



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



30 Hilton Lane (Lot 20), Meaford



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



LOCATIONS **NORTH**





CollaborativeRealEstate.ca



2,277 sq. ft.



3 Bed



3 Bath



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts 30 Hilton Lane, Meaford

- **Set against the scenic backdrop of the Meaford Golf Course, with direct views of the second hole**
- **Expansive windows and skylights fill the home with natural light and showcase the surrounding beauty**
- **Covered rear porch ideal for entertaining or enjoying meals al fresco**
- **Conveniently located near the charming amenities of Meaford, including live theatre, concerts, dining, boutique shopping, the harbour, and public beach access to Georgian Bay**
- **Enjoy outdoor adventures on the nearby Georgian Trail, perfect for hiking and biking**
- **Features 3 spacious bedrooms and 3 well-appointed bathrooms**
- **Attached 2-car garage offers ample parking and storage**



KAREN E WILLISON

www.CollaborativeRealEstate.ca

kwillison@royallepage.ca

Ph: 705-888-0075



Property Client Full

30 Hilton Lane, Meaford, Ontario N4L 1L8

Listing

30 Hilton Lane Meaford

Active / Residential Freehold / Detached

MLS®#: **X12180649**

List Price: **\$1,575,000**

Price Decrease



Grey County/Meaford/Meaford

Tax Amt/Yr: **\$1,344.20/2026** Transaction: **Sale**
SPIS: **No** DOM: **490**
Legal Desc: **UNIT 20, LEVEL 1, GREY VACANT LAND CONDOMINIUM PLAN NO. 130 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN GY237284 MUNICIPALITY OF MEAFORD**

Style: **Bungalow** Rooms Rooms+: **7+0**
Fractional Ownership: **No** BR BR+: **3(3+0)**
Assignment: **No** Baths (F+H): **3(2+1)**
Link: **No** SF Range: **2000-2500**
Storeys: **1.0** SF Source: **Other**
Lot Irreg: Lot Acres:
Lot Front: **65.04** Fronting On: **S**
Lot Depth: **111.90** Builder Name:
Lot Size Code: **Feet**
Zoning: **R1 (H5)**
Dir/Cross St: **Ridge Road**
Prop Mgmt: **Self Managed**

PIN #: **379300020** ARN #: Contact After Exp: **No**
Holdover: **120** Survey Year/Type: **2022/Available**
Possession: **Flexible** Possession Date: **2025-12-31**

Kitch Kitch + Fam Rm: Basement: Fireplace/Stv: Fireplace Feat: Interior Feat:	1 (1+0) No Yes/Full, Unfinished Yes Electric, Living Room Auto Garage Door Remote, ERV/HRV, On Demand Water Heater, Primary Bedroom - Main Floor, Sump Pump, Water Heater Owned	Exterior: Garage: Gar/Gar Spcs: Drive Pk Spcs: Tot Pk Spcs: UFFI: Pool: Room Size: Laundry Acc: Energy Cert: Green PIS: Rural Services: Security Feat:	Board/Batten, Stone Yes Attached Garage/2.0 2.00 4.00 No None Laundry Room, Sink No No No Carbon Monoxide Detectors, Smoke Detector	Utilities: Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Com Elem Inc: Winterized: Included:	Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal Yes Sewer Unknown Yes Fully Common Elements
Parking Feat: Heat: Heat Source: A/C: Central Vac: Apx Age: POTL/Mnth Fee: Elevator: Laundry Lev: Property Feat:	Private Forced Air Gas Yes/Central Air No New No No/ Main Beach, Golf, Grnbelt/Conserv, Hospital, Library, Marina				
Exterior Feat:	Backs On Green Belt, Deck, Porch, Recreational Area, Year Round Living				
Roof: Foundation: Topography: Soil Type: Lease To Own Items:	Asphalt Shingle Poured Concrete Flat None				
Waterfront Y/N: Water Struct: Under Contract: View:	No None Golf Course, Trees/Woods	Waterfront: Easements/Restr: Dev Charges Paid: Lot Shape:	 Rectangular	Island YN: HST App To SP: Included In Lot Size Source: Survey	

Remarks/Directions

Client Rmks: **Experience the charm of a unique floor plan that makes this golf course bungalow both welcoming and exceptional. With over 2,200 square feet of thoughtfully designed living space, the home feels even more expansive thanks to its spacious front entrance and breathtaking great room. A stunning 14-foot-high stone feature wall anchors the open-concept living area, complemented by an elegant linear fireplace that**

adds warmth and drama. Many of the design details have been carefully curated by an interior designer to create a warm, earthy palette, featuring two-tone kitchen cabinetry, white oak flooring, and Benjamin Moore paint throughout. Stylish, modern lighting selections further elevate the home's custom aesthetic. The great room opens to a covered backyard retreat -- an ideal space to relax and take in the tranquil views of the manicured greens and mature trees of the Meaford Golf Course. Solid wood, three-panel interior doors -- extra tall and painted black -- are paired with upgraded gold-tone hardware, adding a refined touch throughout. The generous primary bedroom offers sliding door access to the backyard and golf course views. Two additional bedrooms -- both bright and spacious -- share a sleek four-piece bathroom. One of these rooms is perfectly suited for use as a home office or cozy den. All bathrooms feature high-end, contemporary finishes. Skylights in the kitchen bring in additional natural light, while pot lights throughout ensure a bright and welcoming atmosphere. A custom mudroom off the garage offers practical, organized storage. The exterior showcases a striking blend of wood and cultured stone, with a stamped concrete driveway leading to modern windowed garage doors. Comfort is top of mind with hydronic in-floor heating in both the garage and lower level.

Inclusions: Refrigerator, stove/oven, dishwasher, microwave, washer, dryer, garage door openers & remotes

Exclusions: None

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

Prepared By: KAREN E WILLISON, REALTOR Salesperson

Date Prepared: 10/01/2026

Rooms

MLS® #: X12180649

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	1.8 M X 2.89 M	5.91 Ft x 9.48 Ft		Closet, Hardwood Floor
Kitchen	Main	3.48 M X 5.43 M	11.42 Ft x 17.81 Ft		Centre Island, Hardwood Floor, Skylight
Dining Room	Main	3.37 M X 5.43 M	11.06 Ft x 17.81 Ft		Hardwood Floor, Open Concept, W/O To Deck
Living Room	Main	5.75 M X 6.58 M	18.86 Ft x 21.59 Ft		Cathedral Ceiling, Electric Fireplace, Hardwood Floor
Primary Bedroom	Main	4.18 M X 4.83 M	13.71 Ft x 15.85 Ft		Cathedral Ceiling, Hardwood Floor, Sliding Doors
Bedroom	Main	4.18 M X 3.94 M	13.71 Ft x 12.93 Ft		Hardwood Floor, Large Closet
Bedroom	Main	3.84 M X 3.93 M	12.60 Ft x 12.89 Ft		Closet, Hardwood Floor
Laundry	Main	3.74 M X 2.38 M	12.27 Ft x 7.81 Ft		B/I Shelves, Tile Floor, Laundry Sink
Bathroom	Main			2	
Bathroom	Main			4	
Bathroom	Main			4	

PropTx Innovations Inc. assumes no responsibility for the accuracy of any information shown. Copyright PropTx Innovations Inc. 2026



Expense/Utility/House Details
30 Hilton Lane (Lot 20), Meaford

House Details

Item	Year	Notes
Year Home was Built	2025	Custom Build
Air Conditioner	2025	LuxAire
Air Exchanger	2025	VanEE
Windows	2025	Dashwood
Roof	2025	Owens Corning Oakridge shingles
Furnace	2025	LuxAire
On Demand Water Heater	2025	Navien Combi-Boiler

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$1,344.20	Town of Meaford
Insurance Premium	n/a	Builder Policy held by Forward Insurance Managers Ltd.
Gas	Unknown - brand new	Enbridge Gas
Hydro	Unknown - brand new	Hydro One
Water/Sewer	Unknown - brand new	Town of Meaford
Internet/Cable Provider	Unknown - brand new	
Lawn/Garden Maintenance	Unknown - brand new	
Snow Removal	Unknown - brand new	
Condo Fee	\$2,555.00	GCVLCC 130

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Fisher & Paykel / RF203QDUVX1	2024
Dishwasher	Bloomberg / DWT52600SSIH	2025
Stove/Oven (Induction)	Bloomberg / BIR34452CSS	2025
Microwave	Frigidaire / GMBD3068AF	2025
Washer	Gorenje / WEI843HP	2025
Dryer	Gorenje Electric / DP7C	2025

Additional Notes:

Sump pump with battery backup
Electrical panels - 200 amp in garage, 100amp sub panel in lower level
Radiant in-floor heating in the garage and lower level
Lower level has three piece bath rough-in

30 Hilton Ln, Meaford, ON

Main Building: Total Exterior Area Above Grade 2277.05 sq ft



Main Floor
Exterior Area 2277.05 sq ft



Lower Level (Below Grade)
Exterior Area 2204.81 sq ft



0 5 10
ft

30 Hilton Ln, Meaford, ON

Main Floor Exterior Area 2277.05 sq ft
Interior Area 2100.12 sq ft
Excluded Area 554.25 sq ft



0 5 10
ft

PREPARED: 2025/05/27



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Hilton Ln, Meaford, ON

Lower Level (Below Grade) Exterior Area 2204.81 sq ft
Interior Area 2009.28 sq ft



0 4 8 ft

PREPARED: 2025/05/27



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Hilton Ln, Meaford, 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: 3'2" x 6'10"
4pc Bath: 8'11" x 6'8"
4pc Ensuite: 10' x 9'6"
Bedroom: 13'9" x 12'11"
Den / Bedroom: 12'7" x 12'11"
Dining: 11'1" x 17'10"
Foyer: 5'11" x 9'6"
Garage: 21'11" x 23'1"
Kitchen: 11'5" x 17'10"
Laundry: 12'3" x 7'10"
Living: 18'10" x 21'7"
Primary: 13'9" x 15'10"
Wic: 6'6" x 8'10"

LOWER LEVEL

Unfinished: 13'3" x 50'3"
Unfinished: 40'11" x 17'4"
Unfinished: 11'9" x 7'4"
Unfinished: 18'5" x 14'5"
Utility: 11'9" x 8'8"

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: 2100.12 sq ft
Excluded Area: 554.25 sq ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 2277.05 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 2009.28 sq ft
Perimeter Wall Thickness: 11.0 in
Exterior Area: 2204.81 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2100.12 sq ft
Excluded Area: 554.25 sq ft
Exterior Area: 2277.05 sq ft

30 Hilton Ln, Meaford, 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>



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Meaford Golf Course



Key Highlights

Located at **408 Ridge Road**, Meaford Golf Course is a mature, scenic 18-hole course with a welcoming, community-focused atmosphere:

- **Established in 1934** – rich history and well-maintained grounds.
- **Double 9-hole layout** - *Millennium* and *Randle* loops, both returning to the clubhouse.
- **Par 71 course with three tee sets** – suitable for all skill levels.
- **Natural beauty:** rolling hills, mature trees, and three creeks.
- **Wildlife sightings:** foxes, deer, beavers, and birds.
- **Flexible play:** 4, 9, or 18-hole options for time-sensitive golfers.
- **Friendly leagues and events** – strong community vibe.
- **Casual, welcoming environment** – “feels like home” for many returning players.
- **Practice facilities:** putting green, and chipping area
- **Clubhouse amenities:** pro shop, food & beverage service, and seasonal memberships.



Lifestyle & Amenities in Meaford, Ontario

Meaford offers a charming blend of small-town warmth and natural beauty, making it ideal for golf course living:



Natural Beauty & Outdoor Living

- Georgian Bay waterfront – beaches, boating, and fishing.
- Hiking & cycling trails – including the Georgian Trail and Bruce Trail.
- Parks & conservation areas – Memorial Park, Beautiful Joe Park, Hibou Conservation Area.



Convenient Amenities

- Local shops, cafés, and restaurants – walkable downtown core.
- Farmers' markets and local produce.
- Healthcare access – Meaford Hospital and nearby facilities in Owen Sound.
- Schools & libraries – family-friendly infrastructure.

Arts & Culture

- Meaford Hall Arts & Cultural Centre – concerts, theatre, and community events.
- Local festivals – Scarecrow Invasion, Apple Harvest Craft Show.

Accessibility

- Close to Collingwood, Thornbury, and Owen Sound – more shopping, dining, and services.
- Low traffic and peaceful environment – ideal for retirees and families.

Community Feel

- Safe, friendly neighborhoods with a strong sense of community.
- Affordable living compared to larger urban centers.
- Pet- and family-friendly environment with lots of green space.

2025 Membership Fees - Subject to change

(All prices are in CAD and subject to HST)

Full Memberships (Unlimited play with 1-week pre-booking)

- Single (Full): \$1,380
- Couple (Full): \$2,320



KW COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Restricted Memberships (Play Monday–Friday and after 3:00 PM on weekends)

- Single (Restricted): \$1,251
- Couple (Restricted): \$2,190

Youth & Student Rates

- University/College Student: \$722
- Intermediate (15–18): \$410
 - *Special group rate (4 friends, July & August): \$325*
- Junior (14 & under): \$310
 - *Special group rate (4 friends, July & August): \$225*



Additional Rentals & Services

- Practice Facilities: Putting green, chipping area
- Club Rentals: Available
- Pull Carts & Power Carts: Available
- Food & Beverage: On-site clubhouse service

Further information:



Ownership & Golf Course Access Information

Please note the following important details regarding homeownership within the Meaford Golf Course subdivision:

- **Golf Course Memberships & Fees:**
Memberships, clubhouse fees, and trail fees are not included in the purchase of a home within the subdivision. Homeowners are not required to purchase any golf course memberships as a condition of ownership.



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

- **Property Use Restrictions:**

Homeowners are entitled to use only their private property. Access to or use of the golf course lands is not permitted unless a valid membership or rental agreement is in place.

- **Optional Golf Cart Rentals:**

Homeowners who choose to become members of the golf course may rent an annual golf cart, which can be used on the course during play.

- During approximately six major tournaments per year, these carts must be returned temporarily for event use. Afterward, they are returned to the respective renters.

