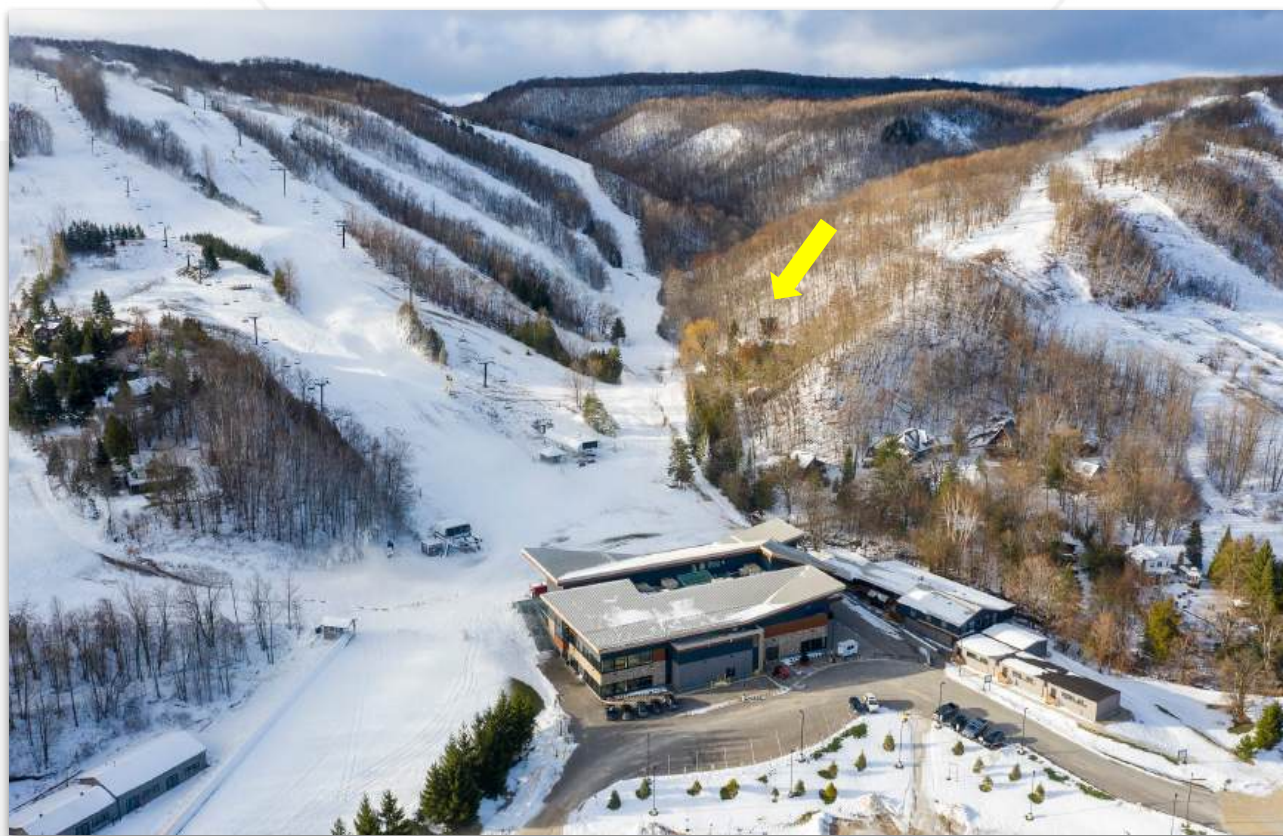




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KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



16-242 Arrowhead Road, The Blue Mountains

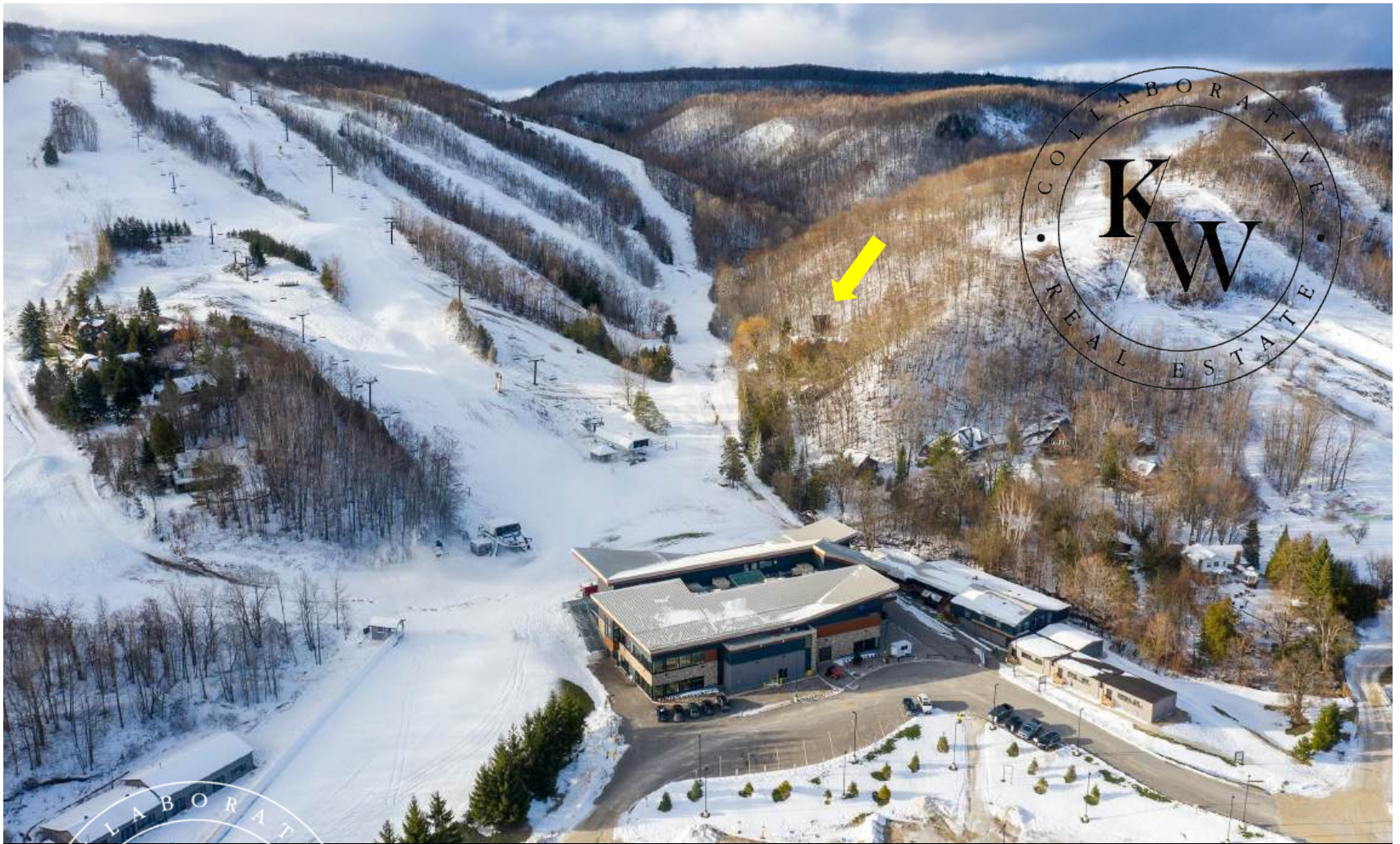


KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca

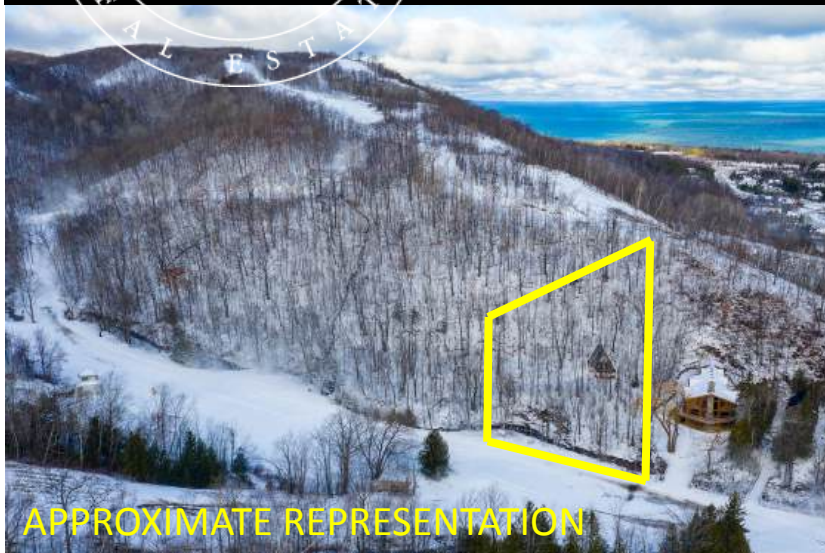


LOCATIONS **NORTH**





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Ski-In Ski-Out LOT at Alpine Ski Club

KAREN E WILLISON
 www.CollaborativeRealEstate.ca
 kwillison@royallepage.ca
 Ph: 705-888-0075



Property Client Full

242 Arrowhead Road Unit #16, Blue Mountain, Ontario L9Y 0S1

Listing

242 Arrowhead Rd #16 Blue Mountain

Active / Residential Freehold / Vacant Land

MLS® #: X13746974

List Price: \$699,000

New Listing



Grey County/Blue Mountains/Blue Mountains

Tax Amt/Yr: **\$1,791.36/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **Land Lease on Alpine Ski Club Land - See Remarks for Full Legal Description**

Style: Rooms Rooms+: **+0**
 Fractional Ownership: BR BR+: **0(+0)**
 Assignment: Baths (F+H): **0(0+0)**
 Link: SF Range:
 Storeys: SF Source:
 Lot Irreg: **As Per Survey** Lot Acres: **0.50 - 1.99**
 Lot Front: **137.99** Fronting On: **N**
 Lot Depth: **116.20** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **NEC Development Control**
 Dir/Cross St: **Arrowhead Road & Hwy 26**

PIN #:	371440334	ARN #:	424200000625500	Contact After Exp:	No
Holdover:	120	Possession Date:		Survey Year/Type:	2020/Available
Possession:	Flexible				
Kitch Kitch + Heat Source:	0 (0+)	Garage:		Utilities:	Gas Available, Hydro Available, Sewers Available, Cable Available, Telephone Available, Municipal
Central Vac:	No	Room Size:		Water:	
Property Feat:	Grnbelt/Conserv, Hospital, River/Stream, Skiing, Sloping, Wooded/Treed	Rural Services:		Water Supply Type:	
Topography:	Hillside, Sloping, Wooded/Treed	Security Feat:		Water Meter:	
Soil Type:				Waterfront Feat:	
				Waterfront Struc:	
				Well Capacity:	
				Well Depth:	
				Sewers:	Sewer Landlease
				Special Desig:	
				Farm Features:	
				Winterized:	
Waterfront Y/N:	No	Waterfront:	None	Island YN:	
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	Included In
View:	Creek/Stream, Mountain, Trees/Woods, Valley	Lot Shape:	Irregular	Lot Size Source:	Survey

