelchairs or motorized scooters for any disabled or handicapped persons.
- (b) No units shall extend their landscaping beyond their property line and into the green space. Owners may cut a small trail for easier access to the trail, which cannot exceed the width of 3 feet. Planting of trees is acceptable in the greenspace, but no hardscaping can be installed, including, but not limited to, rocks, mulch, stone, patio stones, lighting systems, bird feeders, etc. A minimal wood walkway, which can easily be removed by hand, can be over the drainage swale. Notwithstanding that if the Town assumes all of the trails, these items may have to be removed.

Any landscaping or use of equipment in the greenspace, beyond a unit's property line, requires written approval from Management before proceeding.

## **6. PETS**

- (a) No pets are allowed to be within the perimeters of the Shed, unless any animal which is deemed to be a service dog, and same has been registered with the appropriate documentation with the designated manager.
- (b) All pets using any trails of the Association must be always leashed and under control in the company of the Owner. Owners are responsible for all damage that

the pet may cause. 'Stoop & Scoop' rule will be strictly enforced, as per the Bylaws of the Town of the Blue Mountains.

## **7. HOURS OF OPERATION**

- (a) The walking trails shall be open on a 24 hour a day, 7 days a week basis, however, the Association reserves the right to alter the foregoing and impose restrictions on time of use.
- (b) The Shed will be open from 9:00 am until 10:00 pm daily. Occupants of the facilities must leave the premises by 10:00 pm, including the change rooms.
- (c) For private rentals of the Gathering Room only, under a rental agreement, occupants of the facilities must leave the premises by 11:00pm.

## **8. USE OF THE SWIMMING POOLS AT THE SHED**

- (a) The Pool area includes pool and deck in accordance with the requirements of the Grey County Health Department. Hours and maximum capacity numbers must be adhered to as posted.
- (b) Pool access shall be controlled by a FOB system.
- (c) The following time shall be an Adult only time: DAILY SEVEN DAYS A WEEK, from 8 p.m. - 10:00 p.m. Children under 16 years of age are not allowed in the fenced pool area at these times.
- (d) Each bather must take a shower before entering.
- (e) NO GLASS containers or FOOD is permitted in the pool area. No glass containers – plastic bottles with water only.
- (f) Babies and children not toilet trained must wear a diaper designed for pool use.
- (g) No bringing outside chairs into the pool enclosure area.
- (h) Bathing Suits are mandatory.
- (i) NO BOISTEROUS PLAY in the pool or about the deck. No running on the deck
- (j) NO DIVING into any of the pools.
- (k) Unsupervised bathers under the age of 12 are not allowed within the pool-fenced area unless accompanied by another Resident of not less than 16 years of age. There are no lifeguards on site
- (l) Only single-person floatation devices are allowed such as a life jacket. No toys, balls, floaties, inner tubes mattresses or other are allowed in any pools. Except, that everyday, from 4 to 6 pm shall be set aside as "children's play time", when they

are able to play games and play with small non-motorized toys. Excessive noise, e.g. yelling and screaming, is not allowed at any time.

- (m) No smoking or alcohol allowed in the pool areas. Smoking includes both tobacco and cannabis products, as well as vaping.
- (n) All posted signage in and around the pool areas shall comprise part of these Rules, as may be amended by the Grey County Health Department from time to time and residents are required to comply with all posted Rules and Regulations.
- (o) No part of the seating/lounge areas and no chairs may be reserved
- (p) The hot pool is in the same area as the cool pool and therefore the usage falls under the various maximums for the pool area.
- (q) Only persons 16 years of age and older should use the hot pool designated as “adults only.” Note that the Ministry of Health recommends that small children not use hot pools / tubs.
- (r) Law requires a timer pre-set. It is located in the area that one has to leave the hot tub area to reset. The time set is preset, additionally, the hot tub jets will shut down if the jets are blocked.

## 9. USE OF THE GATHERING ROOM

- (a) The Gathering Room is for the use of all residents, within the Rules listed herein. The area is to be considered the ‘Family Room’ of the project, where many quiet activities can take place at one time. Informal gatherings of residents are encouraged.
- (b) TV Rules – Order of Priority: Sporting Events; Specialty/news events; family DVD – movies (may be pre-empted); regular programming (may be pre-empted). This rule will be applicable if and when the Association enters into a TV provider contract.
- (c) The Gathering Room may be booked and reserved for exclusive use of an owner. There is a rental fee, which will be set by the Association and restricted dates to be available for rentals. The owner will be responsible for the area. See attached rental agreement.
- (d) No confetti is permitted in the Gathering Room and no tape or decorations may be hung or affixed to any parts of the Shed.
- (e) In order to rent the Gathering Room, all Rules as set out in the contract must be abided by. The Association reserves the right to amend those Rules from time to time. **The Host will be required to supply all permits as set out in the agreement.**
- (f) At no time, during regular use, or booked/reserve time, may children in the room be left unattended.