Subdivision Structure & Legal Framework

This development is part of a Vacant Land Condominium and is classified as a Parcel of Tied Land (POTL). Key features include:

- **Shared Ownership:**

Each homeowner holds a 1/33rd interest in the common elements, which include:

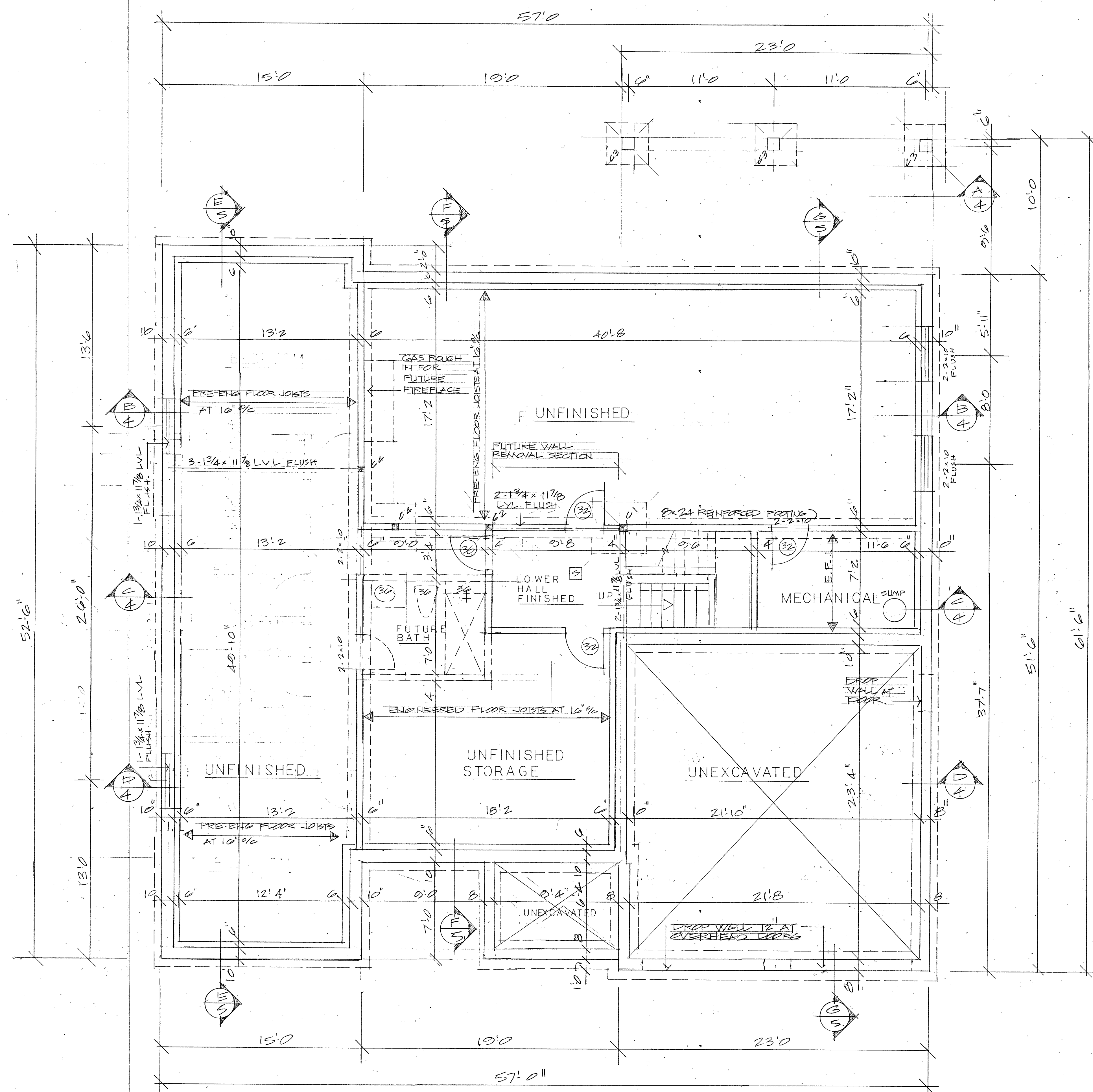
- The private road (and all associated components with boulevard areas)
- Private sewer infrastructure (up to the municipal connection)
- Entrance retaining wall
- Stormwater management ponds

- **Freehold Lots with Covenants:**

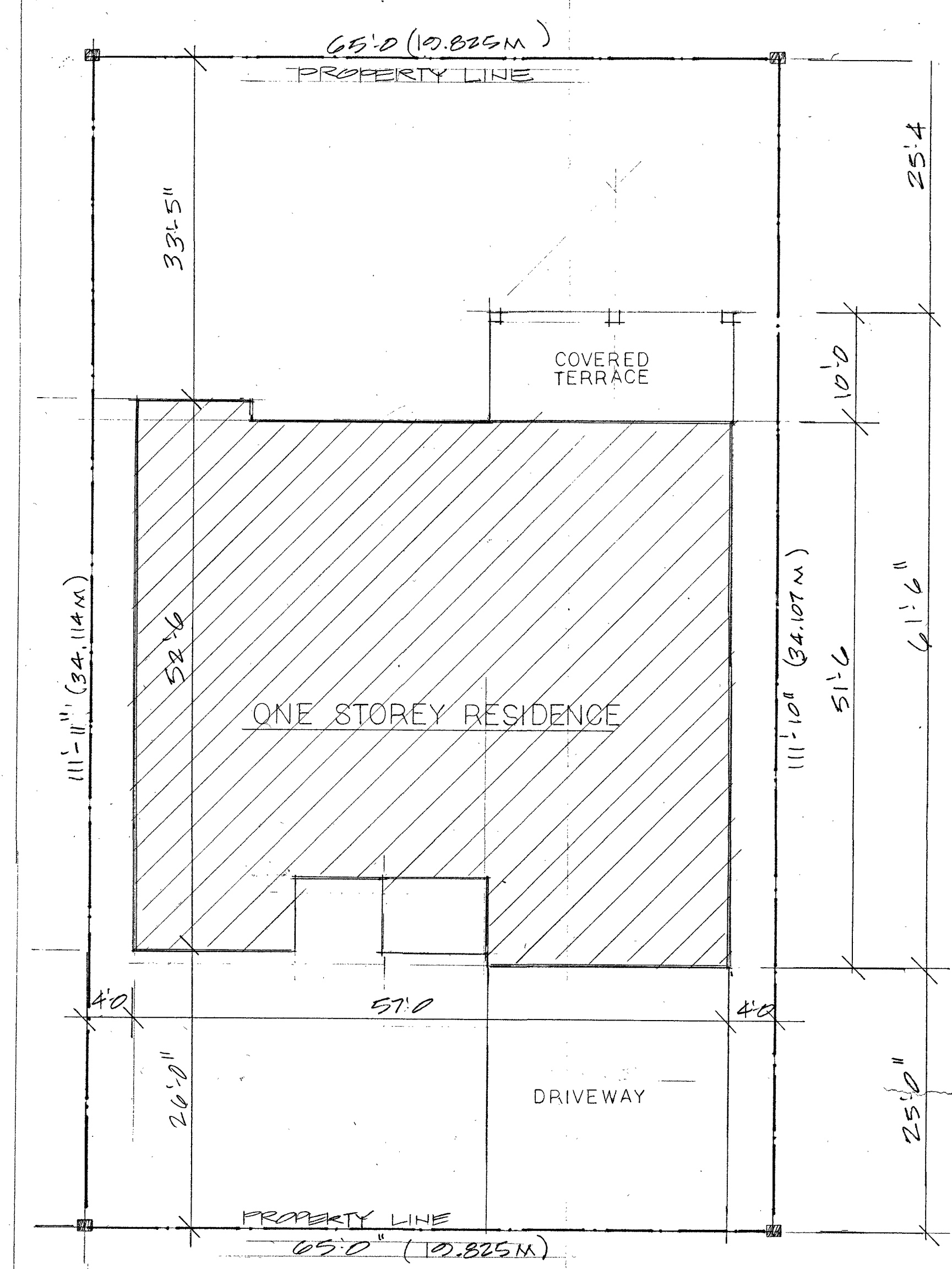
While the unit lots are freehold, there are registered covenants that run with the land and apply to all current and future owners.

- **Agreement of Purchase and Sale (APS) Requirements:**

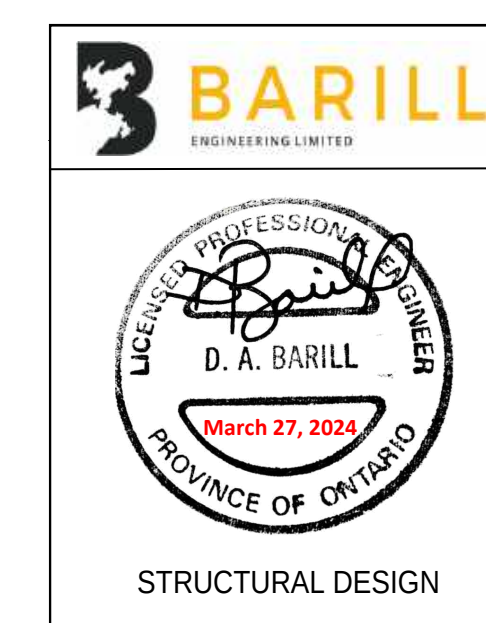
All subsequent APS documents must include specific clauses and disclosures as outlined in the subdivision agreement with the Town of Meaford.



- NOTES
- C1
5/4x5/4 PSL WOOD COLUMN
ON 48x48x14 CONC. FOOTING PAD C/W
10M RE BAR @ 12" O/C EA WAY
 - C2
4-2x6 ON 24x8 STRIP
FOOTING
 - C3
12x12 CONC PIER ON
30x36x12" FOOTING PAD
WITH 10M RE BAR EA WAY
AT 12" O/C
 - C4
4-2x6 ON 36x36x14
FOOTING w/ 10M RE BAR
AT 12" O/C EA WAY



SITE PLAN 1"=10'0"
UNIT 20
HILTON LANE
MEAFORD ONTARIO



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the Building Code

NAME: Paul Martin SIGNATURE: [Signature] BCIN: 31433

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the Building Code

FIRM NAME: Paul Martin BCIN: 31433

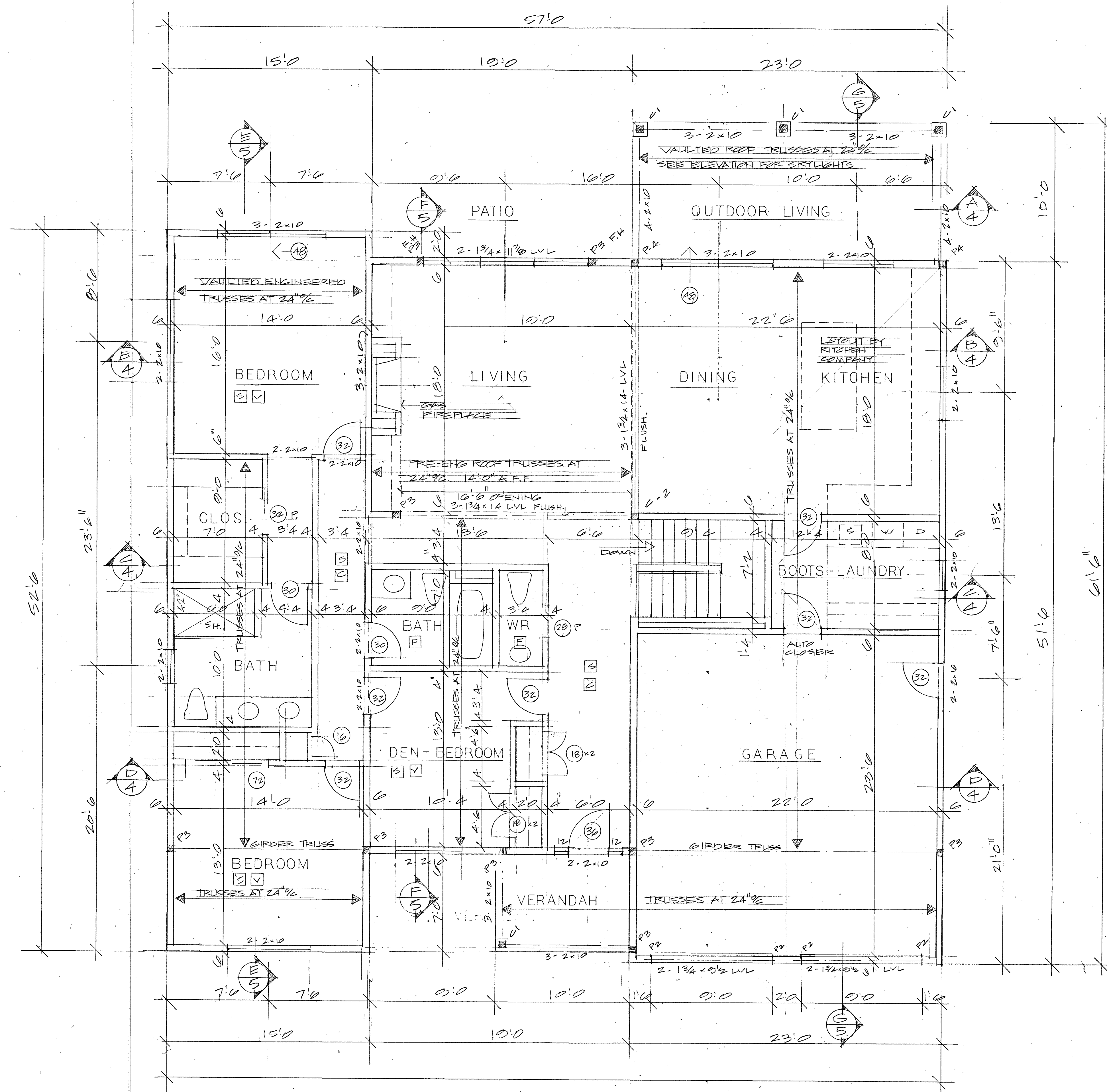
REVISED MARCH 25/24 PERMIT PLAN REVIEW.

WRIGHT RESIDENCE

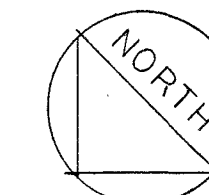
SCALE: 1/4"=1'-0" APPROVED BY: [Signature] DRAWN BY: R.M.
DATE: JAN 31/24 REVISED MAR 29/24

BASEMENT PLAN

MEAFORD ONT. DRAWING NUMBER: 1 OF 5



FIRST FLOOR PLAN



NOTES

- C1
6x6 P.T. COLUMN WITH STRAPPING AND PREFINISHED WOOD TRIM.
FINISH DIMENSION 8x8 ±
- C2
5/4 x 5/4 PSL WOOD COLUMN.

- P2 = 2-2x6 STUDS
- P3 = 3-2x6 STUDS
- P3 FH = 3-2x6 FULL HEIGHT ± SLIP STUD
- P4 = 4-2x6 STUDS

LVL = ENGINEERED LAMINATED WOOD BEAM.

- S HARD WIRED SMOKE ALARM
- V SMOKE VISUAL ALARM
- Z CARBON MONOXIDE ALARM.
- F EXHAUST FAN.