Remarks/Directions

Client Rmks: **One of a Kind - Ski-In/Ski-Out at Alpine Ski Club. Across Blue Mountain and the Niagara Escarpment's private ski clubs, opportunities to build a custom ski-in/ski-out property have all but disappeared. This may be one of the last. Lot 16 at Alpine Ski Club is an ultra-rare, grandfathered redevelopment site offering true ski-in/ski-out living in one of the Escarpment's most exclusive settings. Privately positioned with only one neighbouring property, the lot delivers exceptional privacy, sweeping mountain views and direct access to Alpine's pristine slopes where new builds are no longer permitted. Drive up in summer. ATV to the door in winter. Ski from your doorstep. Unlike traditional resort communities, this property offers remarkable seclusion in every season, with immediate access to skiing, hiking, cycling and four-season recreation. Engineering review confirms a 10-foot cantilever is achievable on all four sides, supporting approximately 1,500 to 5,000 sq. ft. of finished living space for a home designed for this extraordinary setting. Significant due diligence has been completed, creating a de-risked, build-ready opportunity. A geotechnical study, four-season environmental assessment, engineer-stamped bridge design, architectural concepts and correspondence with the GSCA and NEC are complete and available to the next owner. Municipal water and hydro are connected, sanitary sewer is available at the lot line, and natural gas is available at the clubhouse. Established architect and builder teams are ready to proceed. Whether envisioned as a contemporary mountain retreat or timeless alpine chalet, this is a rare opportunity to create a legacy property in one of Ontario's most coveted private ski communities. Alpine Ski Club membership is required upon acceptance of an offer. Annual taxes and servicing fees are charged by Alpine Ski Club. NEC restrictions apply. Please do not trespass on Alpine Ski Club property. Listing agent must attend all viewings.**

Inclusions: **All design and building documents, geotechnical study, environmental assessment, Grey Sauble Conservation Authority communications.**

Listing Contracted With: **Royal LePage Locations North**

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 09/04/2026

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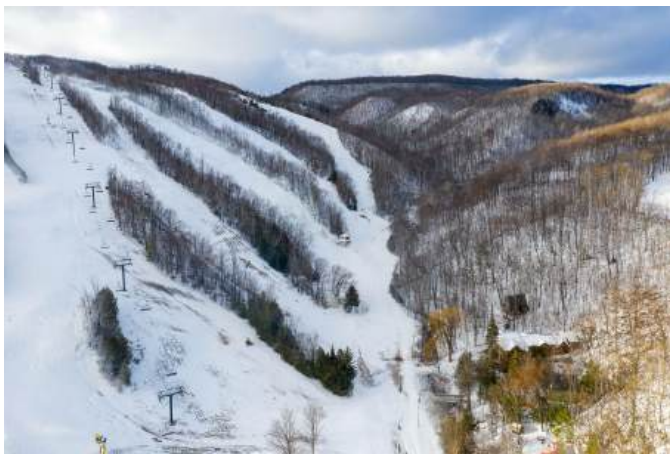
KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

16-242 Arrowhead Road, The Blue Mountains

A Once-in-a-Generation Redevelopment Opportunity on the Niagara Escarpment

Perched high on the slopes of the Alpine Ski Club, Lot 16 stands as one of the most extraordinary and irreplaceable properties on the Niagara Escarpment — a rare opportunity to design and build a dream chalet in a setting where no new builds are permitted.

With direct ski-in/ski-out access, only one neighbouring property, and sweeping ski-hill views, this private, municipally serviced lot represents the last of its kind — a grandfathered redevelopment site within protected lands where new construction has long since been restricted. The existing mid-century dwelling secures the entitlement to rebuild, unlocking a once-in-a-generation chance to create an iconic mountain retreat on the private property of Alpine Ski Club.



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16-242 Arrowhead Road, The Blue Mountains

A Rare Combination of Nature, Privacy & Legacy

Tucked away on the private property of Alpine Ski Club, Lot 16 offers a level of tranquillity and access unmatched anywhere on the Niagara Escarpment. Here, the forested hillside opens directly onto the club's pristine ski runs — a setting that delivers the rush of stepping out your door and gliding onto the hill — balanced by the stillness and privacy of a true mountain retreat.

With only one neighbouring property, the lot captures the essence of exclusivity: private, peaceful, and perfectly positioned to take in the rhythm of the slopes from your own window. Whether envisioned as a striking modern chalet or a warm timber-frame lodge, this site invites a design worthy of its surroundings — a home that will become a gathering place for generations.

Municipal water and hydro are already connected, and sewer service is available at the lot line. The redevelopment rights are secured, the technical work is complete, and the approvals pathway is clear. For a discerning buyer, it represents not just a building opportunity, but the chance to own one of the last buildable properties on the Niagara Escarpment — a place to create something extraordinary on land where new beginnings are no longer possible.

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K/W COLLABORATIVE REAL ESTATE

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16-242 Arrowhead Road, The Blue Mountains

Fully De-Risked and Ready to Build

Every major technical and regulatory requirement for redevelopment has been completed, positioning this property as one of the few truly build-ready opportunities remaining on the Escarpment.

All core work required by the Grey Sauble Conservation Authority (GSCA) and the Niagara Escarpment Commission (NEC) has been addressed and accepted, including:

- Comprehensive Geotechnical Report confirming slope stability
- Four-Season Environmental Study validating site conditions
- Engineer-Stamped Bridge Design providing approved access over the watercourse
- GSCA Correspondence (Feb, Apr & Nov 2025) confirming compliance and outlining only procedural next steps
- Architectural Concept Plans drawn within the allowable footprint
- Full Q&A Matrix with the Town of the Blue Mountains, NEC & GSCA
- Detailed Site Plan showing contours, trees, and existing elevations
- Builder and Architect are already engaged and ready to proceed

The remaining permit steps are straightforward and procedural — consisting of a drainage plan, final building plans, and construction layout — enabling a new owner to proceed quickly and confidently with their design vision.

To protect the interests of the seller, the official documents listed above will be released to qualified purchasers only after a confidentiality agreement is in place.

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Direct: 1-705-888-0075 | kwillison@royallepage.ca



ALPINE SKI CLUB

One of the last opportunities to build on the skiable Escarpment.

A TRUE SKI-IN/SKI-OUT HOMESITE



The opportunity is *disappearing.*

OSLER
Built out.



BLUE MOUNTAIN
Built out.



CRAIGLEIGH
Built out.



ALPINE
SKI CLUB



GEORGIAN
PEAKS
Built out.



*Alpine Ski Club remains one of the last places where a
custom slopeside home is still possible.*

Build the mountain retreat you've always imagined.

Engineering review confirms a 10-foot cantilever
is achievable on all 4 sides, supporting approximately

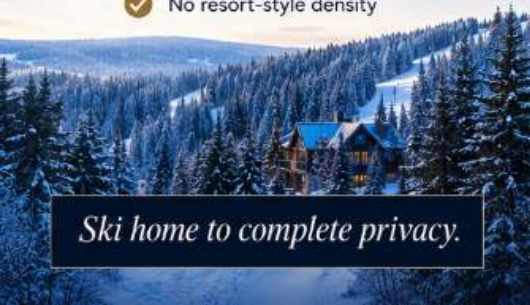
1,500 – 5,000 sq. ft.

of finished living space.



Privacy that's nearly impossible to find.

- ✓ One neighbouring property
- ✓ Direct ski access
- ✓ Mountain views
- ✓ No resort-style density



Ski home to complete privacy.

Four seasons. One extraordinary setting.



WINTER

Ski in. Ski out.
Après by the fire.



SPRING

Hiking and
trail running.



SUMMER

ATV to your
doorstep and
mountain biking.



FALL

Colours, trails and
crisp mountain air.

Drive in during summer. ATV in during winter. Ski from your doorstep.

Lot 16, Alpine Ski Club is an ultra-rare opportunity to
create a legacy property in one of Ontario's most exclusive
private ski communities.



ALPINE SKI CLUB



ALPINE SKI CLUB MEMBERSHIP REQUIRED UPON ACCEPTANCE OF OFFER.









10 FT

CANTILEVER

10 FT

CANTILEVER

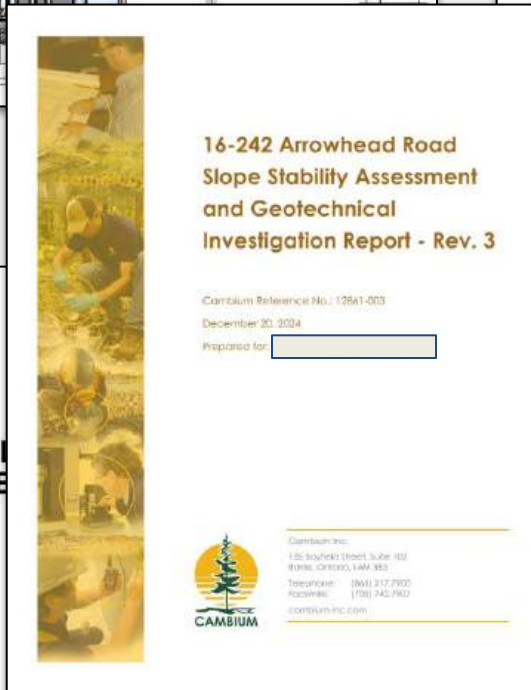
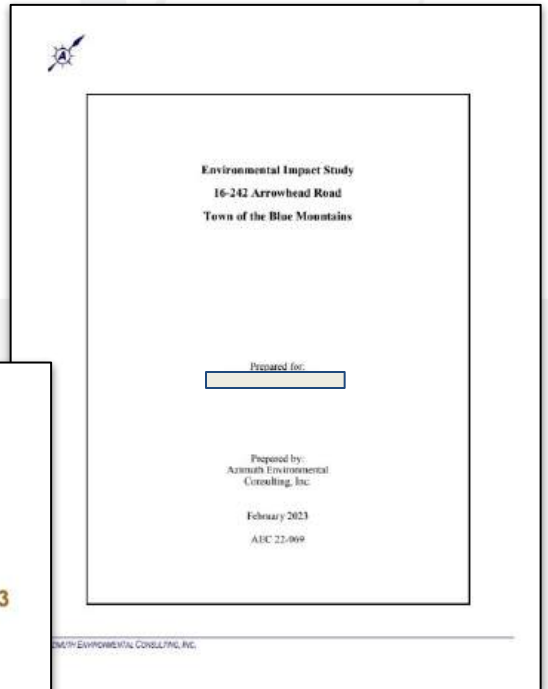
ON ALL 4 SIDES

Artist's concept rendering



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KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE





ARCHITECTURAL DESIGN SERVICE PROPOSAL

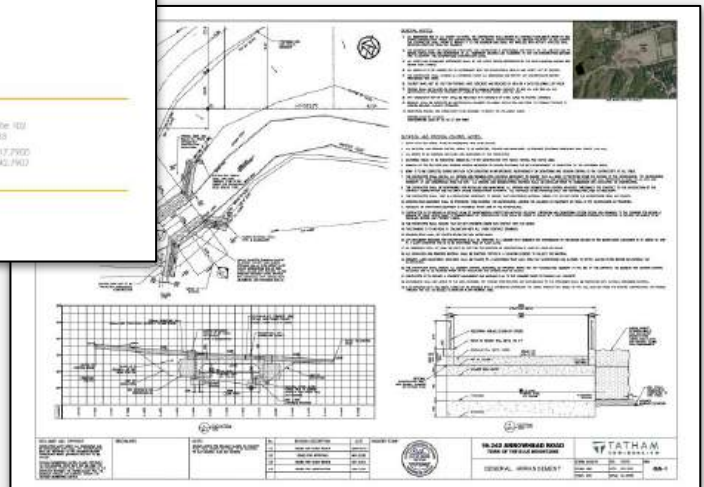
PRESENTED TO

PROJECT ADDRESS
242 Arrowhead Road
Alpine Ski Club
Collingwood, ON
L9Y 0S1

CONTACT
15 Colbourne Street
Hamilton, Ontario L8R 2G8

905.528.7675
joel@smpldesignstudio.com

smpldesignstudio.com



Form 560

for use in the Province of Ontario

BETWEEN: (the Confidential Information "Provider")
(Seller/Buyer/Landlord/Tenant/Brokerage)**AND** (the Confidential Information "Recipient")
(Seller/Buyer/Landlord/Tenant/Brokerage/Advisor/(Other))**CONCERNING:** confidential or proprietary information described as: Geotechnical Study, Road Culvert Plans/Drawings,
Architectural Design Plans, Environmental Impact Study, and any other documents and/or design plans to be used for
Conservation Authority, Municipal and any other regulating body authority approvals

..... (the "Confidential Information") to be provided to the Recipient upon execution of this Agreement;

FOR THE PROPERTY KNOWN AS: (This section is optional if the Property is not to be identified until after execution of this Agreement)

242 Arrowhead Road 16 The Blue Mountains ON L9Y 0S1 (the "Property")

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confidentiality Agreement, "Provider" includes the employees and principals of the Provider and "Recipient" includes the employees and principals of the Recipient, the employees, agents, advisors, consultants and lenders of the Recipient's principal and the parties specifically authorized under this Agreement to receive the Confidential Information. "Confidential Information" includes written, electronic and verbal information designated in this Agreement as confidential or proprietary.**TERMS:** In consideration of receiving the Confidential Information from the Provider, the Recipient agrees to hold and treat the Confidential Information in the strictest confidence and agrees not to disclose the Confidential Information to any party who has not been authorized under this Agreement to receivethe Confidential Information. This Agreement authorizes the Recipient to share the Confidential Information with their agent, buyer, lawyer,
accountant/financial advisor.