- (g) No large toys or party setups can be taken into the Gathering Room, unless the owner has rented the premises for their exclusive use.
- (h) Any use of games, puzzles etc. need to be returned to the provided cupboards before leaving the facility.

#### **10. KITCHEN**

- (a) After use, kitchen area to be cleaned to its original condition.
- (b) No barbequing allowed on the patio or outside area.

#### **11. SAUNA**

- (a) Children under the age of twelve (12) must be accompanied by a parent or guardian of at least sixteen (16) years of age.
- (b) Bathing suits are mandatory.
- (c) All users must take a shower prior to using the sauna.

#### **12. CHANGE ROOMS**

- (a) Neither Management nor The Windfall Homeowner's Association Committee will be held responsible for missing items.
- (b) All individuals must be totally dry prior to leaving this area.
- (c) Lockers or cubbies (if there are any) must be cleaned out after each visit. Items left overnight will be removed by cleaning staff.

#### **13. EXERCISE ROOM**

- (a) Children age 15 and under may use the gym only under direct supervision of a person at least 18 years old. Persons age 16+ are permitted to use the gym at their convenience.
- (b) No street shoes allowed. Soles of exercise shoes must be clean.
- (c) Appropriate clothing must be worn at all times, including tops.
- (d) User must wipe down equipment immediately after using.

- (e) Time limit per exercise machine will be 30 minutes. During busy times, please limit your use.

**14. INTERNET ISSUES**

- (a) No excessive downloading of movies and videos allowed.
- (b) The Windfall Homeowner’s Association is not responsible for the internet malfunctioning.
- (c) Use of the password to access Wi-Fi is to be kept confidential, the system allows up to 10 guest users at a time and is restricted to a two-hour time limit.
- (d) The Windfall Homeowner’s Association reserves the right to change the password at any time.

**15. CODE OF CONDUCT/VIOLENCE POLICY**

It is expected that interactions and dialogue between residents, and between residents and property management, and/or Security Staff will be conducted in a civil, collegial, and respectful manner.

Any threats from a resident/guest will be reported to the O.P.P. for intervention. That Owner or occupant will be suspended from direct contact with the management office, and all correspondence may only be done in writing, until such time that the property manager deems that the situation has been resolved. Threats can include direct verbal abuse and intimidation (perceived or real) by any person against any other resident, management staff, contractor, or Windfall Homeowner’s Association employee.

**16. CONSEQUENCES**

**See below consequence and penalty listing, which is enforceable by management. Note that the numbers denote “weeks” that a home will lose privileges for.**

<b>Minimum Penalty – In Weeks</b>			
<b>For infractions with a 2-week penalty for first offences, a warning will be provided prior to the first offence</b>			
<b>After 1 year with no infractions, units reset back to a first offence.</b>			
<b>Infractions</b>	<b>First Offence</b>	<b>Second Offence</b>	<b>Third Offence</b>
Not booking in Amenity Boss App, and/or not using FOB to access facilities	2	4	6
Allowing more than 6 people in with your FOB (excluding rental of Gathering Room)	2	4	6
Letting someone in the Facilities, not from same unit, bypassing them to use FOB	2	4	6

Allowing children to use the Pools during Adult Only Time	2	4	6
Destruction or willful damage of Windfall amenity property	4	12	26
Smoking or vaping anywhere in the Shed enclosures, indoors or outdoors	4	8	12
Using another owners Fob for access while under suspension	4	8	12
Bringing a dog or pet into the Facilities, which is not a registered service animal	4	8	12
Playing music in the Shed Pools area, other than personal headphones	2	4	8
Excessive noise, yelling and screaming	2	4	6
Running in Pool Area and/or jumping/diving into pools	2	4	6
Bringing toys, noodles, tubes or floaties into Pools, other than a lifejacket or child water wings, outside of kids/family time	2	4	6
Staying past booked time, or staying into next time slot	2	4	6
Staying in Pools Area or Shed Building after closing time of 10:00 pm, including the change rooms	4	6	8
Accessing the facilities after hours, e.g Jumping the fence and using the pools	4	12	26
Alcohol anywhere on the Shed property, unless under a Gathering Room rental with AGCO permit	4	8	12
Belligerent, threatening or intimidation behaviour towards Management/owners/other guests	4	12	26

Penalties can run consecutively if deemed appropriate, and depending on the infraction, penalties may be longer than stated, after review by the Windfall Homeowners Association.