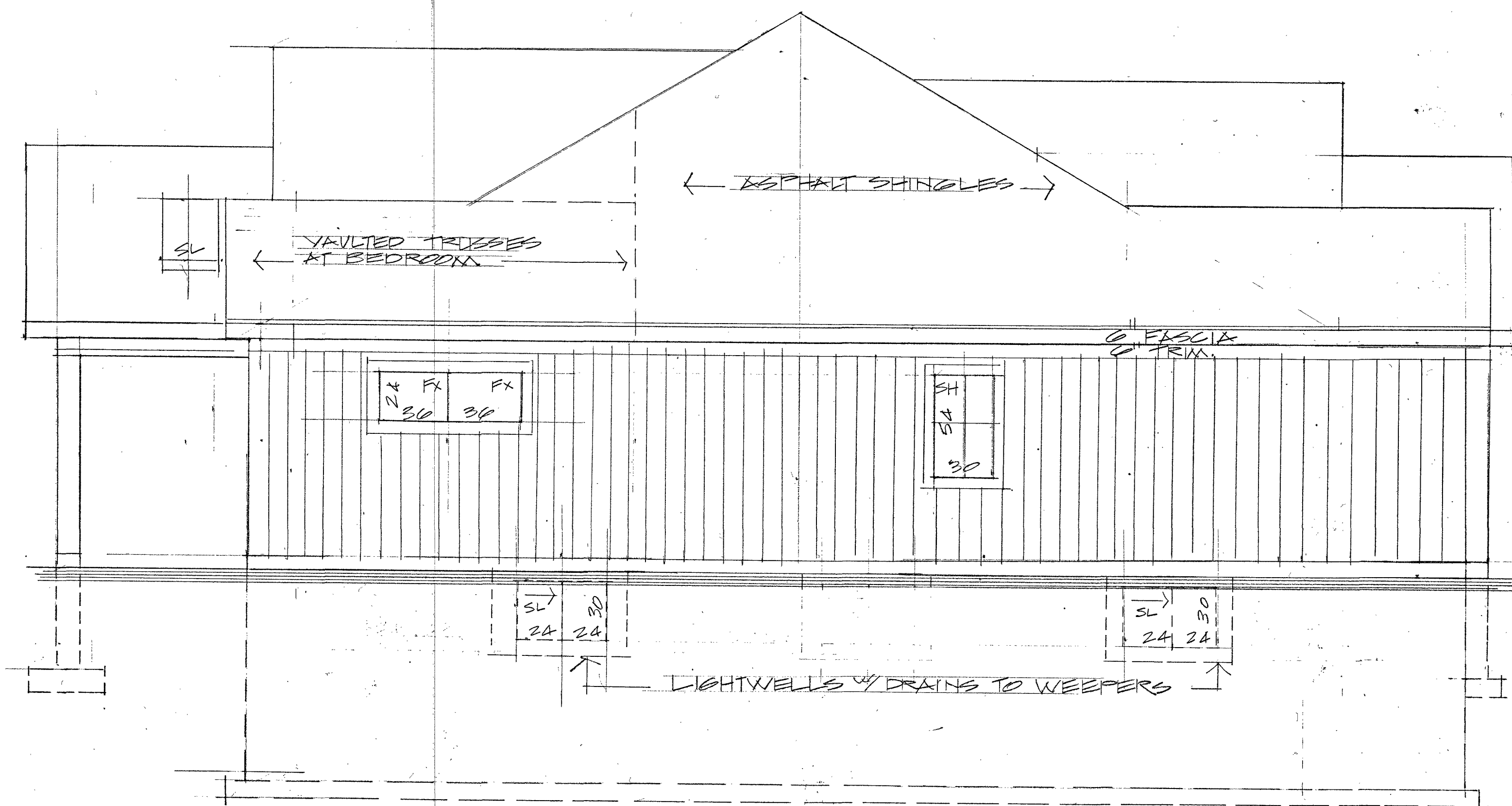
REVISED MARCH 25/24
PERMIT PLAN REVIEW ITEMS

WRIGHT RESIDENCE

SCALE: 1/4" = 1'-0" APPROVED BY: DRAWN BY: RM
DATE: JAN 31-24 REVISED: MAR 25/24

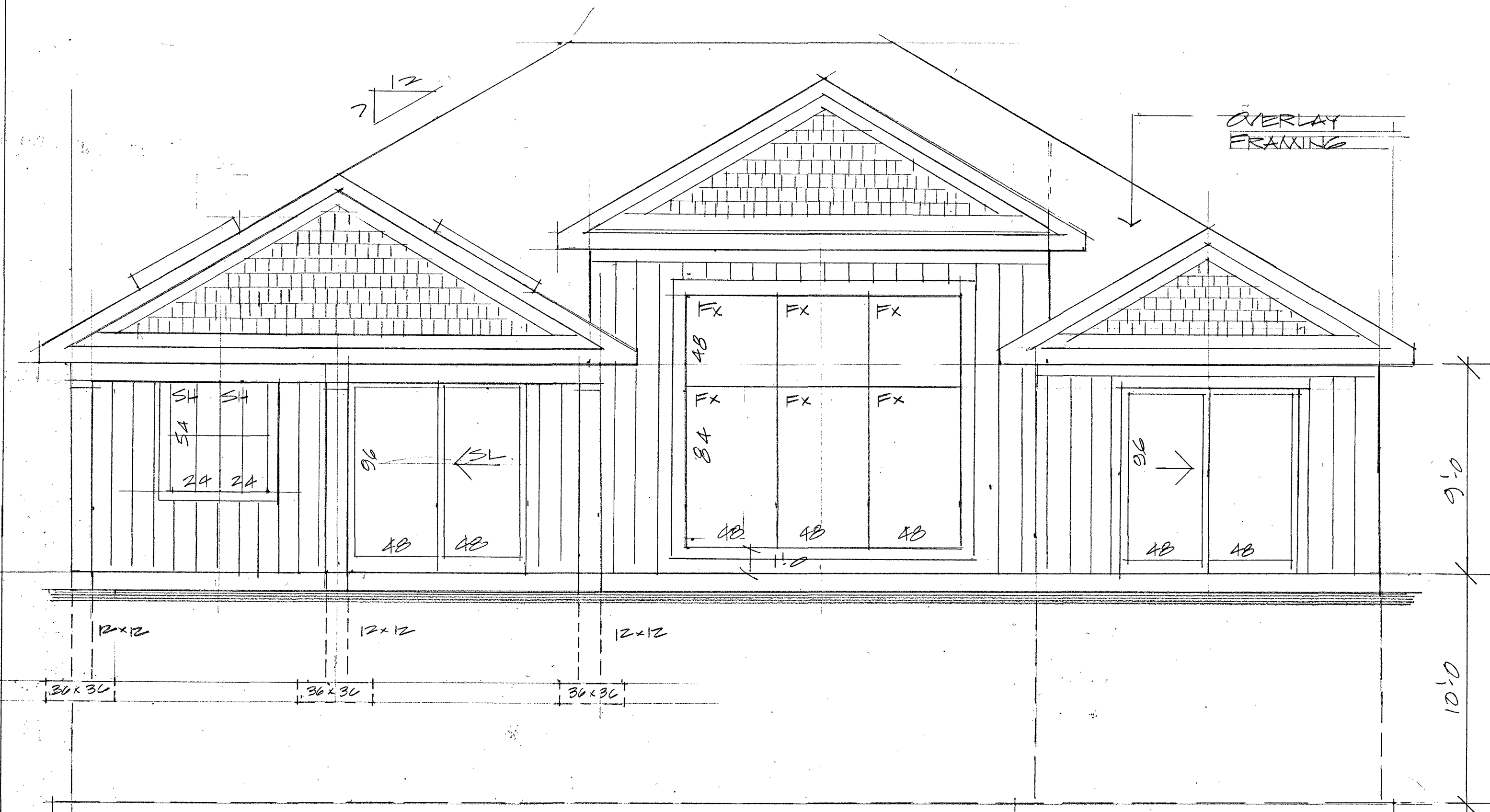
FIRST FLOOR PLAN

DRAWING NUMBER
2

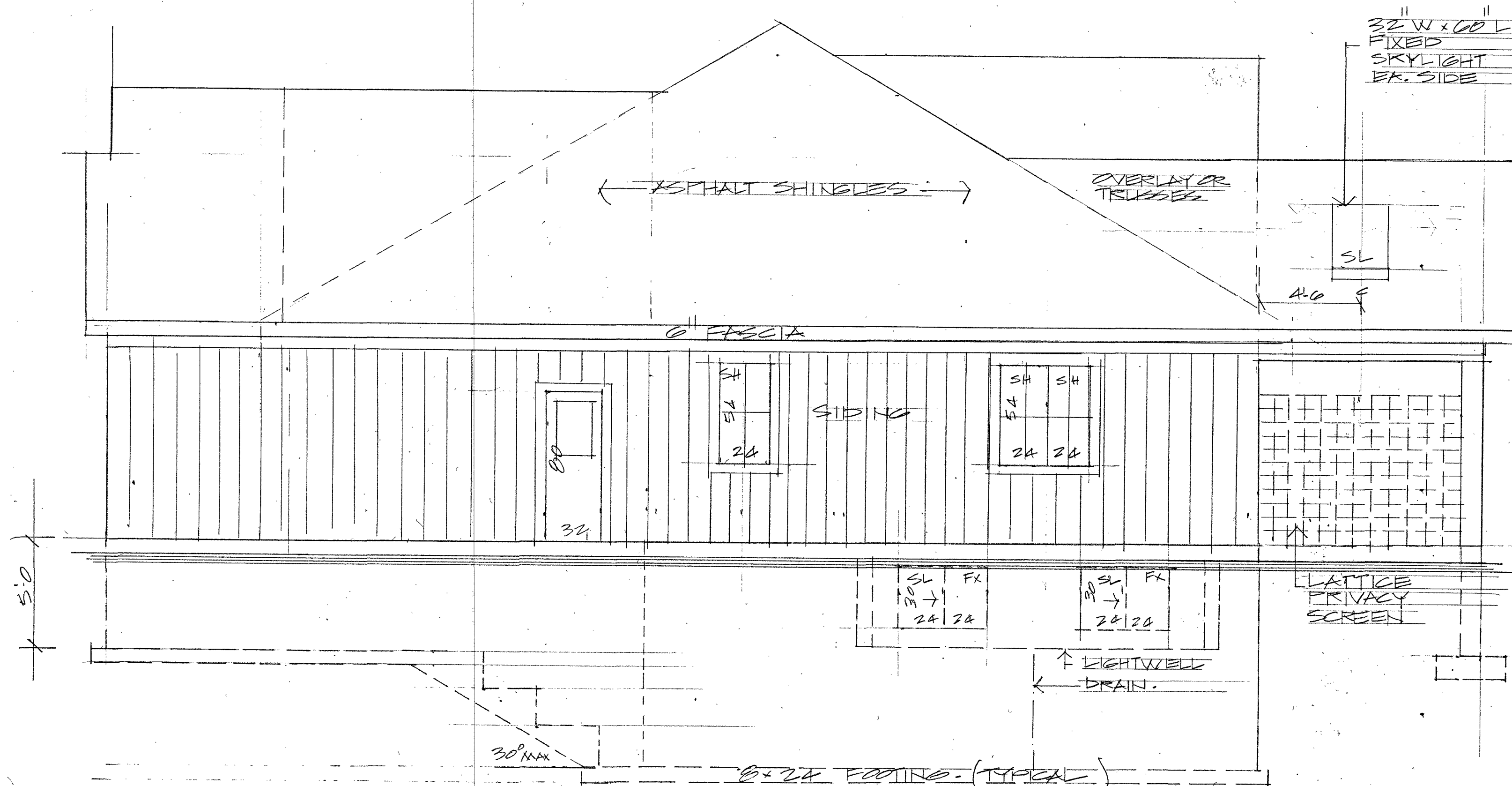


UNPROTECTED OPENING DETAILS
 LIMITING DISTANCE TO PROPERTY LINE = 1.23M = 4'0"
 EXPOSED BUILDING FACE = 408.75 SQ FT
 UNPROTECTED OPENING = 23.25 SQ FT = 5.64% OF WALL PERMITTED BY TABLE S.I.R.T.A.4 = 7%

SIDE

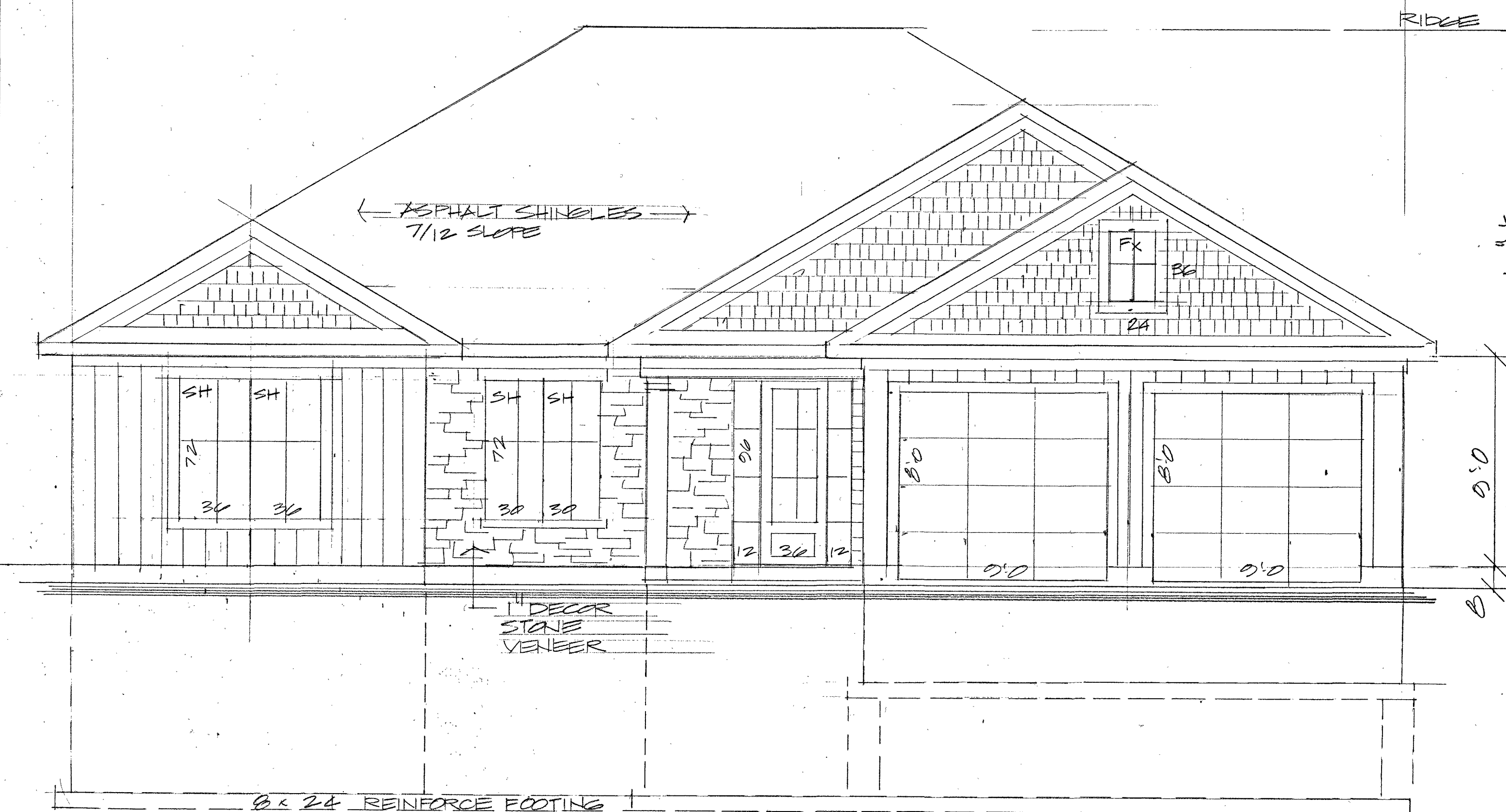


REAR



UNPROTECTED OPENING DETAILS
 LIMITING DISTANCE TO PROPERTY LINE = 1.23M
 EXPOSED BUILDING FACE = 407.8 SQ FT
 UNPROTECTED OPENINGS = 27 SQ FT
 PERMITTED OPENINGS = 7% OF 407.8 = 34.84 SQ FT
 PROPOSED OPENINGS = 27 SQ FT = 5.42%