The Confidential Information is provided for the sole and limited use by the Recipient, including the parties specifically authorized under this Agreement to receive the Confidential Information. If the Recipient intends to disclose any or all of the Confidential Information to any other party who is not authorized under this Agreement to receive the Confidential Information, the Recipient agrees to enter into a Confidentiality Agreement with the other party on the same terms and conditions as included herein and obtain the Provider's written authority prior to releasing the Confidential Information to the other party.

The Recipient shall be liable to the Provider for any non-compliance of this Confidentiality Agreement by the Recipient and for any disclosure of the Confidential Information by any other party who has received the Confidential Information from the Recipient.

The Recipient agrees to make all inquiries and communications concerning the Confidential Information and the Property through the Provider. The Recipient agrees not to contact anyone other than the Provider for additional information about the Property, including employees, tenants, business contacts, suppliers, government agencies, etc., or to inspect the Property, without the prior written consent of the Provider.

If the Recipient is no longer interested in continuing negotiations for the Property or completing a transaction with the Provider, the Recipient agrees to return all written Confidential Information to the Provider and to destroy any written and electronic copies in the Recipient's possession.

The Recipient agrees that any investigations of the Property are at the sole risk and expense of the Recipient and the Provider will not be liable for any costs related to such investigations or due diligence without the express written authorization from the Provider.

The Provider is not liable for the accuracy or completeness of the Confidential Information and is not liable in any way to the Recipient as a result of providing the Confidential Information to the Recipient.

Any liability or dispute arising out of this Confidentiality Agreement, or any non-compliance with this Agreement shall be subject to and governed by the laws of the Province of Ontario, Canada.

The Recipient executing this Agreement agrees to inform any Recipient of the Confidential Information that the information is confidential.

PRIVACY: Each of the Provider and Recipient represent and warrant to the other that each has complied with the provisions of the *Personal Information Protection and Electronic Documents Act* and will continue to do so and, if required, each will provide an authorized contact to the other for matters concerning personal information.**Signature of Provider/Authorized Representative:**

Company.....

(Provider/Authorized Representative/Signing Officer) (Date)

Address.....

.....

(Tel. No.) (Fax No.)

Signature of Recipient/Authorized Representative:

Company.....

(Recipient/Authorized Representative/Signing Officer) (Date)

Address.....

.....

(Tel. No.) (Fax No.)



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November 10, 2025

GSCA File: P22048

Re: Proposed Development

Address: 242 Arrowhead Road, Unit 16

Roll No: 424200000625600

Town of the Blue Mountains, formerly Collingwood Township

Applicant:

Grey Sauble Conservation Authority (GSCA) has been delegated by the Province to comment on the risks related to natural hazards for proposals requiring approval under the Niagara Escarpment Planning and Development Act. GSCA is also a permitting authority and is responsible for the administration of Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits made under Section 28 of the Conservation Authorities Act.

The purpose of this letter is to detail complete application requirements and key policy considerations with respect to the potential redevelopment of an existing chalet and construction of an access crossing a watercourse. We offer the following comments:

Site Description

The property is located within the Alpine Ski Club property and features an existing chalet, which we understand has municipal servicing to the property. The chalet is situated within a larger valley feature with a section of steep slope associated with the bank of the unnamed watercourse and a secondary slope rising from the rear of the existing chalet.

GSCA Regulations

The entire property is regulated under Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The regulated areas are associated with flood and erosion potential of the valley feature. A permit is required from GSCA prior to commencement of development activity. An application for permission is to demonstrate how the proposal conforms with GSCA's permitting policy requirements and Section 28 of the Conservation Authorities Act.

The location of the existing chalet is entirely within the erosion hazard allowance associated with the erosion potential of the lower and upper slope features. As such, redevelopment of the chalet is to address GSCA's permitting policies. An excerpt of the primary policies related to development within the erosion hazard allowance are provided:

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

8.2.12 *Development associated with existing uses* located within the *Riverine Erosion Hazard* may be permitted in accordance with the policies in *Sections 7.1.2-7.1.3 – General Policies*, and where it can be demonstrated through a site-specific geotechnical or engineering assessment based on established provincial guidelines that:

- a) there is no feasible alternative site outside the *Riverine Erosion Hazard*,
- b) the proposed development or building or structure is located in the area of least risk,
- c) the site is located in an area where an appropriate *factor of safety* has been identified in accordance with the type of use and size of the building or structure,
- d) there is no impact on existing and future slope stability and bank stabilization or erosion protection works are not required,
- e) the risk of creating new *Riverine Erosion Hazards* or aggravating existing *Riverine Erosion Hazards* as a result of the development is negligible,
- f) the potential of increased loading forces on the top of slope is addressed through appropriate structural design,
- g) access into and through the valley for preventative actions or maintenance or during an emergency will not be prevented, *and*
- h) the potential for surficial erosion is addressed by a drainage plan, where applicable.

8.2.15 *Ground Floor Additions* to existing residential uses may be permitted in accordance with the policies in *Section 8.2.12* provided that the addition is less than 50 per cent of the original ground floor area of the building or structure to a maximum footprint of 46.5 m² (500 ft²).

8.2.17 *An Additional Storey* to existing buildings or structures may be permitted in accordance with the policies in *Section 8.2.12*.

8.2.18 *Replacement or relocation* of existing buildings or structures may be permitted in accordance with the policies in *Section 8.2.12*.

Prohibited Uses within the Riverine Erosion Hazard

8.2.23 Notwithstanding *Sections 8.2.2-8.2.22*, *development* will not be permitted within the *Riverine Erosion Hazard* as specified in *Section 7.1.6 – General Policies*, or where the use is:

- a) a bank stabilization project intended to protect new development, with the exception of public infrastructure,
- b) placement or dumping of fill not associated with works approved by the GSCA,
- c) a Stormwater Management Facility, *or*
- d) excavation works at the toe of a valley slope, with the exception of works which may be permitted in accordance with the policies in *Section 9.1*.

Submission of a complete application for the chalet redevelopment is to include the following:

1. Completed application form and submission of the standard project fee.
2. Detailed drainage plan completed by a qualified professional engineer. The plan is to detail existing and proposed elevations that satisfy the above noted policies.

3. Geotechnical report completed by a qualified professional engineer that addresses that satisfies the above noted policies. The geotechnical engineer will need to accept the site plan and proposed redevelopment plan.
4. Detailed design/building plans of the proposed chalet.
5. A construction plan demonstrating the extent of the construction footprint, stockpile areas, sediment and erosion controls, and any site alteration.

The redevelopment requires the construction of an access over the unnamed watercourse. The proposed access is to demonstrate how it meets the following policies relating to altering a watercourse:

Crossings

9.1.2 Crossings including but not limited to bridges, culverts, pipelines, channel enclosures of less than 20 metres (66 feet) and causeways may be permitted to be constructed, replaced or upgraded in accordance with the policies in *Sections 7.1.2-7.1.3 – General Policies* and *Sections 8.1.16-8.1.17* and/or *Section 8.2.22* where appropriate, and provided that all feasible alternative sites and alignments have been considered through an *Environmental Assessment* supported by the GSCA or through site-specific studies, whichever is applicable based on the scale and scope of the project,⁹ and where it can be demonstrated that:

- a) crossings avoid any bends in the watercourse to the extent practical,
- b) crossings are located to take advantage of existing impacted or open areas on the channel bank or valley slope, wherever possible,
- c) crossing structures avoid the *Riverine Erosion Hazard* in order to accommodate natural watercourse movement, wherever possible,
- d) the risk of flood damage to upstream or downstream properties is not increased and is reduced through site and infrastructure design, wherever possible,
- ~~e) there is no inhibition of fish passage,~~
- f) where unavoidable, intrusions on significant natural features or hydrologic or ecological functions are minimized and it can be demonstrated that best management practices including site and infrastructure design and appropriate remedial measures will adequately restore and enhance features and functions.
- g) physical realignments or alterations to the river, creek, stream or watercourse channel associated with a new crossing are avoided or are in accordance with the policies in *Section 9.1.16*, and
- h) maintenance requirements are minimized.

It is recommended that a separate permit application be made for the proposed access and construction of the access be completed prior to final approval of the dwelling.

A complete application for the proposed access is to include the following:

1. Completed application form and submission of the standard project fee.
2. Detailed site plan and cross section drawings completed by a qualified professional engineer.
3. Hydraulic assessment completed by a qualified professional engineer demonstrating how the proposed access meets the above policies. It is also to verify that the access meets the safe access criteria.

4. A geotechnical study completed by a qualified professional engineer.

General Comments

- The proposed development requires a permit from the Niagara Escarpment Commission prior to obtaining a permit from GSCA.
- It is anticipated that the conditions related to GSCA's permit may include construction monitoring and certification from the engineers upon completion of the development activity. Other standard conditions are also anticipated.
- The current landowner has satisfied several of the technical considerations relating to the proposed development. However, we understand that the property will be listed for sale, and a new owner may come forward with a new proposal. The new owner may wish to investigate if it is possible to utilize the existing technical information through the current landowner and engineering consultants. This will require written authorization from the current landowner and engineering consultants. GSCA reserves the right to request additional technical information pending a new development proposal should it be beyond the scope of these comments.

Should you have any questions please contact our office.

Regards,

A handwritten signature in black ink, appearing to read 'Mac Plewes', with a stylized, cursive script.

Mac Plewes
Manager of Environmental Planning



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

16-242 Arrowhead Road, The Blue Mountains

- NEC restrictions apply to this land.
- Any and all plans for property will need to be submitted to the appropriate governing authorities:
 - Municipality of the Blue Mountains
 - Grey Sauble Conservation Authority
 - NEC (Niagara Escarpment Commission)
 - Grey County
- Right-of-way for property access is across a creek. Bridge construction costs are the sole responsibility of the Purchaser. Alpine Ski Club will not be responsible for any costs.
- Membership at Alpine Ski Club is a requirement of purchase and initiation fees and dues will apply.
 - Current Family Membership fee \$47,000.00 (increasing to \$51,500.00 March 1, 2026) + annual dues and taxes
- Purchaser(s) must endorse a letter from Alpine stating that, before closing, they will:
 - pay all requisite initiation fees and dues if not already a member in good standing
 - covenant in writing to abide by the rules and regulations established by Alpine from time to time
 - deliver to Alpine a written acknowledgement and agreement that the bridge located to the west of the Property can not be utilized for access purposes, and agreeing to construct at its own cost a bridge access directly from the Property, plans for which must be prior approved in writing by Alpine.
- Water and sewer at the lot line. Natural gas line is at the clubhouse.
- One (1) designated parking spot comes with the lot. During the off-season parking is allowed at the property; during ski season, there is a designated parking spot for chalet owners.
- During the ski season, there is no drivable access to the property. Access is by ATV only. An ATV policy is in place stating that ATVs can only be operated when lifts are closed.

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Direct: 1-705-888-0075 | kwillison@royallepage.ca

242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

BCIN STAMP

DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.