(a) Belligerent / Intimidation

There is zero tolerance for belligerent and / or intimidation behavior. Based on the situation, the booking ability for the offending home address, will be terminated for a period of anywhere from four weeks to a period of time determined by the Association, after their review of the incident.

(b) Rule Infractions

There is zero tolerance for rule infractions. Based on the infraction, the booking ability for the offending unit may be terminated for a period of anywhere from two weeks to a period of time determined by the Association, after their review of the incident.

If security has brought to a resident’s attention notice of a rule infraction, and if not corrected right away, an incident report will be forwarded to the management office, and the offending home address may be terminated for a period of anywhere from two weeks to a period of time determined by the Association.

Repeat rule infractions by a unit will have an escalation of consequences.

(c) No Shows

If Residents book the facilities, and within one calendar month have two “no shows”, where they have not cancelled their reservation, then the booking and fob access will be removed for a two-week period.

(d) Closing Time

All occupants of the buildings must vacate the premises, including the change rooms, by the noted closing time. Anyone within the premises after closing time is considered to be trespassing and will result in the offending unit’s booking and fob access to be removed for a four week period for a first offence. Situations will be reviewed by the Association and violators could be reported to the O.P.P.

## 17. SAFETY

- (a) All residents, guests and tenants are to conduct themselves in a way that they are safe and that will not harm any other person. If any resident observes something that could be a danger, then that hazard must be reported to the property manager immediately so that the situation can be remedied.
- (b) In order for The Windfall Homeowner’s Association to be an all-inclusive community, these rules have been written to include all family members and occupants; however, all Residents shall indemnify and save harmless the Boards of Directors, The Windfall Homeowner’s Association Committee members, the management company, and all the management personnel from any and all claims, actions, obligations and liabilities arising out of damages or injuries to persons or property in or about the facilities, except in the case of default of duty or gross negligence, fraud, illegal or dishonest act or intentional harm on their part.

## 18. GENERAL

No one shall uproot existing plants, hedges, shrubs, trees, or plant new shrubs, hedges or trees anywhere including those parts of the common elements over which exclusive use has been given to one or more without the prior written approval of the Board of Directors. The Board of Directors will determine if the request needs to be approved by the Windfall Homeowners Association.

***Basic respect and common courtesy for your neighbours will ensure that The Windfall Community is a harmonious and peaceful community.***

Roll Number	Address	Assessed Value	Acreage
424200000212960	348 Yellow Birch Crescent	\$505000	.12

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	PLAN 16M47 LOT 10	Single family detached (not on water)