SIDE



FRONT

WINDOW NOTES
 SIZES ARE NOMINAL
 SUPPLIER TO CONFIRM EXACT SIZES
 FX = FIXED WINDOW
 SH = SINGLE HUNG WINDOW
 SL = SLIDING WINDOW OR DOOR

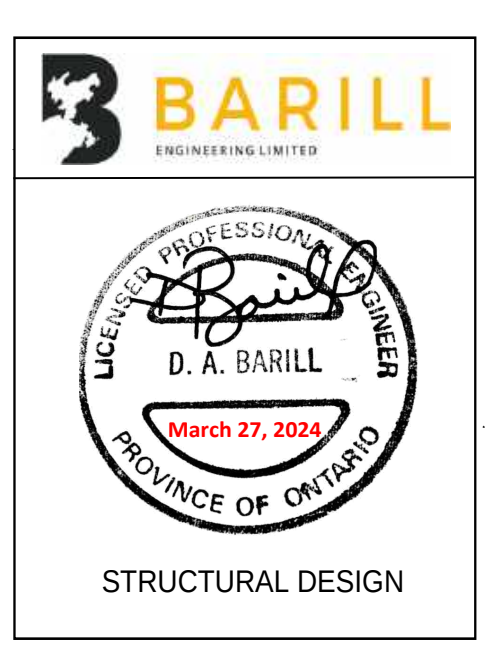
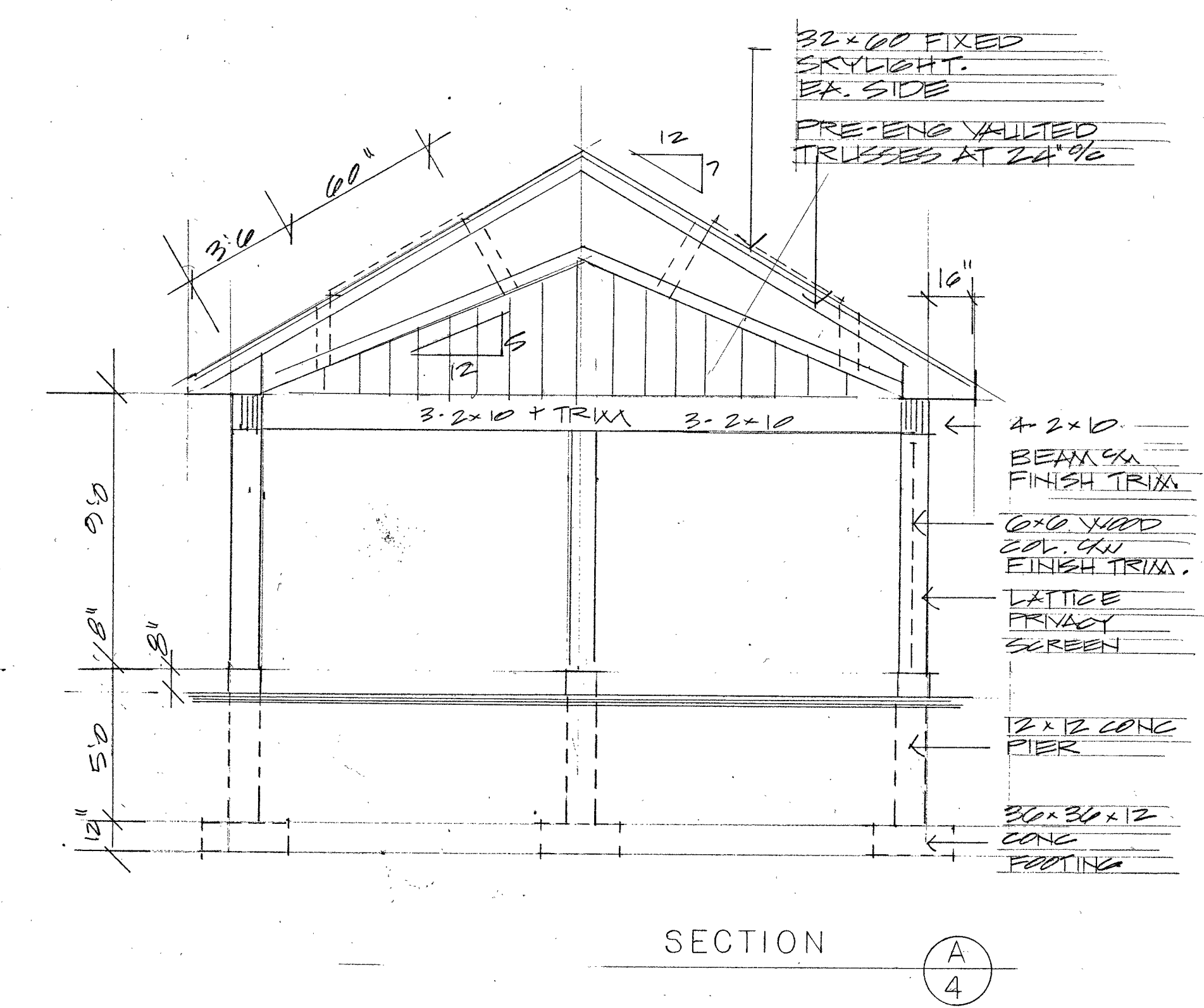
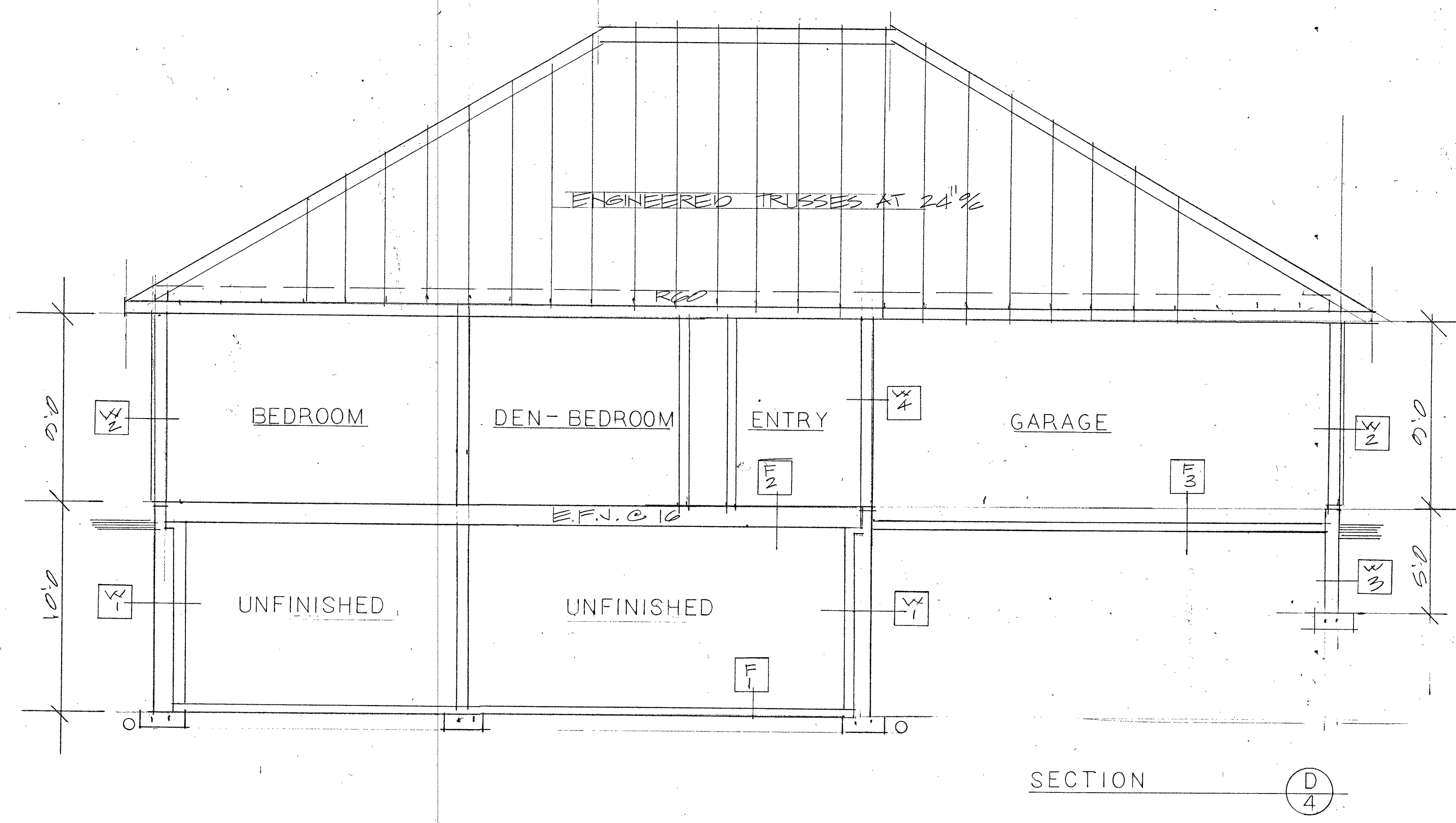
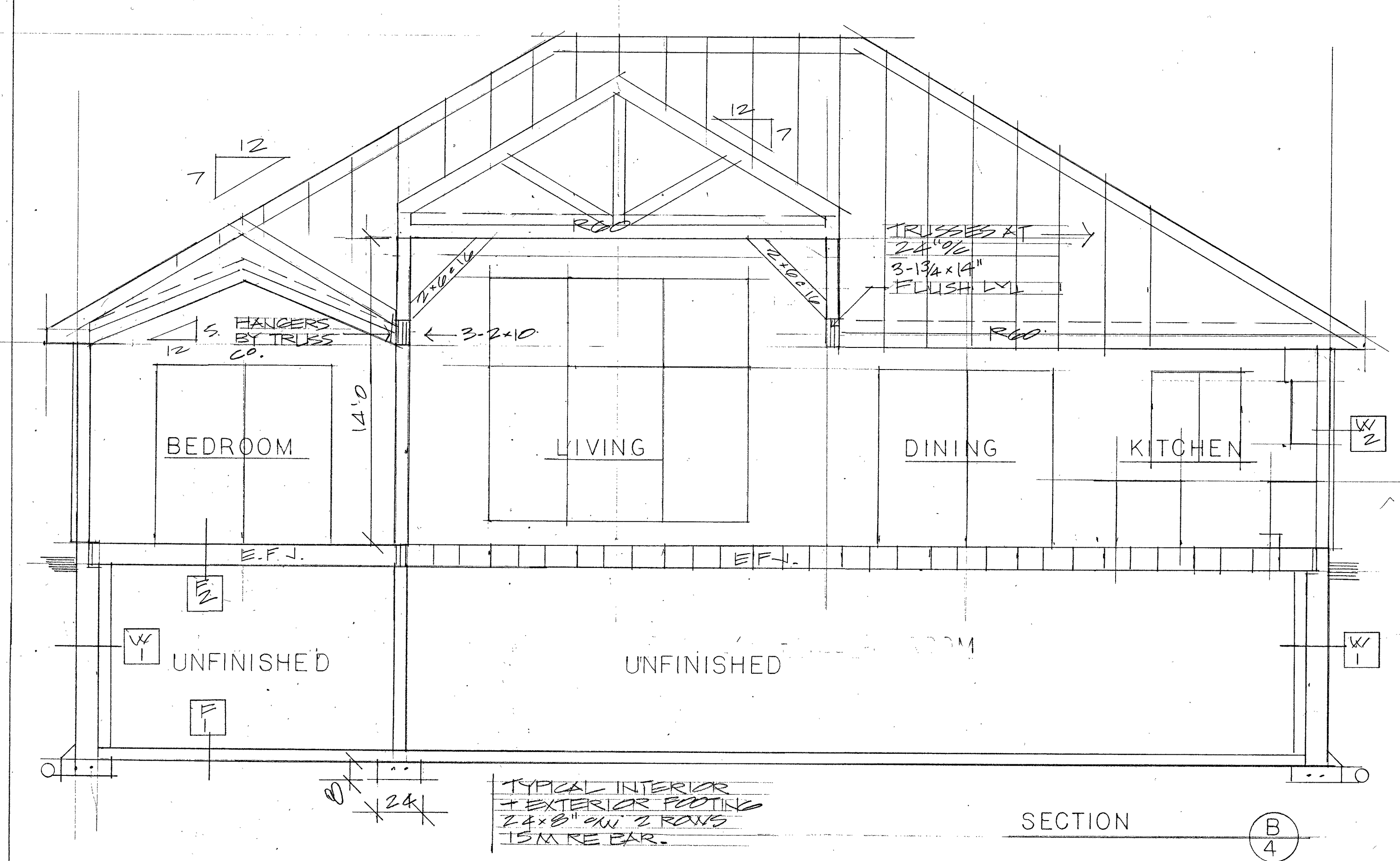
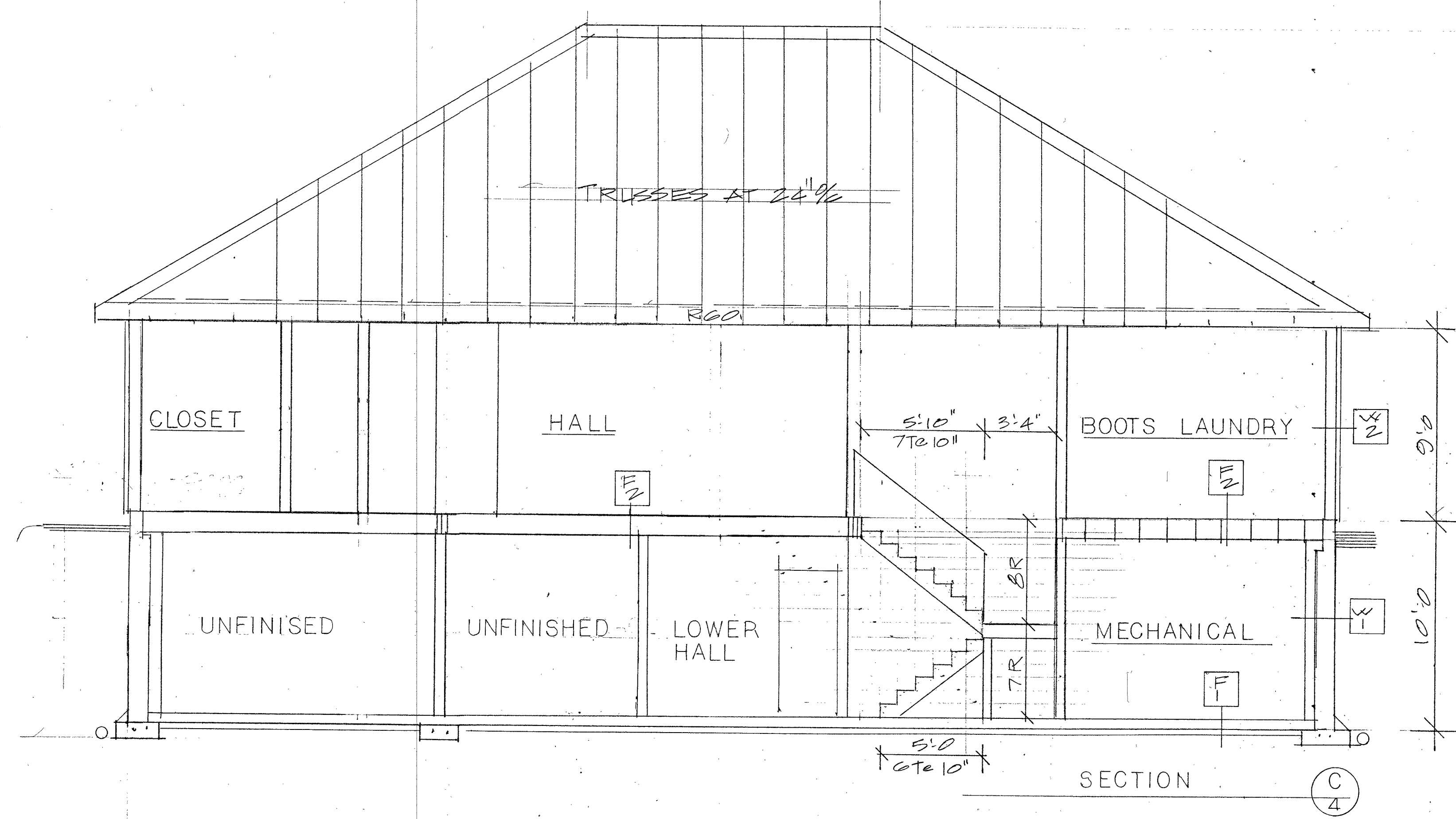
REVISED MARCH 25/24
 PERMIT PLAN REVIEW ITEMS