SIGNATURE OF DESIGNER

BCIN 26286

BCIN 29617

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND
COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT
SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

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DRAWING ISSUES | REVISIONSDRAWING #

DRAWING #

23-055-DesignR1.dwg

242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.ARCH	BCIN 26286
STRUCTURED CREATIONS INC.	BCIN 29617

GENERAL NOTES

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[illegible]

2	08.04.25	REV 1 ISSUED FOR REVIEW	D.S.S.
1	02.04.25	INIT DESIGN PRES	D.S.S.
No.	DATE	ISSUE/REVISION	BY

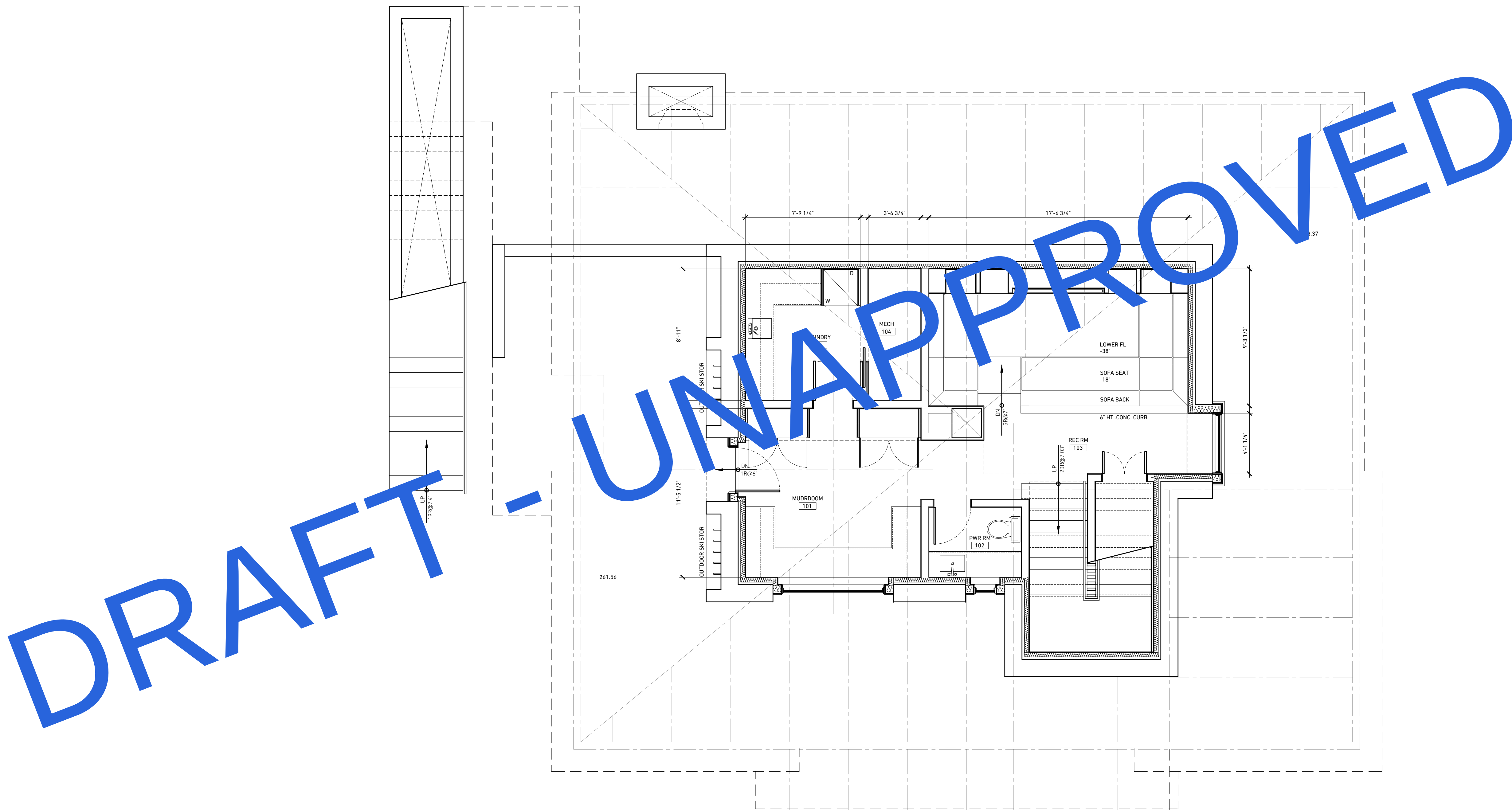
FIRST FLOOR PLAN AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

DRAWING #

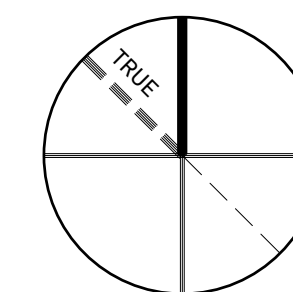
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23-055-DesignR1.dwg



242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

PROJECT NORTH	ENG. STAMP:
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BCIN STAM

OBC REGISTRATION

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27-Dec-17

DATA

SIGNATURE OF DESIGNER

D. SANGER-SMITH BARCH

BCIN 2628

STRUCTURED CREATIONS INC.

BCIN 2961

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[illegible]

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1	02.04.25	INIT DESIGN PRES	D.S.
No.	DATE	ISSUE/REVISION	BY

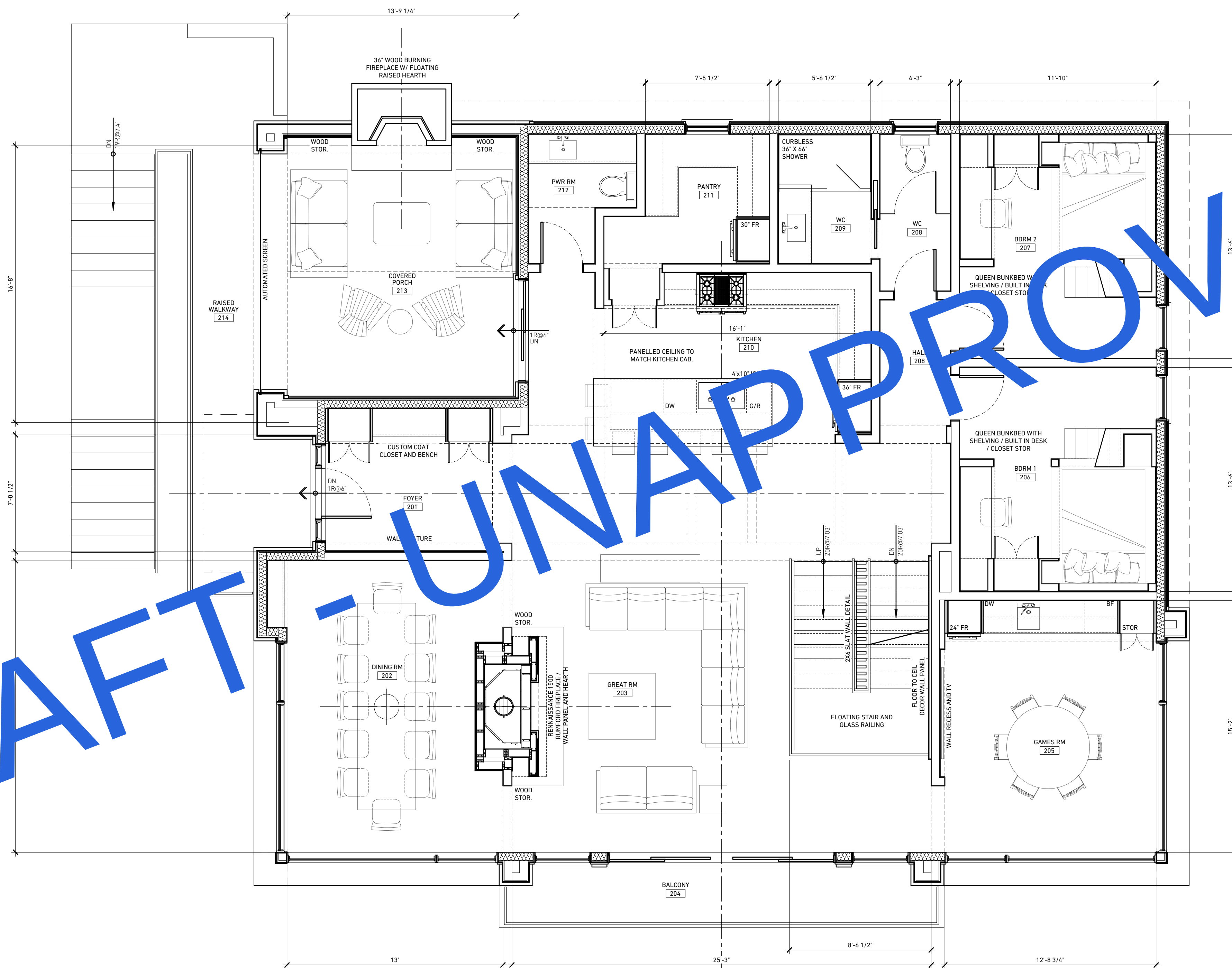
SECOND FLOOR PLAN AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

DRAWING #

A3

23-055-DesignR1.dwg



242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

BCIN STAMP

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27-Dec-17

DATE _____

D. SANGER-SMITH, B.A.RCH

STRUCTURED CREATIONS INC.


SIGNATURE OF DESIGNER

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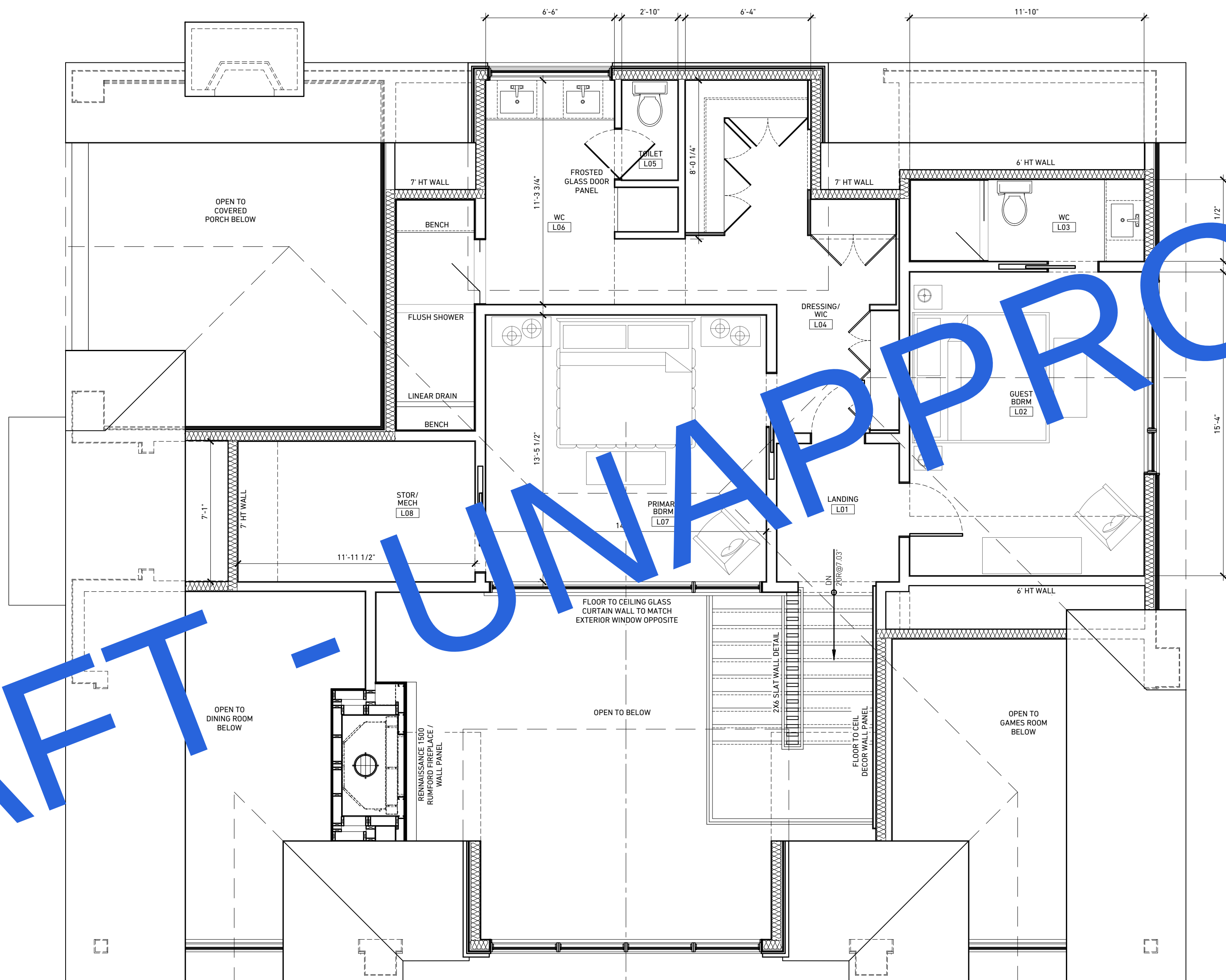
2	08.04.25	REV 1 ISSUED FOR REVIEW	D.S.S.
1	02.04.25	INIT DESIGN PRES	D.S.S.
No.	DATE	ISSUE/REVISION	BY