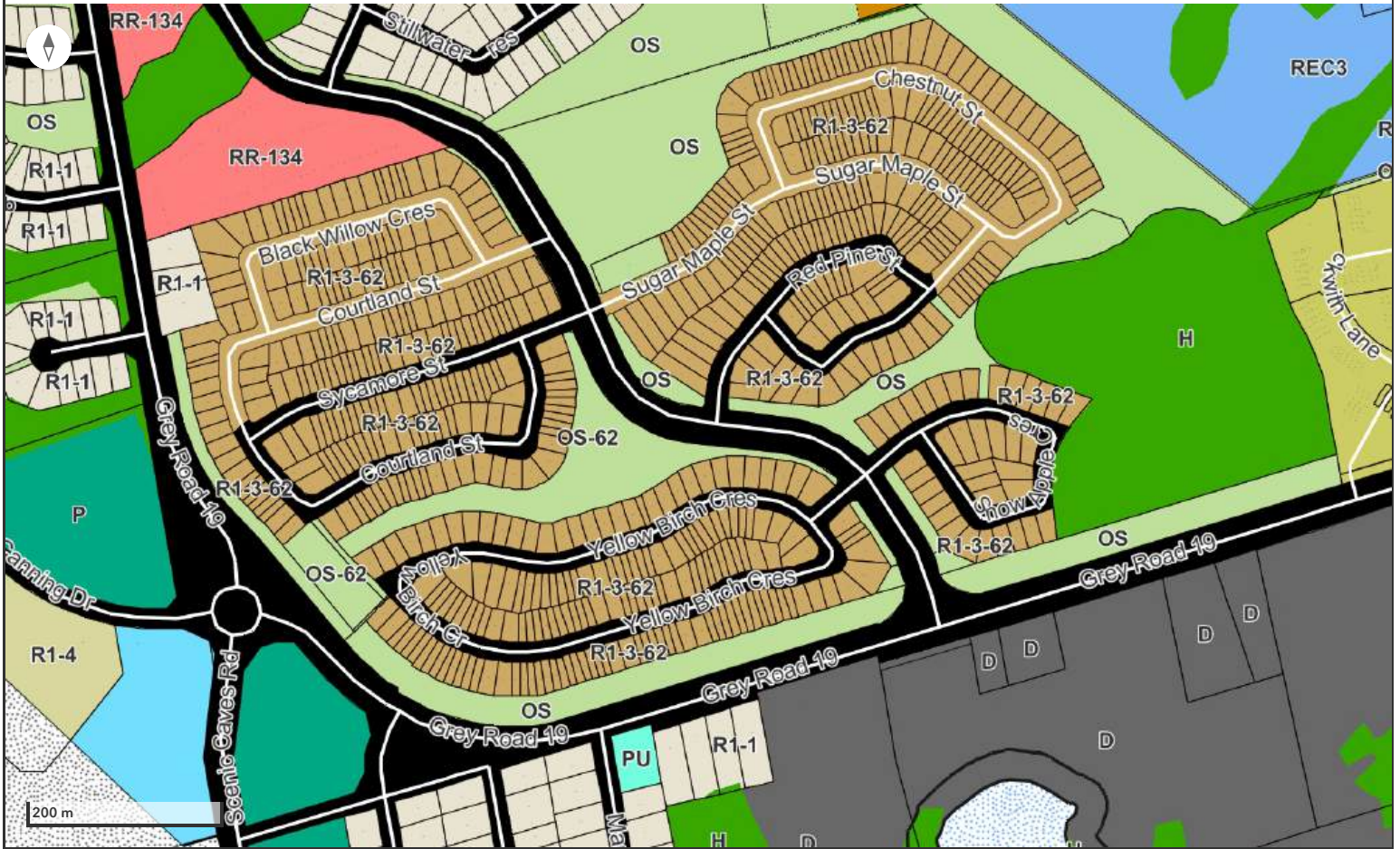
**Zoning\***

No Zoning Information

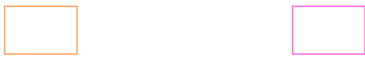
\* Zoning may not be accurate. Confirm with local municipal zoning bylaw.



# Town of the Blue Mountains Zoning Bylaw 2018-65



## Bruce St Marsh St Corridor Building Envelope



## h Provision Overlay

(h1) Wetland	(h2) ANSI	(h3) Landfill	(h5) STP	(h4a) Source Water Protection	(h4b) Source Water Protection
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## 177.9 GSCA Elevation (100 yr Flood line) NEC Development Control



## TheBlueMountains\_LandUse - Zoning Bylaw 2018-65 - Realign

Residential One (R1-1)	Residential One (R1-2)	Residential One (R1-3)	Residential One (R1-4)	Residential One (R1-5)	Residential Two (R2)
Residential Three (R3)	Resort Residential	Rural (R)	Village Commercial (C1)	General Commercial (C2)	Resort Commercial (C3)
Harbour Commercial (C4)	Blue Mountain Village Commercial (C5)	Craigleith Village Commercial (C6)	Rural Commercial (C7)	Recreation One (REC1)	
Recreation Two (REC2)	Recreation Three (REC3)	General Employment (M1)	Rural Employment (M2)	Extractive Industrial (M3)	Development (D)
Public Utilities (PU)	Institutional (I)	Open Space (OS)	Wetland (WL)	Hazard (H)	Parking (P)
				Agricultural (A)	Special Agricultural (SA)
See Section 1.5					



### Legend

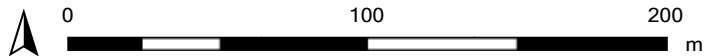
#### Recreation and Trails

##### Trails

- Parking
- Bruce Trail
- Conservancy
- Grey Sauble
- Conservation Authority
- Georgian Trail
- Grey County
- Grey County
- Town of Hanover
- MNR Trail
- Ontario Nature
- Ontario Parks
- City of Owen Sound
- Saugeen Valley
- Conservation Authority
- Town of the Blue Mountains
- Municipality of Grey
- Highlands

### Notes

Print Date: 04/21/2026 14:55:22



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 © County of Grey | © King's Printer for Ontario | THIS MAP IS NOT TO BE USED FOR NAVIGATION