WRIGHT RESIDENCE

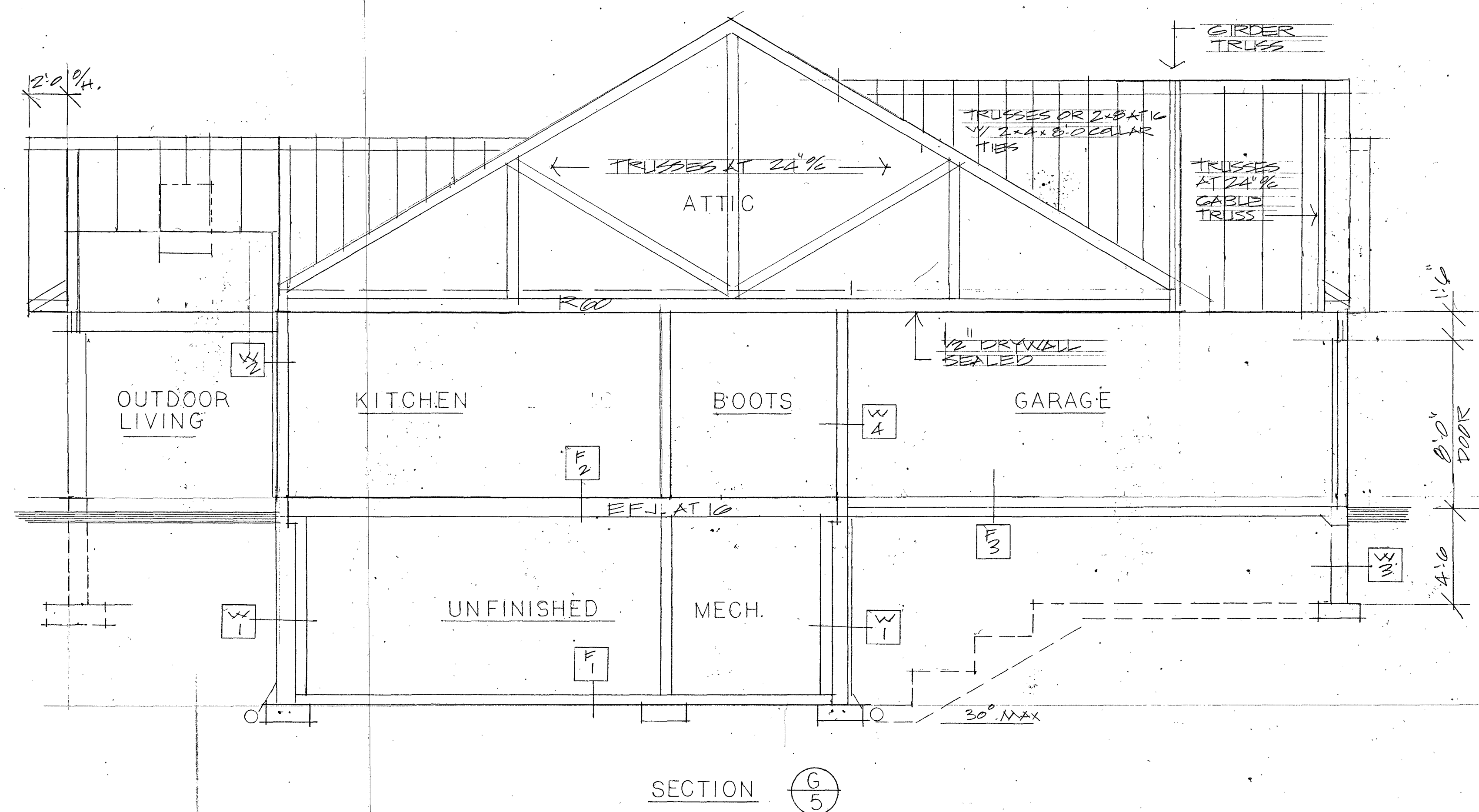
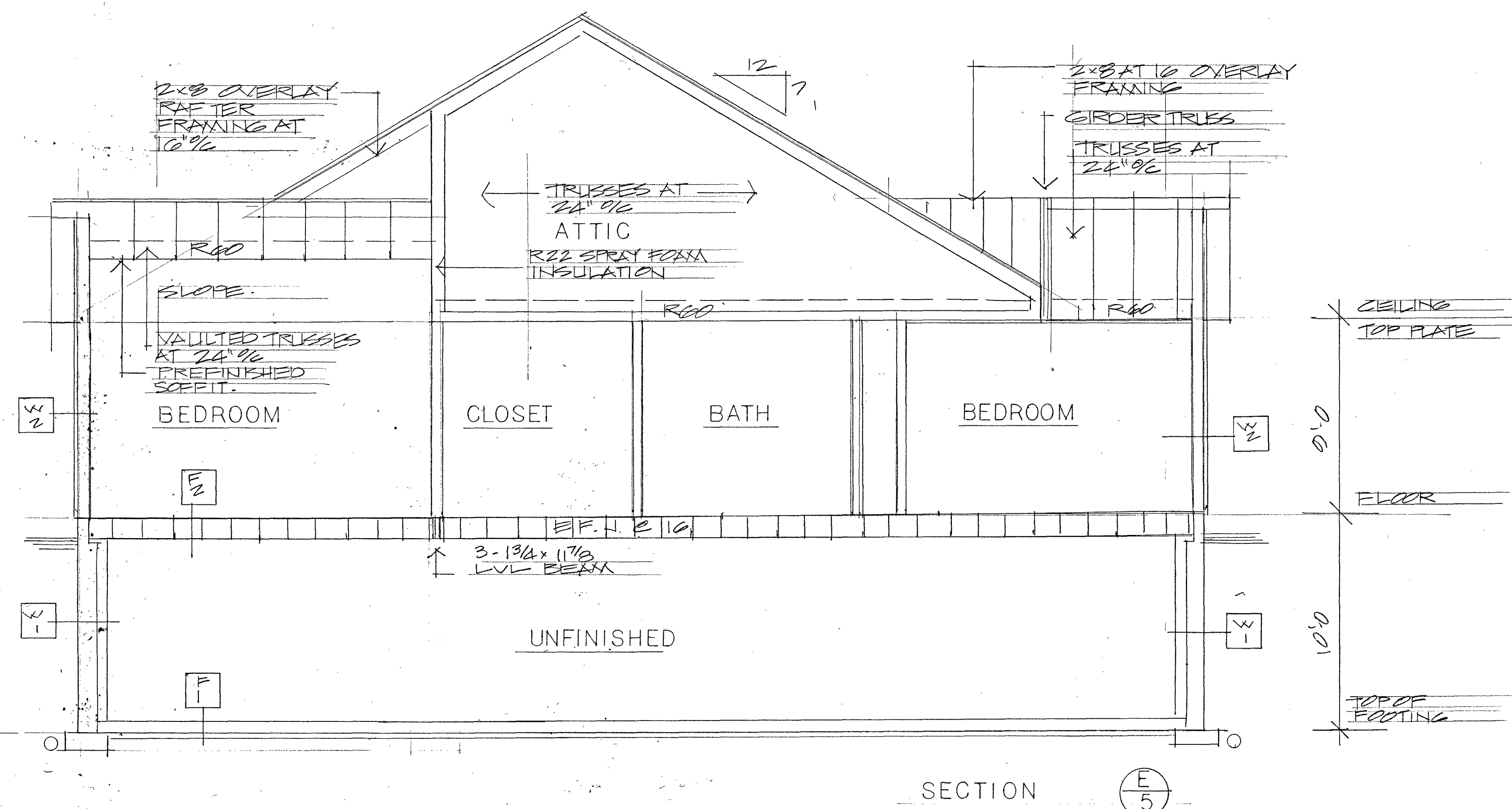
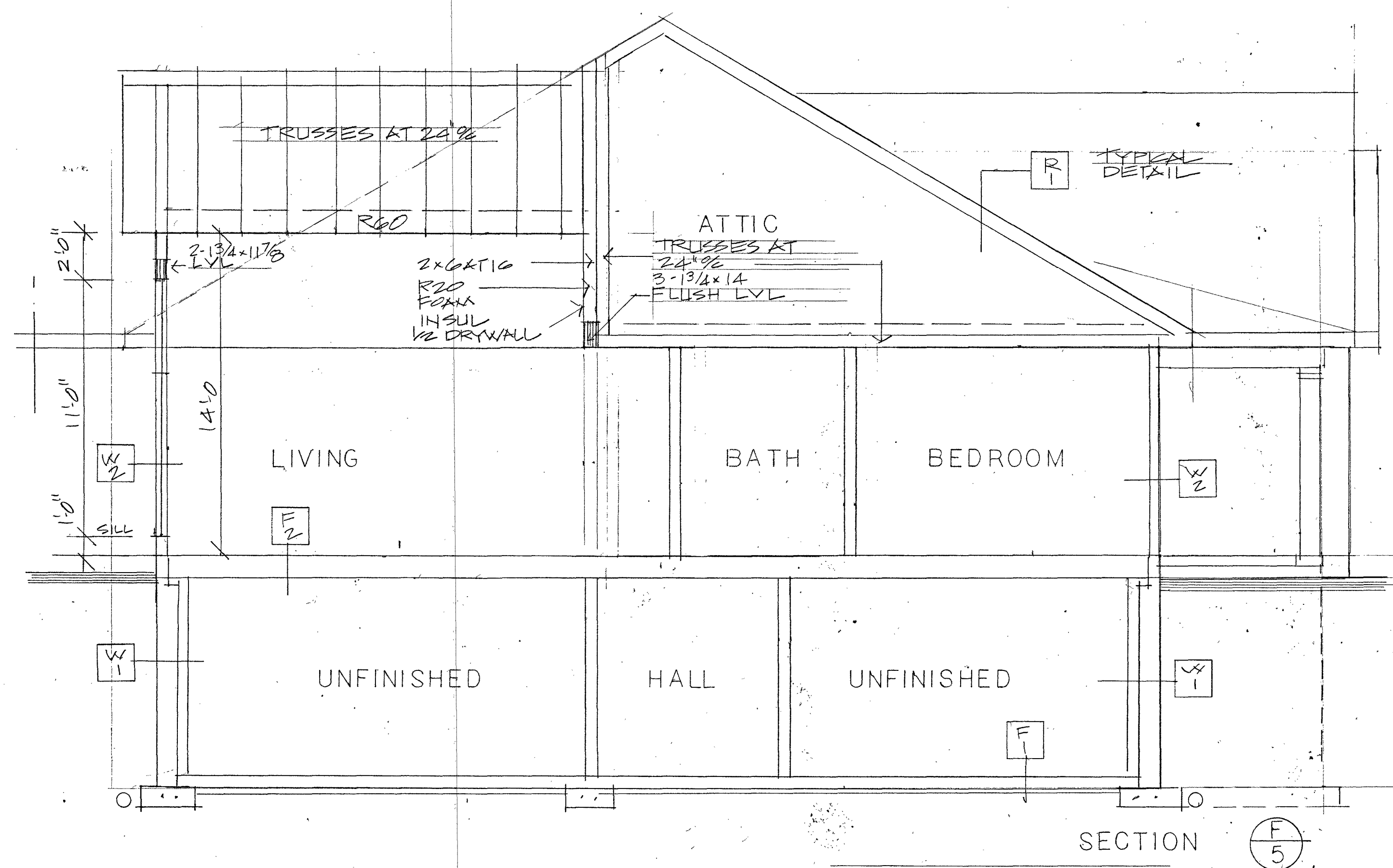
SCALE: 1/4"=1'-0" APPROVED BY: DRAWN BY: RM
 DATE: JAN 31-24 REVISED 2/24

ELEVATIONS

DRAWING NUMBER
 3



REVISED MARCH 25/24 PERMIT PLAN REVIEW ITEMS ADDED			
WRIGHT RESIDENCE			
SCALE: 1/4" = 1'-0"		APPROVED BY:	
DATE: JAN 31-24		DRAWN BY: RM	
		REVISED MAR 25/24	
SECTIONS			
		DRAWING NUMBER	
		4	

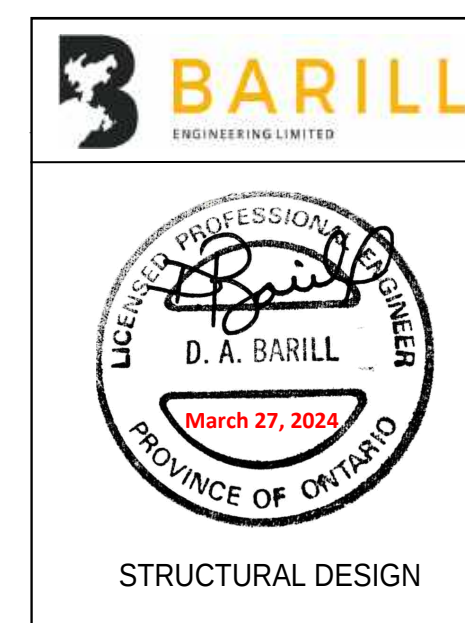


-

- W 1
- DAM PROOFING
 - 10" POURED CONC.
 - STEP TO 6" AT TOP
 - TO SUIT FLOOR JOISTS AND PLATE
 - 2"x4 AT 16" OFF WALL
 - 1" FOAM INSUL R20
 - 1/2 DRYWALL
 - OR
 - 1" 5K INSUL ON CONC. WALL
 - 2"x4 AT 16"
 - R12 INSUL
 - 6 MIL VAPOUR BARRIER
- W 2
- PRE-FINISHED
 - EXTERIOR SIDING
 - STRAPPING TO SUIT
 - 1" INSUL SHEATHING 6K
 - AIR BARRIER
 - 7/16 ASPENITE SHEATHING
 - 2"x6 AT 16"
 - R22 BATT INSUL
 - 6 MIL VAPOUR BARRIER
 - 1/2 DRYWALL
- W 3
- 8" POURED CONC. WALL
- W 4
- 1/2 DRYWALL (SEALED)
 - 1" INSUL SHEATHING 5K
 - AIR BARRIER
 - 7/16 ASPENITE SHEATHING
 - 2"x6 AT 16"
 - 6 MIL POLY
 - 1/2 DRYWALL