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

DRAWING #

A4

23-055-DesignR1.dwg



242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

BCIN STAMP

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SIGNATURE OF DESIGNER

BCIN 26286

BCIN 29617

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DRAWING ISSUES | REVISIONS

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

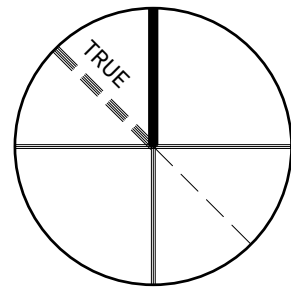
23-055-DesignR1.dwg



ROBERTSON CHALET
"MOUNTAIN HOUSE"

242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

PROJECT NORTH	ENG. STAMP:
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BCIN STAM

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27-Dec-1

DATI

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B.Arch

BCIN 26286

STRUCTURED CREATIONS INC

BCIN 29617

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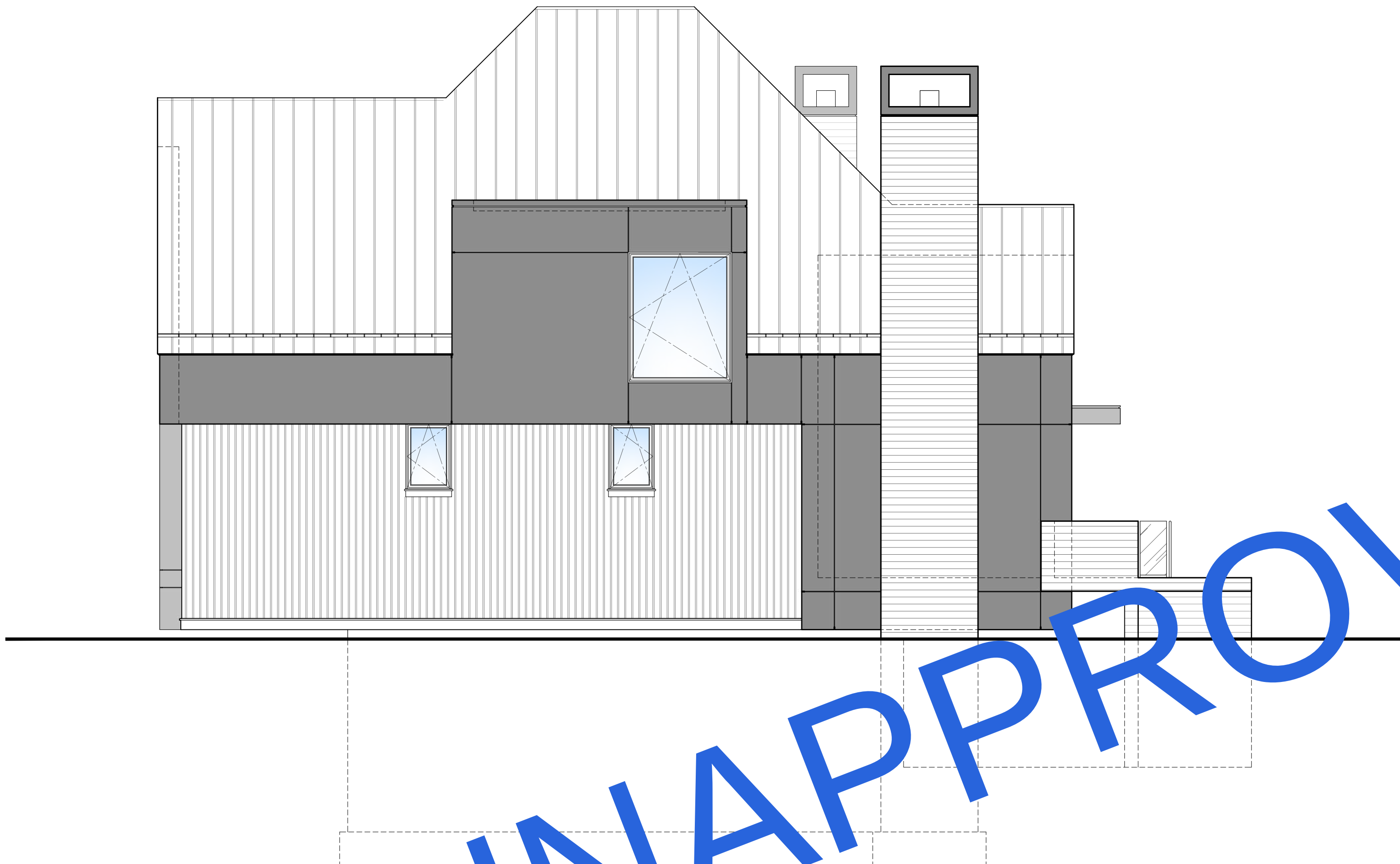
EXTERIOR ELEVATIONS AND NOTES

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

DRAWING #

A6

23-055-DesignR1.dwg



1 PROPOSED REAR (NORTH) ELEVATION

A6	SCALE: 3/16"=1'-0"
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2 | PROPOSED SIDE (EAST) ELEVATION

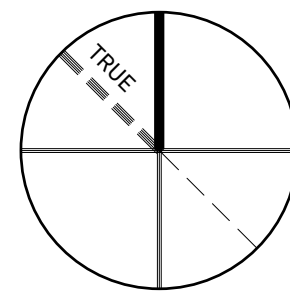
A6	SCALE: 3/16"=1'-0"
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242 ARROWHEAD RD, UNIT 16
TOWN OF THE BLUE MOUNTAINS ONTARIO

PROJECT NORTH

AINS ONTARIO

AINS ONTARIO



BCIN STAM

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27-Dec-1

DATA

SIGNATURE OF DESIGNER

D. SANGER-SMITH, B. ARCH

BCIN 2628

STRUCTURED CREATIONS INC

BCIN 2961

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THESE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHIELDING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY
COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO
SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAW FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR TO WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR JOIST OR SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURAL CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND PRICING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS FOR
ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY
ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS
VERIFY/CONFIRM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGERS AND BRACKETS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR
LANDING STRUCTURE, HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CON-
SIGNED FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQ-
UIRE REVIEW.

[illegible]

2	08.04.25	REV 1 ISSUED FOR REVIEW	D.S.
1	02.04.25	INIT DESIGN PRES	D.S.
No.	DATE	ISSUE/REVISION	BY

DESIGN BY D.S.S.	DRAWN BY J.S.	APPROVED BY D.S.S.
SCALE 1/4"=1'-0"	DATE APR 8/25	PROJECT # 22-055

DRAWING

A7

23-055-DesignR1.dwg

Rules and Regulations – Chalets located on the lands of Alpine Ski Club

Background

There are currently sixteen (16) chalets built on the lands owned by Alpine Ski Club – each of which is subject to a lease with Alpine Ski Club (“Alpine” or “the Club”) as the Lessor. In each case the original Lease for the specific leased lands is dated between January 1960 and December 1964, when the lands were first leased to each of the original chalet owners under a ninety nine (99) year lease (in each case, the “Original Lease”). The current lessees under the 16 leases are described collectively as the “Chalet Owners”.

The purpose of these Rules and Regulations is to set out the current Board approved conditions which apply to all Chalet Owners, as contemplated by the Original Lease.

1. Alpine Membership

Each Chalet Owner is required to be a member in good standing of Alpine.

2. Repair and Maintenance Obligations

Each Chalet Owner shall repair and maintain the building or structure erected on the leased lands. No trees shall be cut except with the preapproval of Alpine.

3. Taxes, Fees, Water, Gas, Hydro Charges

Each Chalet Owner shall pay all taxes, licenses and fees whether Federal, Provincial, Municipal and all water rates, gas and hydroelectric charges, power, fuel and heating expenses in connection with the use, occupation and operation of the leased land.

4. Preapproval Required - Installation of any Fence/Building /Structure

Prior to the construction (or demolition) of any fence, building or structure on the leased lands, the complete plans shall be submitted to Alpine for approval and consent and if such consent is obtained, the Chalet Owner shall construct same in strict compliance with the approved plans. Similarly, prior to the installation or removal of any tanks in or on the leased land, preapproval of Alpine must be obtained. Each Chalet Owner shall be responsible for all tanks in or on the leased lands and must remediate as required.

5. Insurance requirements

Each Chalet Owner shall insure and keep insured the leased lands and premises against loss and damage by fire and will forward a certificate of insurance to Alpine annually. Each Chalet Owner shall also carry liability insurance covering any damage or injury to themselves or third parties by way of bodily injury or property damage sustained on the leased lands and premises, with a minimum coverage of \$2 million, inclusive of combined bodily injury and property damage claims. Alpine Ski Club shall be noted as an additional insured.

6. Parking and Use of Motor Vehicles on Alpine Property

Chalet owners shall observe the terms of the Motor Vehicle Policy approved by the Board in 2020 (copy attached hereto) as may be updated and amended from time to time. Access to each of the Chalet leased lands across Club property is subject to certain terms and restrictions to ensure the safety of all members, guests, and employees using the Club, particularly during the winter season. Chalet owners are responsible for the observance of this Motor Vehicle Policy by their guests and their subtenants.

7. Short term Sublet

The Chalet leased lands shall be used for private residential occupation and use only and in compliance with all municipal bylaws and regulations. For greater certainty, no commercial or transient use shall be permitted in or with respect to the Chalet leased lands. "Transient use" means the rental or occupancy of a Chalet for a period of less than thirty (30) days in any particular period of twelve (12) consecutive months and it also means the rental or occupancy of a Chalet more than four (4) times in any particular period of twelve consecutive months. During the winter season, the Chalet leased lands may be sublet **ONLY** to members of Alpine in good standing.

Where a Chalet Owner intends to sublet their leased property they shall immediately notify the General Manager and shall provide a copy of the sublease to the General Manager of the Club for pre-approval. The Sublessee must sign a covenant to be bound by the rules and regulations that are approved by the Board from time to time.

8. Assignment of Lease

Provided the Chalet Owner is in good standing under the Original Lease, these Rules and Regulations and all Alpine dues/fees, they may seek the approval of Alpine to an assignment of the Lease to another Full Voting Member of Alpine, whose membership must also be in good standing. Alpine may withhold its consent to an assignment, for just cause, notwithstanding the provisions of the *Landlord and Tenant Act*, or any amendment to such legislation.

For any permitted assignment, the Chalet Owner will be required to pay the administrative expenses, including legal fees, incurred by Alpine in connection with the assignment. In addition, where the assignment is to a non-family member of the Chalet Owner, a **Transfer Fee** equal to 1% of the purchase price set out in the offer to purchase (referenced in paragraph 9 below) shall be paid by the Chalet Owner to Alpine.