**Town of The Blue Mountains**

32 Mill St. P.O. Box 310  
 Thornbury, ON N0H 2P0  
 519-599-3131 x221 | tax@thebluemountains.ca

Tax Roll No.	4242- 000-002-12960-0000
Mortgage Company	
Mortgage No.	
Mailing Date	2/20/2026

**Interim Tax Bill 2026**

**NAME AND ADDRESS MUNICIPAL ADDRESS AND LEGAL DESCRIPTION**

348 YELLOW BIRCH CRES  
 BLUE MOUNTAINS ON L9Y 0Y5

348 - YELLOW BIRCH CRES  
 PLAN 16M47 LOT 10

296

The Interim Tax Bill is based on 50% of last year's total property taxes. The Final Tax Bill mailed in July will reflect the current tax rate and assessment.

For more information on your property assessment please contact MPAC:  
 MUNICIPAL PROPERTY ASSESSMENT CORPORATION 1-866-296-6722 www.mpac.ca

*\*Please advise the Town of name/address changes or corrections required\**

Customer ID	CALLA0006	Town	\$1,071.03	County	\$1,054.89	Education	\$386.33
<b>INSTALMENTS</b>		<b>TOTAL INTERIM TAX LEVY</b>				<b>\$2,512.25</b>	
Due Date	Amount	<b>PAST DUE / -CREDIT</b>				<b>\$0.00</b>	
3/20/2026	\$1,256.25	<b>TOTAL AMOUNT DUE</b>				<b>\$2,512.25</b>	
5/20/2026	\$1,256.00						

Notes:

1. Please see reverse for information on payment of taxes.
2. Pre-Authorized Payment [PAP] amounts will be automatically withdrawn.
3. If a Mortgage Company is listed they have been sent notice of amounts owing.
4. Past Due / -Credit reflects payments processed to mid February.
5. Past Due/ -Credit amount is included in March instalment.
6. Penalty/Interest at the rate of 1.25% of unpaid taxes added on the 1st day of the month following default and on the 1st day of each calendar month thereafter.



2026

FIRST 6 MONTHS  
 (2026)



**Town of The Blue Mountains**  
 32 Mill Street, P.O. Box 310  
 Thornbury ON, N0H 2P0  
 Phone: 519-599-3131 ext 221  
 tax@thebluemountains.ca | www.thebluemountains.ca

**Tax Bill**

Final	2025
Billing Date	July 8, 2025

Roll No. 4242 000-002-12960-0000	Customer ID. 2508
Mortgage:	Mortgage No.
Name and Address	Municipal Address/Legal Description
348 YELLOW BIRCH CRES BLUE MOUNTAINS, ON L9Y 0Y5	2505 348 - YELLOW BIRCH CRES PLAN 16M47 LOT 10

Assessment Class and Value	Description and School Support	Town (Lower Tier)		County (Upper Tier)		Province - Education	
		Tax Rate	Amount	Tax Rate	Amount	Tax Rate	Amount
RTEP 505,000	Residential - English Public	0.00424172	\$2,142.07	0.00417780	\$2,109.79	0.00153000	\$772.65
<b>Sub Totals &gt;&gt;&gt;</b>		<b>Town Levy</b>	<b>\$2,142.07</b>	<b>County Levy</b>	<b>\$2,109.79</b>	<b>Ed Levy</b>	<b>\$772.65</b>

Special Charges	Instalments	Summary
<b>P A I D</b>	August 21, 2025	Tax Levy Sub-Total (Town+ County+Education)
	\$1,304.68	Special Charges
	October 21, 2025	2025 Tax Cap Adjustment
	\$1,304.00	<b>Final 2025 Levies</b>
		Less Interim Billing
		Past Due / - Credit
<b>Total</b>		<b>Total Amount Due</b>
\$0.00		\$2,608.68

**Schedule 2**

Final 2024 Levies	Total Year over Year Change	Final 2025 Levies
\$4,831.66	\$192.85	\$5,024.51
Final 2024 Levies		\$4,831.66
2024 Annualized Taxes		\$4,831.66
2025 Town Levy Change		\$124.00
2025 County Levy Change		\$64.90
2025 Education Levy Change		
2025 Tax Change Due to Reassessment		\$3.95
Final 2025 Levies		\$5,024.51

**Schedule 3**

	Commercial	Industrial	Multi-Res.
2025 CVA Taxes			
2024 Annualized Taxes			
2025 Tax Cap Amount			
2025 Education Levy Change			
2025 Municipal Levy Change			
Final 2025 Taxes			

2025