- F1 4" REINFORCED
CONG SLAB.
G+ CLEAR STONE
OPTIONS:
1. CASTED SLAB C/W
2. RIGIDID SX
INSULATION.
- F2 FINISH FLOORING, T.B.D
5/8" T+G SUBFLOOR
WOOD 1" PRE ENG
1 1/8" FLOOR JOISTS C.
16" x 96"
- F3 4" REINFORCED
CONG SLAB ON
COMPACTED GRANULAR
FILL.
SLOPE TO
OVERHEAD DOORS
- F4 4" REINFORCED
CONCRETE ON
COMPACTED GRANULAR
FILL

- R-1
ASPHALT SHINGLES
1/2" PLY SHEATHING
PRE-ENG TRUSSES
AT 24"OC OR
2x8 OVERLAY
RATERS AT 16"OC



PERMIT PLAN REVIEW
NO REVISIONS MARCH 25/28

WRIGHT RESIDENCE

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY RM
DATE: JAN 31-24		REVISED ^{WAB} 25-24

SECTIONS. — DETAILS

DRAWING NUMBER
5 OF 5

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS
AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND
STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND,
WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH
UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING
WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT
LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL
ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

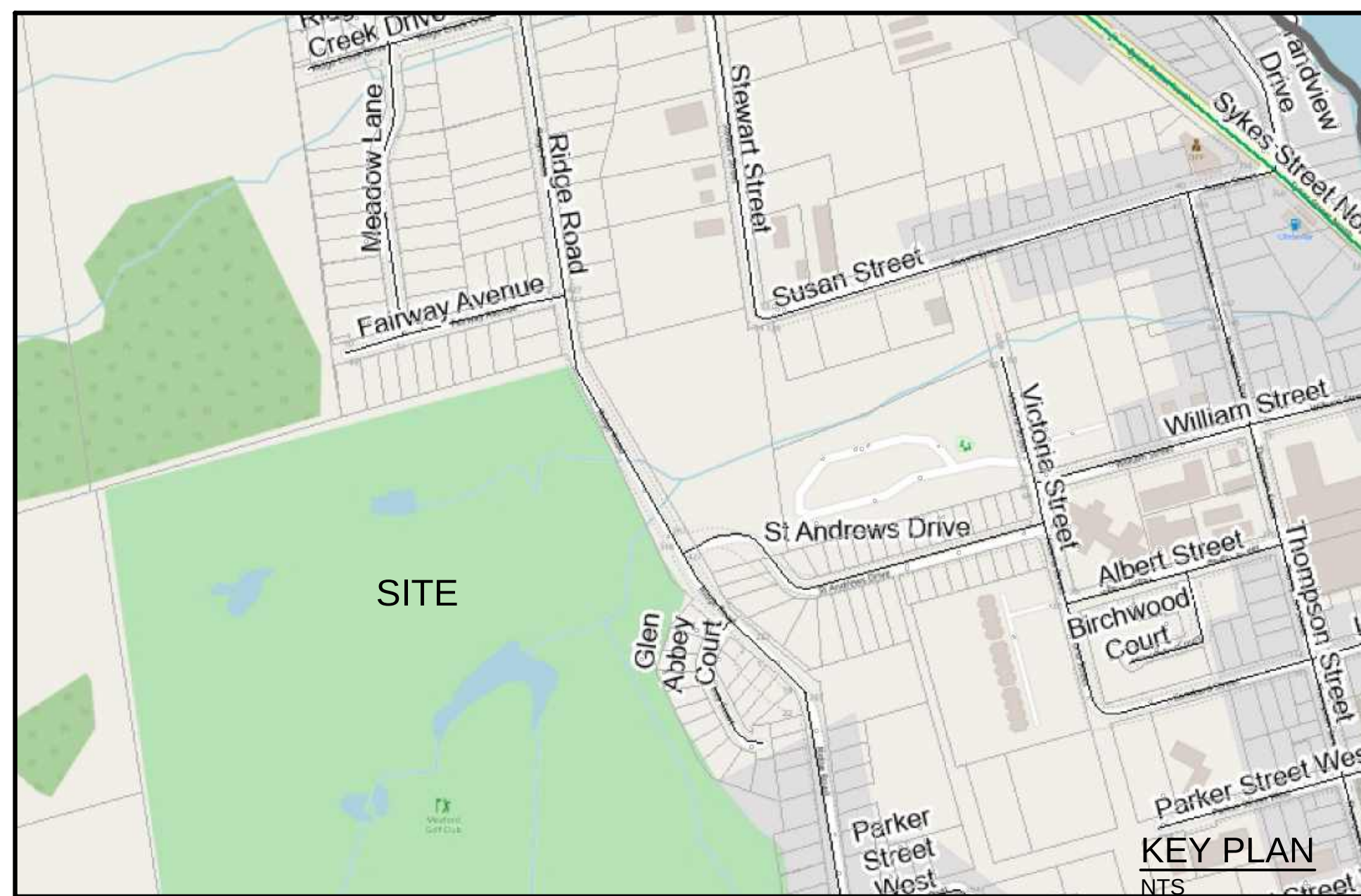
HILTON HEAD HEIGHTS - AREA B

MUNICIPALITY OF MEAFORD

CONTRACT NO. 20-02703-01

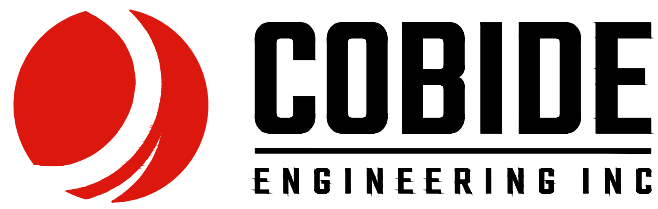
MAYOR : MS. BARB CLUMPUS
CHIEF ADMINISTRATIVE OFFICER/DIRECTOR OF DEVELOPMENT SERVICES : MR. ROB ARMSTRONG

OWNER :
1665426 ONTARIO INC.



index

<u>SHEET No.</u>	<u>DESCRIPTION</u>
02703-C1	GENERAL SERVICING PLAN
02703-SAN1	SANITARY CATCHMENT AREAS
02703-STM1	STORM CATCHMENT AREAS
02703-C2	<u>HILTON HEAD HEIGHTS</u> STA. 4+000 TO STA. 4+240 PLAN AND PROFILE
02703-C3	<u>HILTON HEAD HEIGHTS</u> STA. 4+240 TO STA. 4+460 PLAN AND PROFILE
02703-C4	<u>HILTON HEAD HEIGHTS</u> STA. 4+460 TO STA. 4+700 PLAN AND PROFILE
02703-C5	<u>RIDGE ROAD</u> STA. 7+040 TO STA. 7+140 PLAN AND PROFILE
02703-C6	LOT GRADING PLAN
02703-C7	PAVEMENT MARKINGS AND SIGNAGE PLAN
02703-C8	EROSION AND SEDIMENTATION CONTROL PLAN
02703-C9	ENGINEERING STANDARDS, MISCELLANEOUS DETAILS & TYPICAL CROSS-SECTIONS
02703-C10	MISCELLANEOUS DETAILS 1
02703-C11	MISCELLANEOUS DETAILS 2

3	JAN 6/21	THIRD SUBMISSION	TLB	TLB	
2	DEC 23/20	SECOND SUBMISSION	TLB	TLB	
1	JUL 22/20	FIRST SUBMISSION	TLB	SJC	
No.	DATE	DESCRIPTION	BY	APPD	
REVISION / ISSUE					
Seal not valid unless signed and dated					
COBIDE ENGINEERING INC. 517 - 10th STREET, Hanover, Ontario N4N 1R4 Telephone: (519) 506-5959 www.cobideeng.com					
Title: HILTON HEAD HEIGHTS Municipality of Meaford TITLE SHEET					
Client: 1665426 ONTARIO INC.					
Design: LFP		Scale:			
Drawn: LFP		Approved:			
Checked: TLB					
Date: JAN 2020		Design Engineer:			
DRAWING No.			02703-TS		

Schedule 'B' Map 6

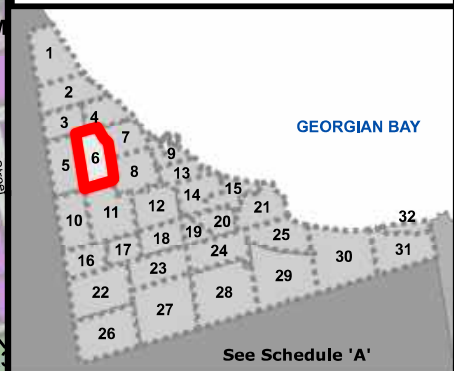
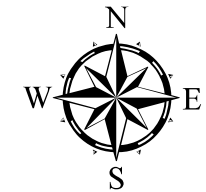
Municipality of Meaford



Municipality of
Meaford

BY-LAW 60-2009
AS AMENDED

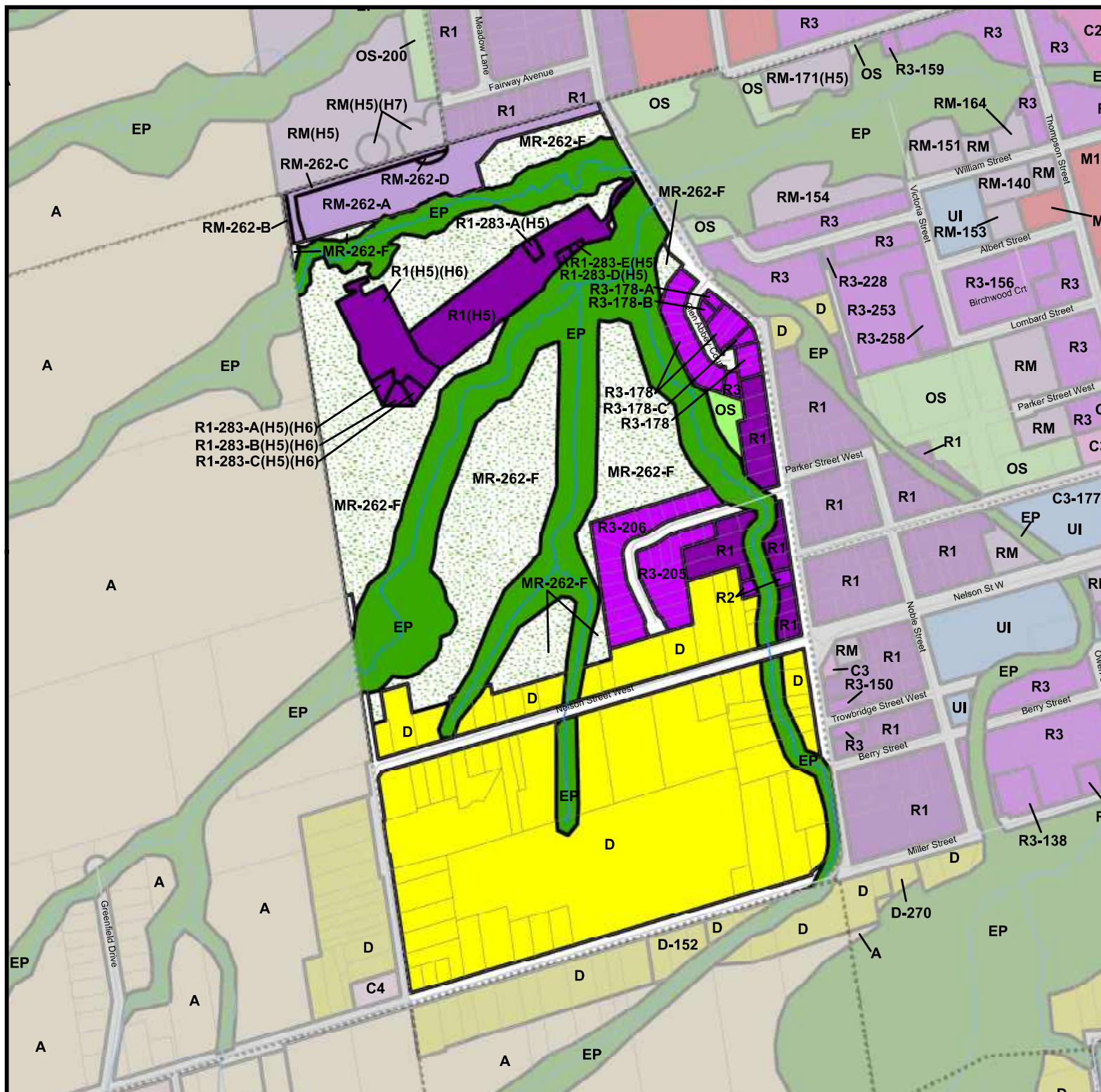
Updated: May 2021

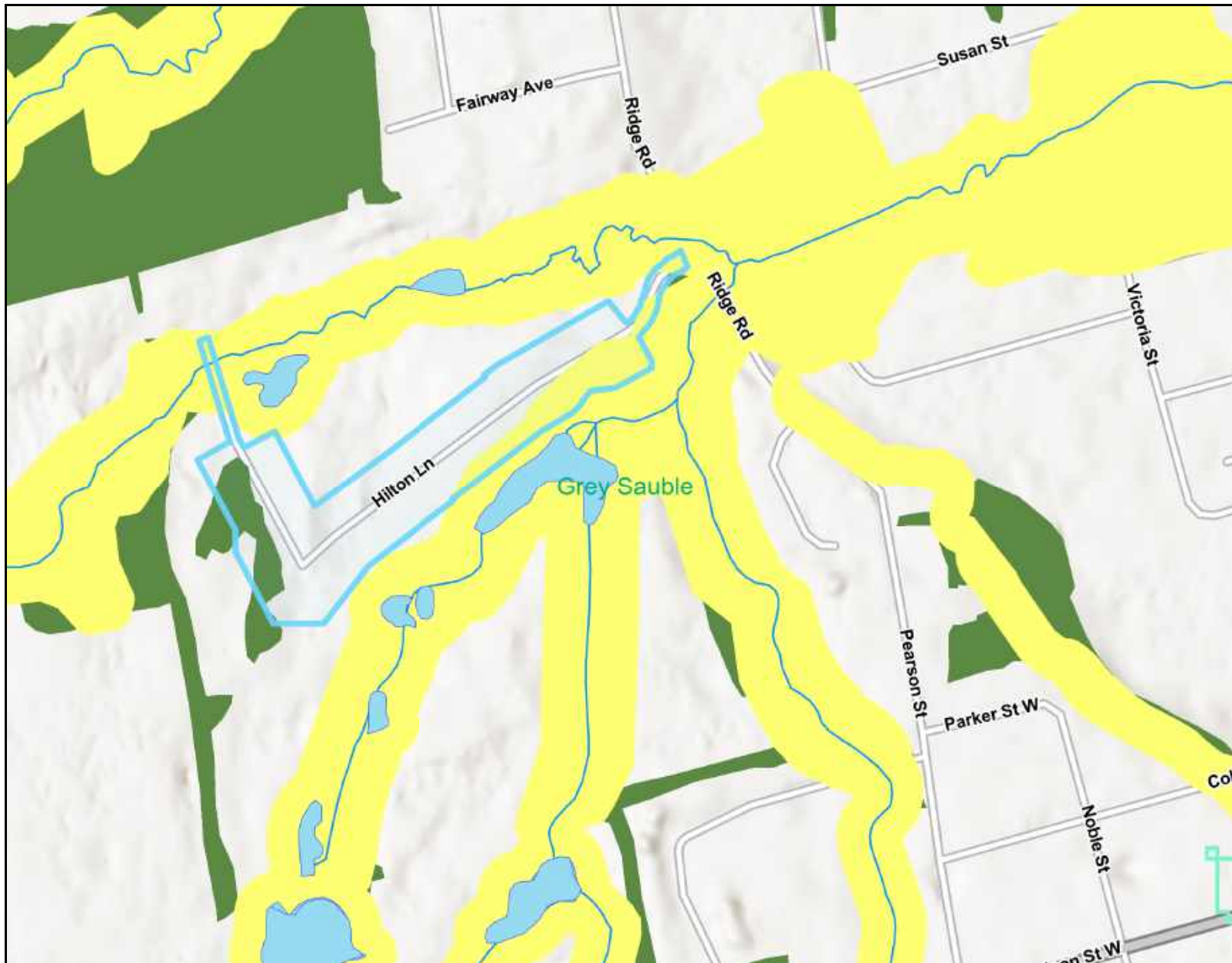


The information contained herein is provided by Planning Services. Content provided may not be an exact and/or current reproduction of the official documents. Where the official by-law document differs, the official by-law document takes precedence. This is not a legal survey.