The assignee will be required to enter into a preapproved Lease Assignment Agreement, including a covenant to be bound by the rules and regulations that are approved by the Board from time to time.

9. Alpine Ski Club Right of First Refusal

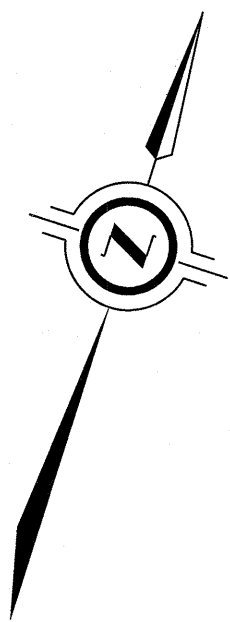
A Chalet Owner who wishes to assign and transfer the interest they hold in the leased lands to another FVM in good standing of Alpine, shall forward the *bona fide* offer to purchase the interest of the Chalet Owner in the leased lands to the Secretary of the Board of Alpine, with a copy to the General Manager at the Alpine at the Club office. Within 45 days of the receipt by the Secretary of the offer, Alpine shall have the absolute option to purchase the interest of the Chalet Owner in the leased lands, on the same terms and conditions as set

out in the offer of purchase and the Chalet Owner agrees to complete the sale accordingly. If Alpine does not exercise its option as described above, then the Chalet Owner shall have the right to sell its leasehold interest to the approved purchaser contained in the offer, upon the terms and conditions set out in the offer.

10. End of Lease Term

At the end of the term of the Original Lease, each Chalet Owner shall have the option to purchase the demised premises described in the Original Lease (as it may have been amended) and to receive a deed therefore upon payment to Alpine of the sum of one dollar (\$1.00) PLUS all costs that would be required for necessary severance, subdivision, planning approvals, etc. to effect such a conveyance. Alpine makes no representations as to whether such approvals may be obtained by a Chalet owner from the relevant authorities given the unique nature of each of the Chalet leased premises situated in various locations across the Club property.

The Board has approved these Rules and Regulations and requests the cooperation of Chalet owners. The Board has the power and authority to interpret and apply these Rules and to update them as required.



LOT 22

PLAN OF SURVEY OF
**PART OF LOT 22
CONCESSION 4**
GEOGRAPHIC TOWNSHIP OF COLLINGWOOD
NOW IN THE
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

J.D. BARNES LIMITED
© COPYRIGHT 2020

SCALE 1 : 200
5 0 5 10 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999592.

FOR BEARING COMPARISONS, A ROTATION OF 00°32'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1.

ELEVATIONS ON THIS PLAN ARE REFERRED TO THE TOWNSHIP OF COLLINGWOOD BENCHMARK #VA3U72 WITH A PUBLISHED ELEVATION OF 183.159m (CGVD28-1978).

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

TREES WITH A DIAMETER OF >25cm ARE SHOWN.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
1649	DENOTES	MARTIN W. KNISLEY, O.L.S.
ZUMO	DENOTES	ZUBEK, EMO, PATTEN & THOMSEN LTD. O.L.S.
RP	DENOTES	REGISTERED PLAN
P1	DENOTES	PLAN 16R-9184
LCO	DENOTES	Ø150mm PVC SEPTIC LATERAL CLEAN-OUT PIPE
HP	DENOTES	HYDRO POLE
HM	DENOTES	HYDRO METER
BT	DENOTES	BELL TELEPHONE BOX
-T-	DENOTES	OVERHEAD TELEPHONE CABLE
-E-	DENOTES	OVERHEAD HYDRO CABLE
DIA	DENOTES	TREE TRUNK DIAMETER
PARCEL	DENOTES	PARCEL ON PLAN BY ZUMBEK AND EMO SIGNED MARCH 9TH, 1964 (ATTACHED TO R84493)

ALL SET SIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

THIS REPORT WAS PREPARED FOR GARY KIMEL AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MAY 15th, 2020.

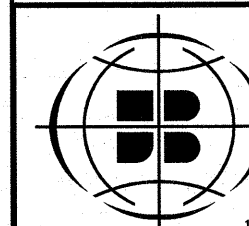
JULY 10th, 2020
DATE

ALEC S. MANTHA
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2127422



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with Regulation 1026, Section 29(3).



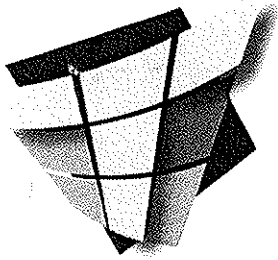
J. D. BARNES
LIMITED

LAND INFORMATION SPECIALISTS
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY:	PR	CHECKED BY:	AM	REFERENCE NO.:	20-12-087-00
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FILE:	S:\20-12-087\00\Drawing\20-12-087-00.dgn	DATED:	07/10/2020
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PLOTTED: 07/10/2020



C.C. Tatham & Associates Ltd.
Consulting Engineers

Collingwood

Bracebridge

Orillia

Barrie

Working File

115 Sandford Fleming Drive, Suite 200

Collingwood, Ontario L9Y 5A6

Tel: (705) 444-2565

Fax: (705) 444-2327

Email: info@cctatham.com

Web: www.cctatham.com

September 17, 2009

via e-mail
CCTA File 109042

Henry Leistner
6 Alfresco Lawn
Toronto, Ontario M4E 1A1

Re: Town of the Blue Mountains, Alpine Ski Club

Completion of Construction

Dear Henry:

We are pleased to inform you that construction of the new sanitary sewer line including services to Lots 13 thru 16 has been completed. A 150mm diameter sanitary sewer was extended from the existing sanitary manhole in front of Lot 6 and was terminated at Lot 16. Clean-outs were provided at a maximum of 15m (50ft) intervals. Individual services tees/laterals were provided to each lot for future connection by the unit owner. Leakage testing was performed on the sanitary sewer main by use of air. The test was satisfactorily completed on August 25th, 2009.

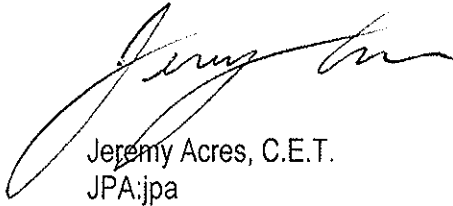
Construction of the new water line including two services to Lot 13 has been completed. A 25mm diameter connection was extended from the existing 50mm water main on Cottage Lane and was terminated at Lot 13. The water service was installed approximately 0.5m above the sanitary sewer in a common trench. Earth cover over the water line was less than what is typically required for frost protection however the contractor installed a minimum of 0.10m of rigid styrofoam board insulation over the line to provide additional frost protection. Leakage testing was performed on the water line by use of air. The test was satisfactorily completed on August 27th, 2009.

The Contractor reports that a representative of the Town of Blue Building Department attended the site on August 27th, 2009 to inspect the service laterals to each Lot and there were no issues.

We note that the contractor has moved offsite after having generally cleaned up the site. We do not know what was included in your agreement with the contractor in terms of reinstatement of all disturbed areas including revegetation. We strongly recommend that the silt fence be left in place until all disturbed areas have been revegetated.

We have updated drawing SAN-1 to show record information and have enclosed six copies for your use and distribution to the Town, Alpine Ski Club and the other owners. Please give me a call if you have any questions or require additional information.

Yours truly,
C.C. Tatham & Associates Ltd.



Jeremy Acres, C.E.T.
JPA:jpa

Copy: Bill Williams, Alpine Ski Club (via email bwilliams@alpineskiclub.com)

I:\2009 Projects\109042 - Leistner Sewer Alpine Ski Club\Documents\Leistner001.doc

NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
- DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO STAKE THE PROPOSED ALIGNMENT OF THE SEWER, AND WATER SERVICE FOR REVIEW BY ENGINEER.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO INSTALL SILT FENCE AS PER OPSD 219.110 ON THE DOWNSLOPE AND ALONG THE LENGTH OF THE PROPOSED SEWER ALIGNMENT.
- PIPES TO BE PROTECTED FROM FROST.

LEGEND

EXISTING SANITARY SEWER	200# SAN
PROPOSED INDIVIDUAL SEWER SERVICE	100mm SAN (MIN.)
PROPOSED SANITARY SEWER	150mm SAN
PROPOSED CLEAN OUT	C/O
EXISTING WATER MAIN / SIZE	150# W/M
PROPOSED WATER SERVICE c/w INSULATION	25mm WAT. SERV.

APPROXIMATE DEPTH OF SERVICES FROM FINISHED GRADE

C/O	SAN. INV.	WAT. OBV.
1	-1.58	-
2	-1.47	-
3	-1.01	-
4	-0.60	-
5	-1.81	-
6	-1.69	-
7	-1.46	-0.79
8	-1.65	-0.98
9	-1.80	-1.13
10	-1.83	-1.16
11	-1.54	-0.87
12	-1.73	-1.05

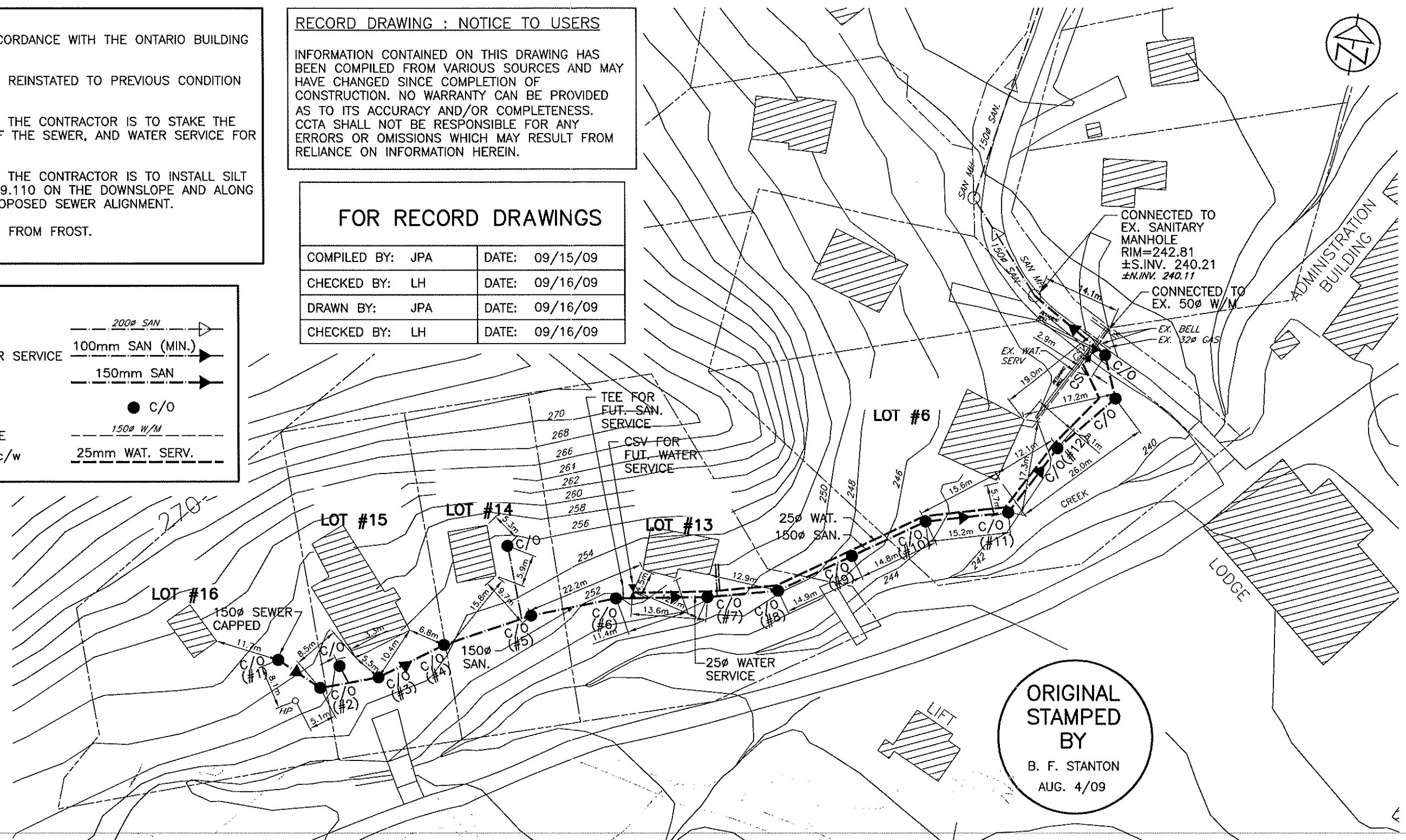
NOTE: ALL WATERMAIN HAS 0.10m THICK RIGID STYROFOAM INSULATION

RECORD DRAWING : NOTICE TO USERS

INFORMATION CONTAINED ON THIS DRAWING HAS BEEN COMPILED FROM VARIOUS SOURCES AND MAY HAVE CHANGED SINCE COMPLETION OF CONSTRUCTION. NO WARRANTY CAN BE PROVIDED AS TO ITS ACCURACY AND/OR COMPLETENESS. C.C.T.A. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY RESULT FROM RELIANCE ON INFORMATION HEREIN.