0 2550 100 150 200 250
Meters

1:8,000





Legend

Assessment Parcel



Conservation Authorities

CA Boundaries



Sub-Watershed Boundary



Wet Areas - GSCA



Watercourses



Regulations - GSCA



Niagara Escarpment Plan (NEC)

Woodlands



Notes

Print Date: 05/22/2025 11:25:24



0 200 400 m

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. Contains information licensed under the Open Government Licence - Grey County
© County of Grey | © King's Printer for Ontario | THIS MAP IS NOT TO BE USED FOR NAVIGATION

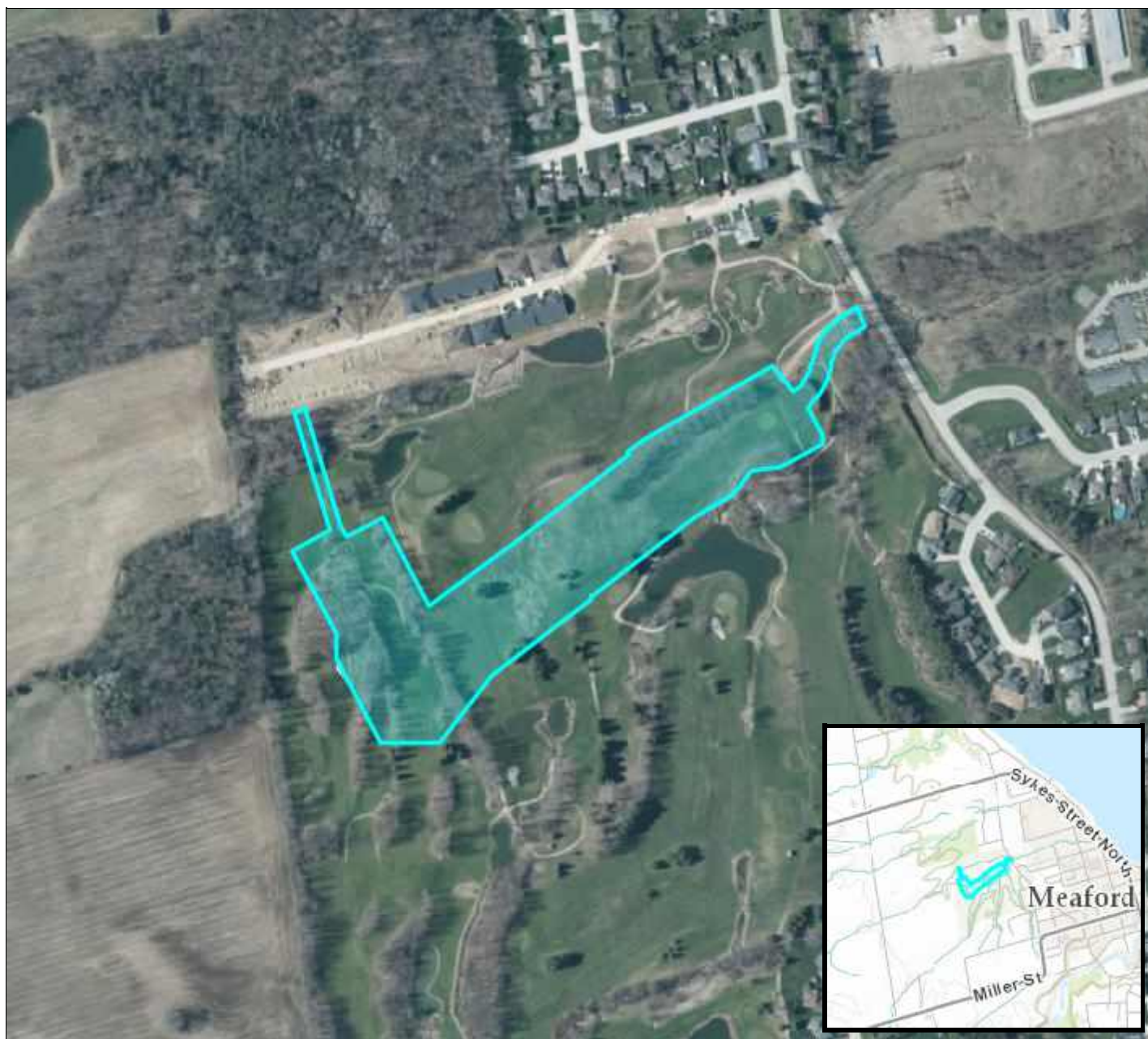
Roll Number	Address	Assessed Value	Acreage
4210493001199611999 3	No Address Assigned	No Assessment Provided	No Acreage Provided

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

NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	No Description Provided	No Uses Provided

Zoning*
Residential One with Holding,Environmental Protection,Residential One with Exception,Major Recreation with Exception,Residential One with Exception and Holding,Residential One,Residential Multiple with Exception

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





MUNICIPALITY OF MEAFORD
21 TROWBRIDGE STREET WEST
MEAFORD, ON N4L 1A1
TEL: 519-538-1060
FAX: 519-538-5240
EMAIL: tax@meaford.ca

TAX BILL

A

2024 FINAL

July 19, 2024
BILLING DATE

PLEASE QUOTE ROLL NO. WHEN MAKING INQUIRIES	COUNTY MUN	MAP	SUB	PARCEL	TENANT	
	42 10	493	001	20013	0000	
MORTGAGE NO.	BILLING GROUP					PENALTY RATE
						1.250 %
PROPERTY DESCRIPTION						
HILTON LANE PLAN GVLCP130 LEVEL 1 UNIT 20 REG 0.17AC 65.06FR 111.88D						

Assessment				Municipal				Education			
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount		
R T - RESIDENTIAL FULL OCC.	83,000	General	0.00927997	770.23	County	0.00404219	335.50	0.00153000	126.99		
Sub Totals		General Levy:		770.23	County Levy:		335.50	Education Levy:		126.99	
Special Charges/Credits				Summary							
				Tax Levy Sub-Total (Municipal + Education)						1,232.72	
				Special Charges/Credits						0.00	
				Phase-in Summary						0.00	
				2024 Tax Cap Adjustment						0.00	
				Total 2024 Taxes						1,232.72	
				Less Previous Interim						595.00	
				Past Due/Credit (As of 07/19/2024)						0.00	
Total				0.00	Total Amount Due						637.72

E & O.E. Instalments Due AUG 29, 2024 319.72 School Support: English Public
OCT 29, 2024 318.00

Property Class(es): RESIDENTIAL

2023 Year End Taxes

1,190.36

Explanation of Tax Changes

Total Year Over Year Change

42.36

2024 Taxes

1,232.72

Explanation of Tax Changes

Final 2023 Levies	
* 2023 Annualized Taxes	1,190.36
2024 Local Municipal Levy Change	20.98
2024 Upper-Tier Municipal Levy Change	19.40
2024 Provincial Education Levy Change	0.00
2024 Tax Change Due to Reassessment	1.98
** Final 2024 Levies	1,232.72

* An annualized tax figure is used in this analysis to compensate for mid-year adjustments in tax treatment or assessment value.
If a property did not have any mid-year adjustments the annualized taxes should equal the Final 2023 levies listed above.

** Final levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.



Municipality of Meaford
Planning and Building Department

OCCUPANCY PERMIT - GENERAL

Issued under Building Code Act, 1992, S.O. 1992, c. 23

Occupancy granted date: 2025-05-22

Permit Number: 07-24-B, Issued on 2024-04-10

Visit result: Granted but outstanding matters

Date of inspection: 2025-05-22

Roll number: 4210493001200130000

Municipal Address: 30 HILTON LANE, MEAFORD,
ONTARIO, N4L 1L8

Legal Description: Unit 20 Grey Vacant Land Condominium Plan No 130

Permission is hereby to the below named applicant(s) to use and occupy the building, Pursuant to the **Division C Part 1, 1.3.3.1 of the Building Code**, at the above location which the applicant(s) has stated has been constructed in full compliance with all the provisions of the Building Code Act, and regulations and orders made thereunder and of any by-law, or amendments thereto of the municipality which in part or in whole regulates the structural requirement, the erection, alteration, location, use, etc. of the building with the following terms.

(1) Except as permitted in Sentence 1.3.3.2.(1), a person may occupy or permit to be occupied any *building* or part of it that has not been fully completed at the date of occupation where the *chief building official* or a person designated by the *chief building official* has issued a permit authorizing occupation of the *building* or part of it prior to its completion in accordance with Sentence (3).

(2) Sentence (1) does not apply in respect of the occupancy of a *building* to which Article 1.3.3.4. or 1.3.3.5. applies.

(3) The *chief building official* or a person designated by the *chief building official* shall issue a permit authorizing occupation of a *building*, where,

- a. the structure of the *building* or part of it is completed to the roof,
- b. the enclosing walls of the *building* or part of them are completed to the roof,
- c. the walls enclosing the space to be occupied are completed, including balcony *guards*,
- d. all required *fire separations* and *closures* are completed on all *storeys* to be occupied,
- e. all required *exits* are completed, including all *fire separations*, doors, door hardware, self-closing devices, *guards* and handrails, from the uppermost floor to be occupied down to *grade* level and below if an *exit* connects with lower *storeys*,
- f. all shafts including *closures* are completed to the floor-ceiling assembly above the *storey* to be occupied and have a temporary *fire separation* at such assembly,
- g. measures have been taken to prevent access to parts of the *building* and site that are incomplete or still under *construction*,
- h. floors, halls, lobbies and required *means of egress* are free of loose materials and other hazards,
- i. if *service rooms* should be in operation, required *fire separations* and *closures* are completed,
- j. all *building drains*, *building sewers*, *water systems*, *drainage systems* and *venting systems* are complete and tested as operational for the *storeys* to be occupied,
- k. required lighting, heating and electrical supply are provided for the *suites*, rooms and common areas to be occupied,
- l. required lighting in corridors, stairways and *exits* is completed and operational up to and including all *storeys* to be occupied,
- m. required standpipe, sprinkler and fire alarm systems are complete and operational up to and including all *storeys* to be occupied, together with required pumper connections for such standpipes and sprinklers,
- n. required fire extinguishers have been installed on all *storeys* to be occupied,
- o. main garbage rooms, chutes and ancillary services are completed to all *storeys* to be occupied,

- p. required firefighting access routes have been provided and are accessible, and
- q. the *sewage system* has been completed and is operational.

(4) Where a *registered code agency* has been appointed to perform the functions described in clause 4.1 (4) (b) or (c) of the Act in respect of the *construction* of the *building*, the *chief building official* or a person designated by the *chief building official* shall issue the permit referred to in Sentence (3) after receipt of a *certificate for the occupancy of a building not fully completed* issued by the *registered code agency* in respect of the *building*.

Additional information

Occupancy permit description:

Outstanding matters:

Inside finished. Outside to be checked once sod is laid and final grading cert has been provided.

Owner(s)

Applicant(s)

Builder(s)

Inspector:

Ben Stadig

Building inspector

3.02 General Use of Common Element Areas

Each Owner may make reasonable use of, and has the right to enjoy the whole or any part of the Common Elements, including those exclusive use Common Elements allocated to his or her Unit in Schedule "F", if applicable, subject to any applicable conditions or restrictions set out in the Act, this Declaration, the By-Laws and Rules of the Corporation.

- (a) No condition shall be permitted to exist, and no activity shall be carried on in any Unit or on any portion of the Common Elements that:
 - (i) contravenes any term or provision set out in the Act, this Declaration, the By-Laws and Rules of the Corporation;
 - (ii) is likely to damage the property, injure any person, or impair the integrity of any unit or any Common Element area;
 - (iii) will unreasonably interfere with the use and enjoyment by the other Unit Owners of the Common Elements and the other Units; or
 - (iv) may result in the cancellation, or threatened cancellation of any policy of insurance obtained or maintained by the Corporation, or that may increase any applicable insurance premium(s) with respect thereto.
- (b) In the event that the use of a Unit or the Common Elements by any Owner or by any occupant of the Unit as permitted by the Owner contravenes any of the foregoing provisions, then such Owner shall indemnify and save the Corporation harmless from and against any and all costs, losses, damages, expenses and/or liabilities that the Corporation may suffer or incur as a result of said contravention and/or the cancellation of any insurance policy arising there from, including without limitation, any costs incurred to redress, rectify, or relieve the contravention, and such Owner shall also be personally liable to pay and fully reimburse the Corporation for any increased insurance premiums payable by the Corporation and any legal expenses incurred by the Corporation as a result of such Owner's use, and all such costs and expenses may be recovered by the Corporation against such Owner in the same manner as common expenses.
- (c) No Owner shall, without first obtaining the prior written consent of the Corporation in accordance with the Act, erect any building or structure or make any change, alteration or installation upon the Common Elements or to any facilities and services located thereon.
- (d) No Owner shall, by any conduct or activity undertaken in or upon any part of a Unit or the common elements, impede, hinder or obstruct any right, privilege, easement or benefit given to any party, person or other entity pursuant to or by virtue of this Declaration, or any By-law or Rule of the Corporation, and/or any agreement(s) authorized by any By-Law of the Corporation.

3.03 Exclusive Use Common Elements

There are no exclusive use portions of the Common Elements.

3.04 Modification of Common Elements, Assets and Services

(a) General Prohibition

No Owner shall make any changes or alterations whatsoever to the Common Elements, including any installations thereon, or alter, decorate, renovate, maintain or repair any part of the Common Elements (except those parts of the Common Elements which he or she has a duty to maintain in accordance with the provisions of this Declaration), undertake any work on the Unit that results in a material alteration to the existing grade of the Unit or the drainage of storm water from the Unit onto another Unit or the Common Elements without obtaining the prior written approval of the Board and having entered into an agreement with the Corporation in accordance with Section 98 of the Act.