FOR RECORD DRAWINGS

COMPILED BY: JPA	DATE: 09/15/09
CHECKED BY: LH	DATE: 09/16/09
DRAWN BY: JPA	DATE: 09/16/09
CHECKED BY: LH	DATE: 09/16/09



CONTRACT DRAWINGS

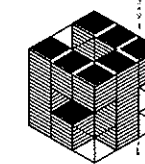
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

C.C. TATHAM & ASSOCIATES LTD. CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF C.C. TATHAM & ASSOCIATES LTD.

NO.	REVISIONS	DATE
3.	RECORD INFORMATION	16/SEP/09
2.	BUILDING PERMIT APPLICATION	4/AUG/09
1.	NEC APPLICATION	30/MAR/09

TOWN OF THE BLUE MOUNTAINS ALPINE SKI CLUB LEISTNER RESIDENCE

SANITARY SEWER SERVICE



C.C. TATHAM & ASSOCIATES LTD.
CONSULTING ENGINEERS

Collingwood Bracebridge Orillia Barrie

SCALE: 1 : 1000

JOB NO. 103101

DESIGN: JPA

CHECKED: LH

DRAWN: JPA

DATE: NOV/08

DWG. **SAN-1**



Development Charges

By-law #2024-29

The Corporation of the Town of The Blue Mountains

Town Wide Development Charges

This pamphlet was created on March 25, 2026, for By-law No. 2024-29 in accordance with Ontario Regulation 82/98. It is for information purposes only. For further details, please consult the By-law.

Note: This pamphlet deals only with Town Wide Development Charges. Additional Development Charges for the County of Grey may be applicable.

Statement of the Treasurer

As required under the *Act*, the Treasurer will provide a report to Council each year outlining the opening and closing balances of the Development Charge Reserve Funds and transactions relating to the Reserve Fund along with other information required by Regulation. This statement will be available at the Town Office and Town website for review by the public.

Rules for Determining Development Charges

Development Charges apply based on Service Area without regard to the services used by an individual development. Charges apply for development which requires the issuing of a Building Permit or approval under the *Planning Act* or *Condominium Act*. Some forms of institutional enlargement, and temporary structures are exempt from Development Charges. Further rules are detailed in the By-law, *Act* and *Regulations*.

Additional Information

If you require further information, please contact:

Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

519-599-3131 ext 221 or toll free 888-258-6867
tax@thebluemountains.ca

General purpose for which Development Charges are imposed

The Development Charges Act, 1997 (the "Act") authorizes municipalities to pass By-laws to impose development charges against land in order to pay for the increased capital costs required due to increased needs for services arising from the development, including the re-development of land within the municipality.

List of Services to which Development Charges relate

The following are services to which the Development Charges By-law relates:

- | | | |
|----------------|------------------------|-----------------------|
| ▪ Fire | ▪ Roads and Related | ▪ By-Law |
| ▪ Police | ▪ Water Works | ▪ Solid Waste |
| ▪ Public Works | ▪ Parks and Recreation | ▪ Development Related |
| ▪ Wastewater | ▪ Library | Studies |

Lands subject to Development Charges

The development of all lands within the Town of The Blue Mountains is subject to the terms of this By-law. Development Charges are levied according to the service area in which the development is located. The Town Wide Soft Service Charges are applied to all development in the Town. Additional charges by service area are applicable for lands receiving municipal water and wastewater services. The amounts of the charges vary by service area.

Residential Development Charges

Development Charges are levied on a fully calculated residential rate that varies by built form type and the associated differences in demand that is placed on Town Services. The recovery of engineered infrastructure for Roads and Related, Water Distribution, Sewage Treatment and Sewage Collection is calculated on a Service Area Specific basis.

Definitions

Apartment means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor.

Hotel Unit means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities and for the purposes of the by-law is defined as an apartment.

Non-Residential means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use.

Other Multiple mean residential buildings not including single detached dwellings, semi-detached dwellings or apartment dwellings and shall include a hotel unit and motel unit.

Semi-Detached Dwellings mean a residential building divided vertically into dwelling units each of which has a separate entrance and access at grade.

Single Detached Dwellings mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings.

Town Wide Uniform Charges

Soft Services	Single & Semi-Detached	Other Multiples	Apartment	Non-Res/m ²
Development Related Studies	\$394	\$353	\$265	\$2.21
Public Library	\$1,165	\$1,045	\$784	\$0
Fire Services	\$1,816	\$1,630	\$1,221	\$10.19
Police Department	\$139	\$124	\$94	\$0.77
Parks and Recreation	\$6,133	\$5,505	\$4,128	\$0
Public Works	\$1,370	\$1,230	\$922	\$7.70
By-Law	\$32	\$29	\$22	\$0.19
Solid Waste	\$177	\$159	\$120	\$1.00
Sub Total:	\$11,226	\$10,075	\$7,556	\$22.06
Hard Services				
Roads and Related	\$13,142	\$11,795	\$8,846	\$73.80
Total:	\$24,368	\$21,870	\$16,402	\$95.86

Charges by Service Area – Water:

Service Area	Single & Semi-Detached	Other Multiples	Apartment
Craigleith	\$12,363	\$11,095	\$8,323
Camperdown	\$20,428	\$20,030	\$19,161
Castle Glen	\$23,907	\$21,457	\$16,091
Swiss Meadows	\$0	\$0	\$0
Lora Bay Service Area #1	\$16,559	\$14,862	\$11,147
Lora Bay Service Area #2	\$13,490	\$12,109	\$9,081
Lora Bay Service Area #3	\$13,490	\$12,109	\$9,081
Clarksburg	\$22,533	\$20,224	\$15,168
Osler	\$43,208	\$38,779	\$29,084
Thornbury – East	\$7,502	\$6,734	\$5,051
Thornbury – West	\$28,523	\$25,598	\$19,200

Charges by Service Area – Wastewater:

Service Area	Single & Semi-Detached	Other Multiples	Apartment
Craigleith	\$4,633	\$4,158	\$3,119
Camperdown	\$25,772	\$24,671	\$22,256
Castle Glen	\$6,165	\$5,534	\$4,149
Swiss Meadows	\$0	\$0	\$0
Lora Bay Service Area #1	\$16,906	\$15,172	\$11,380
Lora Bay Service Area #2	\$12,983	\$11,652	\$8,740
Lora Bay Service Area #3	\$13,071	\$11,731	\$8,800
Clarksburg	\$32,414	\$29,093	\$21,820
Osler	\$41,336	\$37,100	\$27,825
Thornbury – East	\$13,472	\$12,092	\$9,069
Thornbury – West	\$24,953	\$22,394	\$16,797

Total Development Charges by Service Area:

Service Area	Single & Semi-Detached	Other Multiples	Apartment
Craigleith	\$41,364	\$37,123	\$27,844
Camperdown	\$70,568	\$66,571	\$57,819
Castle Glen	\$54,440	\$48,861	\$36,642
Swiss Meadows	\$24,368	\$21,870	\$16,402
Lora Bay Service Area #1	\$57,833	\$51,904	\$38,929
Lora Bay Service Area #2	\$50,841	\$45,631	\$34,223
Lora Bay Service Area #3	\$50,929	\$45,710	\$34,283
Clarksburg	\$79,315	\$71,187	\$53,390
Osler	\$108,912	\$97,749	\$73,311
Thornbury – East	\$45,342	\$40,696	\$30,522
Thornbury – West	\$77,844	\$69,862	\$52,399

Non-Residential Development Charges

Non-residential Development Charges are levied on a “per square metre of gross floor area” basis. Gross floor area is defined in the By-law. The amount of Development Charges varies by the service area. In addition to the Water and Sewer charge / m², each Non-residential development is subject to the Town Wide Uniform Charge of \$95.86 / m² as noted on Page 2.

Service Area	Water / m ²	Wastewater / m ²	Total Charge / m ²
Craigleith	\$90.67	\$26.91	\$213.44
Camperdown	\$163.44	\$167.84	\$427.14
Castle Glen	\$217.87	\$47.80	\$361.53
Swiss Meadows	\$0.00	\$0.00	\$95.86
Lora Bay Service Area #1	\$127.84	\$107.25	\$330.95
Lora Bay Service Area #2	\$102.83	\$134.77	\$333.46
Lora Bay Service Area #3	\$102.83	\$103.59	\$302.28
Clarksburg	\$288.29	\$388.89	\$773.04
Osler	\$351.21	\$313.20	\$760.27
Thornbury – East	\$70.12	\$85.71	\$251.69
Thornbury – West	\$214.97	\$173.59	\$484.42

Redevelopment

A credit will be provided against development charges owing where buildings or structures have been demolished to permit the redevelopment of the property. The eligibility for demolition credits is restricted to demolitions that occur within five years of the redevelopment of the property.

Additional Dwelling Units

Additional dwelling units in a basement, or as an addition to a home, or as a detached structure, may qualify for a development charge exemption under the Development Charges Act.

Development Charge Collection

Development charges are collected by the area municipalities in the County of Grey and remitted monthly to the County. Effective November 3, 2025, Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025) has made changes to the timing of the collection of development charges. For homeowners and builders, development charges are required to be paid in full before the occupancy permit can be issued and before the building is first occupied.

Non-rental residential development charges are now payable at occupancy rather than at building permit issuance, unless the builder or homeowner elects to pay them earlier.

Unpaid Charges added to Tax Roll

Where a development charge or any part of it remains unpaid after it is payable, the amount unpaid will be added to the tax roll and will be collected in the same manner as taxes.

Statement of the Treasurer

The County Treasurer is required to produce an annual statement showing detailed information about each reserve fund established to account for development charge revenues.

The statement documents the continuity of each reserve fund, including the description of each service, opening and closing balances, details of any credit transactions, details of any borrowing from the reserve fund that may have occurred, the amount spent on growth related projects, the portion of each project that is funded from the reserve fund and the portion funded from other sources of financing.

Development Charge Deferrals and Conditional Exemptions

Purpose-built rental housing developments and developments that have been approved for a Community Improvement Plan Incentive may qualify for a deferral and conditional exemption of County Development Charges. If you are planning to develop these types of uses, please contact the local municipality or the County for further information.

Additional Information

This pamphlet gives an overview of development charges. For more information, refer to the County's annual development charges statement, the Development Charges Background Study and By-laws 5127-22 and 5128-22 which are available on the County's website at www.grey.ca or in printed version in the County Clerk's office during regular office hours of 8:30 am – 4:30 pm, Mon-Fri. For further information please contact:

Mary Lou Spicer Tel: 548-877-0784

Toll Free: 1-800-567-4739

Email: marylou.spicer@grey.ca



Development Charges Information

By-Laws 5127-22 and 5128-22

This pamphlet summarizes the
Development Charge By-Laws for the
County of Grey

January 2026

The information contained herein is intended only as a guide. Interested parties should review the approved by-laws and consult the County of Grey staff to determine the applicable charges that may apply to specific development proposals.