(b) Non Substantial Additions, Alterations and Improvements by the Corporation

The Corporation may make additions, alterations or improvements to the Common Elements, or a change in the assets of the Corporation or a change in a service that the Corporation provides to the owners in accordance with subsections 97(2) and (3) of the Act.

(c) Substantial Additions, Alterations and Improvements by the Corporation

The Corporation may, by vote of the Owners who own at least sixty-six and two thirds (66 2/3%) percent of the Units, make a substantial addition, alteration or improvement to the Common Elements, a substantial change in the assets of the Corporation or a substantial change in a service of the Corporation provided to the Owners in accordance with subsections 97 (4), (5) and (6) of the Act.

3.05 Restrictive Access

Unless otherwise provided for in this Declaration and without the consent in writing of the Board, no Owner shall have any right of access to such parts of the Common Elements used exclusively from time to time by the Corporation for the care, maintenance or operation of the Common Elements, or any part thereof, as designated by the Board, from time to time.

3.06 Responsibility of Owner for Damage

Each Owner is responsible for all damages to the Common Elements which are caused by the negligence or willful misconduct of the Owner, his tenants, occupants, licensees or invites, save and except for any such damage for which the cost of repairing same may be recovered under any policy of insurance held by the Corporation.

3.07 Indemnity by Unit Owner

Each Owner shall indemnify and save harmless the Corporation from and against any loss, costs, damage, injury or liability whatsoever which the Corporation may suffer or incur resulting from or caused by an act or omission of such Owner, his family, guests, visitors or tenants to or with respect to the Common Elements, except for any loss, costs, damage, injury or liability caused by an insured (as defined in any policy or policies of insurance) and insured against by the Corporation. All payments to be made by an Owner pursuant to this Article shall be deemed to be additional contributions towards the common expenses payable by such owner and shall be recoverable as such.

ARTICLE 4 - OCCUPATION, USE MAINTENANCE AND REPAIR OF UNITS

4.01 General Use

- (a)** Subject to the normal operation of the utility system, each Unit shall be occupied and used only for residential purposes, in accordance with the provisions of all applicable municipal and other governmental use and occupancy By-Laws and regulations and any other requirements of the local municipality and other authority having jurisdiction.

- (b) No Unit shall be occupied or used by any Owner, or by anyone else, in such a manner as is likely to damage or injure any person or property, including any other Unit or any portion of the Common Elements, or any services and facilities located on the Unit that are the responsibility of the Corporation to maintain, repair and replace, nor in any manner that will unreasonably interfere with the use or enjoyment by Owners of the Common Elements or their respective Units, nor in any manner which may affect the structural integrity of any Unit, the Common Elements, or any services and facilities located on the Unit that are the responsibility of the Corporation to maintain, repair and replace, or that may result in the cancellation (or threat of cancellation) of any insurance policy referred to in this declaration, or that may increase any insurance premiums with respect thereto, nor in any manner as to lead to a breach by any Owner or by the Corporation of any provision of the Act, this Declaration, the By-Laws or the Rules of the Corporation.
- (c) The Owner or occupant of a Unit shall not undertake any work on the Unit that results in a material alteration to the existing grade of the Unit or the drainage of storm water from the Unit onto another Unit or the Common Elements.
- (d) No Owner or occupant of any Unit shall maintain, keep or shelter any animal, livestock or fowl therein other than a household pet as herein defined. For the purpose of this restriction, the term "household pet" shall mean a caged bird, aquarium fish, two (2) domestic cats, two (2) dogs, or any combination of the foregoing. If such household pet becomes a nuisance and causes unreasonable interference with the use and enjoyment by Owners of other Units and the common elements, the Corporation may require the pet owner to permanently remove such pet from the property upon two (2) weeks written notice.
- (e) The Owner of each Unit shall comply, and shall require all residents, tenants, occupants, visitors, guests and Licensees of his or her Unit to comply with the Act, this declaration, the By-Law, and Rules of the Corporation.
- (f) If the use made by the Owner of his or her Unit causes injury or damage to person or property or results in the premiums of any insurance policy obtained or maintained by the Corporation being increased, or results in the policy being cancelled, then that Owner shall indemnify and save the Corporation harmless from and against all costs, damages and/or liabilities that the Corporation may suffer or incur as a result, and that Owner shall also be personally liable to pay and/or fully reimburse the Corporation for any increased portion of the insurance premiums payable by the Corporation as a result of such Owner's use, and that Owner shall also be liable to pay and/or fully reimburse the Corporation for all costs, expenses and liabilities suffered or incurred by the Corporation as a result of the Owner's breach of the provisions of this subparagraph. These costs, including legal fees, expenses and liabilities shall be deemed a common expense and may be recovered by the Corporation against the Unit Owner upon the same terms and in the same manner as unpaid common expenses.

4.02 Rent and Leasing of Units

- (a) In the event that the Owner of a Unit rents or leases his or her Unit, the Owner shall immediately notify the Corporation that the Unit is rented or leased and provide the Corporation with the name(s) and email address(es) of the new renter(s) or Lessee(s), a copy of the rental agreement or lease as required by the Act, the Owner's new address for service of notices and/or other communication purposes and any other reasonable information required by the Corporation.
- (b) Until the Corporation is in receipt of the notice and term of lease duly executed, the Corporation shall not be under any obligation to permit or provide access to any such proposed tenant to the Common Elements.
- (c) If a lease of a Unit is terminated or not renewed, the Owner of the Unit shall notify the Corporation in writing of the termination or non-renewal.
- (d) Any Owner leasing his or her Unit shall not be relieved of any of his or her obligations with respect to the Unit. The Owner's obligations shall be joint and several with his or her tenant.

4.03 Erection Maintenance and Repairs of Buildings and Structures

- (a) Prior to erecting, enlarging or extending any building or structure on a Unit the Owner shall lodge with the Corporation the drawings and specifications detailing the location and method of construction and installation of the building or structure, together with such other information as the Board of Directors may require for the purpose of determining that the construction of such building or structure will be located wholly within the limits of the Owner's Unit and will not otherwise interfere with or impair the functioning or operation of any other Unit or the Common Elements.
- (b) The Unit Owner shall not make any changes to their Unit without prior consent of the Corporation in writing and all changes to a Unit shall conform and be consistent with the design scheme as prescribed by the Corporation.
- (c) All work carried out by an Owner on his or her Unit will be carried out in accordance with:
 - (i) the provisions of all relevant municipal and other government By-Laws, Rules, regulations, approvals and permits;
 - (ii) the drawings, specifications and other information lodged with the Corporation as required in this Declaration; and
 - (iii) the conditions, if any, of approval by the Corporation.
- (d) Each Owner shall maintain the yard area of his or her Unit in a neat, clean and tidy condition, free from any objects or conditions that might create a health, fire or accident hazard, or create a public nuisance, and shall maintain and repair all buildings on the Unit in a neat, tidy and safe condition, all at the Owner's expense, except for any damage for which the cost of repairing is recovered under any policy or policies of insurance maintained by the Corporation (subject to any deductible), in which case the Corporation shall be obliged to use the insurance proceeds in order to undertake and complete all requisite repairs to the damaged Unit.
- (e) Notwithstanding (c) above, each Owner shall be responsible for all damage to the Owner's Unit, to any and all other Units and to the Common Elements, which are caused by the Owner's failure to maintain, repair and/or replace his or her Unit and/or any part thereof as required by this Act and the provisions of this Declaration.
- (f) The Corporation shall maintain and/or make any repairs that an Owner is obligated to make and that he or she does not make within a reasonable time after the Corporation has given written notice to the Owner and the Owner shall be deemed to have consented to having the maintenance, repairs and/or replacement done by the Corporation. The Owner shall forthwith reimburse the Corporation in full for the cost of all such maintenance, repairs and/or replacement, including all legal costs incurred by the Corporation and these costs shall bear interest at the rate specified in the By-Laws for unpaid common expenses, calculated monthly, not in advance, until paid by the Owner. The Corporation may collect these costs in installments as the Board may decide upon. These installments may be added to the monthly contribution towards the common expenses of the Owner and shall be deemed to be common expenses payable by the Owner and shall be recoverable in the same manner and upon the same terms and conditions as unpaid common expenses.

4.04 Enforcement

The Board shall have the right to cause the removal of anything that contravenes the requirements of this Declaration and the Owner shall be personally liable to pay and/or fully reimburse the Corporation for all costs, expenses and liability suffered or incurred by the Corporation for the purpose of such enforcement. These costs, including legal fees, expense and liabilities shall be deemed a common expense and may be recovered by the Corporation against the Unit Owner upon the same terms and in the same manner as unpaid common expenses.

SCHEDULE 'E'

SPECIFICATION OF COMMON EXPENSES (VACANT LAND CONDOMINIUM)

Common Expenses without limiting the definition ascribed thereto, shall include the following:

- (a) All sums of money paid by the Corporation in the performance of its objects, powers and duties whether such objects, powers and duties are imposed under the provisions of the Act or of the within Declaration or performed pursuant to any By-Laws of the Corporation or by agreement.
- (b) All sums of money payable by the Corporation on account of any and all public and private suppliers of insurance coverage, taxes, utilities and services, including without limiting the generality of the foregoing, monies payable on account of:
 - I. insurance premiums and the necessary approvals;
 - II. water, sewage and electricity respecting Common Elements;
 - III. waste disposal and garbage collection;
 - IV. maintenance materials, tools and supplies for Common Elements;
 - V. snow removal from public roadways;
 - VI. maintenance and repair as required of the storm water system including periodic cleaning of the storm water management pond located on the Meaford Golf Course Inc lands.
 - VII. landscaping, repair, maintenance and replacement respecting the Common Elements;
 - VIII. the cost of the Corporation's allocated share of the operation, maintenance and repair, replacement and inspection of the Shared Facilities as set forth and described in the Cost Sharing Agreement; and
 - IX. The Corporation's Allocated Cost Contribution as provided for in the Cost Sharing Agreement.
- (c) All sums or money paid or payable by the Corporation for legal, engineering, accounting, auditing, expert appraising, advising, maintenance, managerial and secretarial advice and services required by the Corporation in the performance by the Corporation of its objects and duties.
- (d) All sums of money paid or payable by the Corporation to any and all persons, firms, or companies engaged or retained by the Corporation, its duly authorized agents, servants and employees for the purpose of performing any or all of the duties of the Corporation.
- (e) All sums of money required to be paid to the reserve fund or as required by the Declaration or in accordance with the Corporation's budget.
- (f) The fees and disbursements of the Insurance Trustee, if any.
- (g) All sums of money paid by the Corporation for any addition, alteration, improvement to or renovation of the Common Elements or assets of the Corporation.
- (h) All sums of money paid or payable by the Corporation pursuant to any management agreement that may be entered into by the Corporation with a manager.
- (i) All expenses incurred by the Corporation in enforcing any of the By-Laws or rules of the Corporation from time to time, and effecting compliance therewith by all Owners and their respective tenants, residents, licensees or invitees.

SCHEDULE 'H'

Buildings and structures included in the common elements:

- (a) There are absolutely no buildings or structures included in the common elements, nor are any buildings or structures contemplated presently to ever be so included in the future.

Facilities and Services included in the common elements:

- (a) Drinking water treated and supplied by the Municipality of Meaford through a private underground water distribution system owned, as part of the Common Elements of the Vacant Land Condominium Corporation and that is now fully constructed underground to supply municipally treated drinking waters, and which water quality will be regularly, and from time to time, monitored by the Municipality of Meaford
- (b) The Municipality of Meaford supplies fully treated municipal waters from the Municipality of Meaford water treatment facilities, within that Municipality under the regulations and supervision of the *Ontario Clean Water Agency* ("OWCA").
- (c) Sanitary Sewage Collection and Discharge Services for each Unit are provided by the Municipality of Meaford, through Sanitary Sewage Collection Networks with the Town of Meaford to its the Sewage Treatment Plant owned and operated by the Municipality of Meaford, being transmitted through underground private gravity piping systems owned by the Vacant Land Condominium Corporation from each constructed residential Vacant Land Condominium Unit, though the Common Element Lands of the Vacant Land Condominium Corporation, which abut and connect with and through the Sanitary Sewage System through the Northerly abutting lands owned by Meaford Golf Mews Inc. (which collects and discharges its sanitary sewage collected and discharged ultimately into the Sanitary Sewage Collection Networks within the Town of Meaford to its the Sewage Treatment Plant owned and operated by the Municipality of the Town of Meaford), and which sanitary sewage collection and discharge system of Meaford Golf Mews Inc. crosses through adjacent lands of Meaford Golf Course Inc. under a registered servient Easement transferred to Meaford Golf Mews Inc. to eventually join into Sanitary Sewage Collection Networks of the Town of Meaford within Ridge Road of the Municipality of the Town of Meaford.

SCHEDULE 'T'
ANNUAL BUDGET – *PER UNIT*

(Anticipated Condominium Common Expenses)

	<u>Expense (Annual)</u>
A) Insurance	\$ 100.00
B) Administrative Fees	\$ 240.00
C) Property Management Fees	\$ 540.00
D) Labour & Maintenance salary	\$ 100.00
E) Street Lighting (metered) & Maintenance	\$ 85.00
F) Street Snow Removal	\$ 600.00
G) Property Taxes	\$ 220.00
H) Reserve Fund	\$ 200.00
I) Storm Water System Maintenance	\$ 140.00
J) Sanitary Sewer Maintenance	\$ 120.00
K) Retaining wall and boulevard Maintenance	\$ 180.00
L) Director Liability Insurance	\$ 30.00
Total	\$ 2,555.00

NOTE: Check Meters may be installed at a future date in order to measure consumption and those charges will be allocated according to usage on an annual basis.



Hilton Head Heights Land Corp

Maintenance Responsibilities

<u>Item Description</u>	<u>Condo Corp</u>	<u>Unit Holder</u>
Services underground outside unit boundaries	Yes	-
Services underground inside unit boundaries within easement	Yes	-
Services underground inside unit boundaries and outside easement	-	Yes
Asphalt and curbs – on Hilton Head Lane	Yes	-
Unit driveways beginning at curb	-	Yes
Snow removal – Hilton Head Lane private road	Yes	-
Snow removal – unit driveways	-	Yes
Snow removal – Community mailbox location(s)	Yes	-
Lawn maintenance within unit boundaries	-	Yes
Lawn maintenance on boulevards not within unit boundaries	Yes	-
Street Lighting and associated hydro costs	Yes	-
Garbage pickup	-	Yes
Recycling pickup	-	Yes
Unit usage charges – Gas, hydro, communications, water, and sewer	-	Yes
Maintenance of storm water pond(s) and associated system	Yes	-
Maintenance – share of sanitary sewer supply line servicing the Condo and units – Leading from Ridge Road through Meaford Golf Course Inc lands on a per unit basis	Yes	-
Insurance – Liability on the assets of the Corporation and its Directors	Yes	-
Insurance – Liability on unit holder's property holding the Corporation and its Directors harmless, Municipality of Meaford, and Meaford Golf Course Inc. and its patrons.	-	Yes
All improvements within unit boundaries – repairs, replacement, and maintenance – 100%	-	Yes
Tree and shrub maintenance within unit holder's boundaries	-	Yes
Municipal taxes on unit land and any improvements thereon2	-	Yes
Municipal taxes on Condominium assets including roadway and curbs	Yes	-