Purpose of Development Charges

Development charges help to finance capital projects required to meet the increased need for services resulting from growth and development. Development charges are fees and may only be used for the purpose for which they are collected.

Background Study

The Development Charges Act, 1997 and Ontario Regulation 82/98 require that a development charges background study be undertaken, that includes:

- A forecast of the amount, type and location of future development;
- The average service levels provided by the County over the 10-year to 15-year period immediately preceding the preparation of the background study;
- Capital cost calculations for each eligible development charge service;
- An examination of the long term capital and operating costs for the infrastructure required to service the forecasted development;
- An asset management plan to demonstrate that all assets included in the study are financially sustainable over the full life cycle.

Hemson Consulting Ltd. prepared the Development Charges Background Study for the County. The study, dated October 8, 2021, served as the basis for the development charge rates approved by County Council on December 9, 2021 through By-laws No. 5127-22 and No. 5128-22. The by-laws came into effect on January 1, 2022.

Term of By-laws

By-laws No. 5127-22 and No. 5128-22 will remain in force until January 1, 2027.

Indexing of Development Charges

The development charges will be adjusted annually on January 1st of each year, commencing in 2023, without amendment to the by-laws, in accordance with the most recent annual change in the Statistics Canada Quarterly, "Non-Residential Building Construction Price Statistics."

Services Covered

Development charges have been imposed for the following categories of County services in order to pay for the increased capital costs required as a result of increased needs for services arising from development:

- Land Ambulance
- Children's Services
- Provincial Offences
- Parks Services - Trails
- Public Health Unit
- Long-Term Care
- Development-Related Studies
- Roads & Related Works
- Public Works

*Bill 23, *More Homes Built Faster Act, 2022* received Royal Assent November 28, 2022. This resulted in the removal of Development Charges for Social Housing.

Development Charge Rates

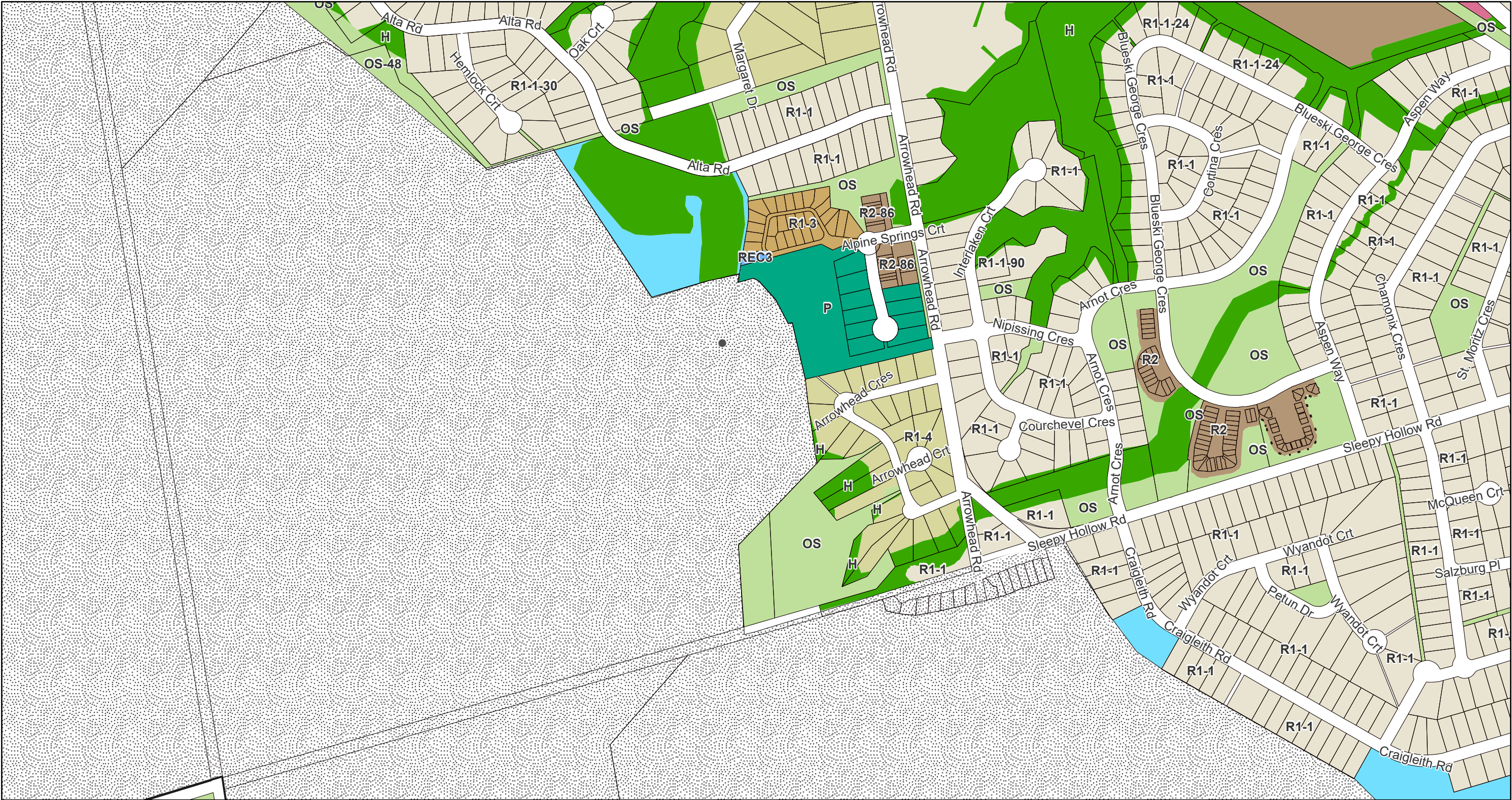
Type of Development	Development Charge Rate January 1, 2026 to December 31, 2026
Residential (\$/unit)	
Single Detached & Semi-Detached Unit	\$10,537
Rows & Other Multiples	\$7,276
Apartments	\$6,058
Non-Residential (\$/sq m)	
Non-Residential Development	\$41.48 per square metre

The amount of each development charge per residential equivalent unit is allocated by County service as follows (see by-laws for percent of charge per service for non-residential):

Designated Service	% of Charge
Land Ambulance	2.97%
Social Housing	0.00%
Children's Services	0.10%
Provincial Offences	0.06%
Parks Services - Trails	0.48%
Public Health Unit	0.00%
Long-Term Care	16.40%
Development-Related Studies	0.04%
Roads, Public Works and Related Works	79.95%
Total Percentage of Residential Development Charge	100.00%

* Note: the non-residential development charge is being phased in over 4 years with 25% being charged in 2023, increasing 25% each year with full charge being applied in 2026 of \$31.28 sq metre subject to indexing. In 2026, 100% of the charge plus annual indexing is being applied.

Zoning Map - 242 Arrowhead Road



November 17, 2025

h Provision Overlay

(h2) ANSI

Base_ReferenceLayers - Parcel (Assessment) Re-aligned

NEC Development Control

TheBlueMountains_LandUse - Zoning Bylaw 2018-65 - Realign

Residential One (R1-1)

Residential One (R1-3)

Residential One (R1-4)

Residential Two (R2)

General Commercial (C2)

Recreation One (REC1)

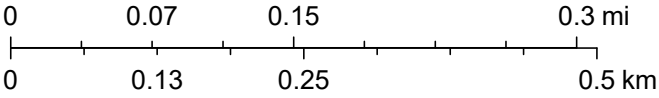
Recreation Three (REC3)

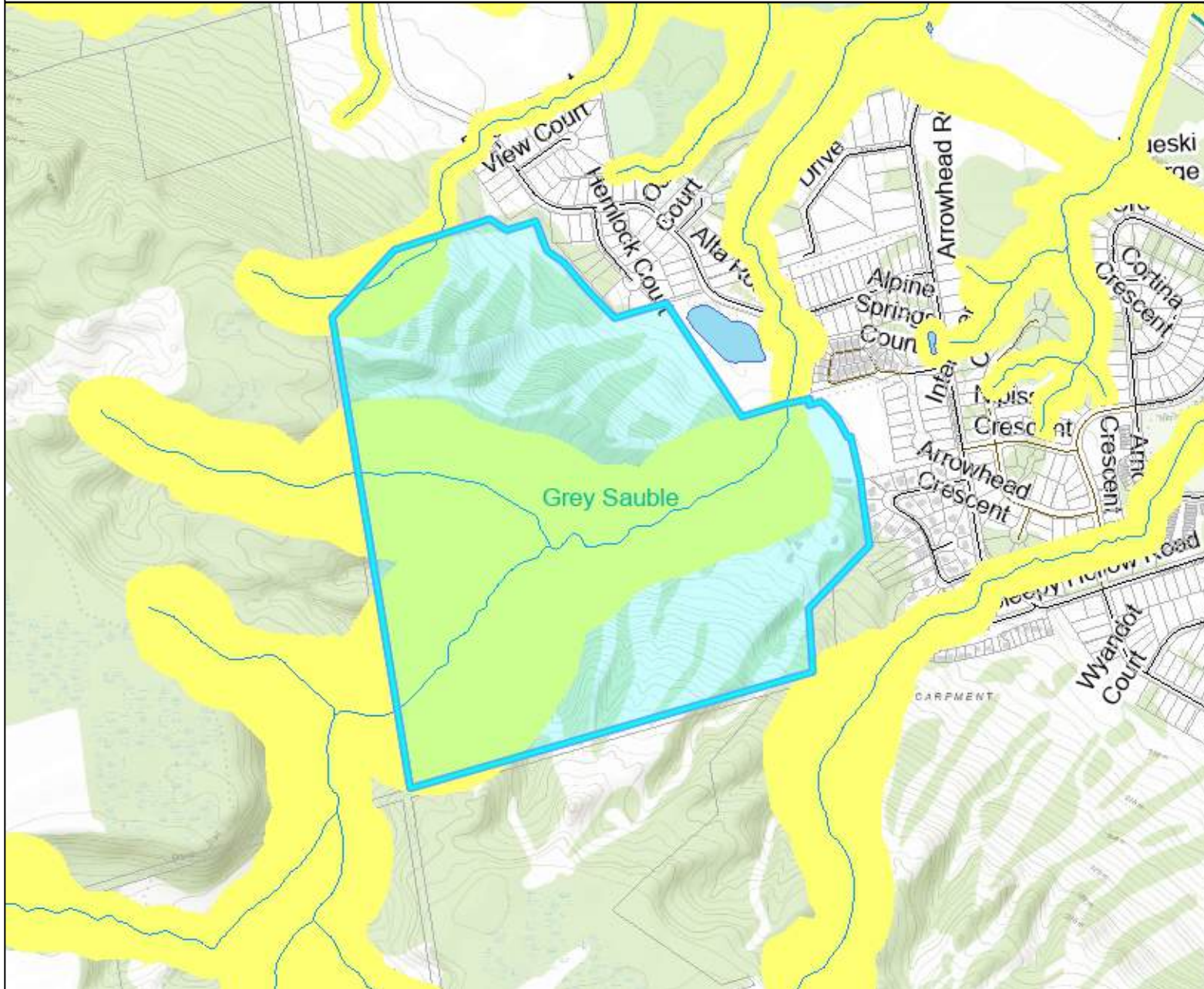
Open Space (OS)

Hazard (H)

Parking (P)

1:9,028





Legend

- CA Boundaries
- Wet Areas - GSCA
- Wet Areas - GRCA
- Water Features
- Watercourses
- Floodplains - NVCA
- Floodplains - GRCA
- Approximate Regulated and Screen SVCA
- Approximate Regulated Area
- Approximate Screening Area
- Regulations - GSCA
- Regulations - NVCA
- Parcels - Current
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Grey County Boundary

Notes

888 0 444 888 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Printed January 19, 2021

THIS MAP IS NOT TO BE USED FOR NAVIGATION