

September 29, 2022

Jenn Burnett, MSc.
Planner
Township of Georgian Bluffs
177964 Grey Road 18, RR 3
Owen Sound, ON
N4K 5N5



Dear Ms. Burnett;

**RE: Application for Condominium Exemption, Units 13-22, Blocks 11 & 17
Block 75, 16M-15,
The Hollow at Cobble Beach- Reid's Heritage Homes
Township of Georgian Bluffs**

Please find attached a completed Application for Condominium Exemption required to permit the registration of nine units for the above noted property.

Please find the following as part of this application:

- A completed Condominium Exemption Application
- The application fee of \$710.00 will be sent under separate cover
- digital copy of each of the condominium plans proposed for registration
- A copy of the engineering certification from Crozier & Associates to be sent under separate cover

We are submitting this application in support of the registration of 10 units in part 1, 16R-10059, units 13-22 on the condominium plans.

With respect to the obligations of the subdivision agreement and master development agreement for Cobble Beach, any applicable provisions are covered off in the site plan agreement of the Hollow. Conditions therein obligate the developer to complete the site works and create a condominium corporation among other requirements of the registered agreements. Listed below is an overview of the applicable conditions of the site plan agreement in this regard.

Site Plan Agreement

Condition 7 – Covenants

- a) The Owner hereby covenants and agrees to continue to comply with all agreements registered on title.

c) the Owner covenants and agrees:

- i. To create a stands condominium corporation for the residential units constructed on Blocks 75, Plan 16M-15, Part 1 on 16 R-10059
- ii. To cause the condominium corporation once created to subscribe for and be issued a number of common shares in Cobble Beach Holdings Inc. equal to the number of residential units represented by such condominium corporation;
- iii. To ensure that the declaration of the condominium corporation created in respect of Blocks 75, Plan 16M-15, Part 1 on 16R-10059 shall include provisions that such condominium corporation will hold shares in Cobble Beach Holdings Inc. and sign and honour the provisions of the Cost Sharing Agreement referred to in the Master Development Agreement registered as Instrument No. GY4505 in the Land Titles Office at Owen Sound on October 5, 2007;
- iv. To, prior to the transfer of any condominium units, cause the condominium corporation to execute the Cost Sharing Agreement referred to in clause 7 (c)(iii) above.

The following events listed in order will outline how the above conditions will be addressed:

1. Registration (creation) of the Grey County Standard Condominium Corporation after the condominium exemption and final approval applications are approved by the Director of Planning at Grey County
2. Condominium Corporation will sign the shareholders/cost sharing agreement with Cobble Beach Holdings Inc., the Common Element Condominium and the mortgage holder.
3. The Condominium Corporation will be issued share in Cobble Beach Holdings Inc. prior to closing the condominium units while the condominium board is still controlled by Reid's Heritage Homes Ltd.
4. The Condominium will collect the Condominium's share of the costs of Cobble Beach Holdings Inc. from its unit owners as part of the regular monthly common expenses.

Condition 19 – Complete within Six Months of Occupancy

This condition requires us to complete the following works “within 6 months of occupancy, or as soon as weather and seasonal conditions permit, but in no case in excess of eight months, the Owner agrees to fulfill each of the following conditions:

- a) Grading and drainage shall be completed for the current phase, or at least where dwellings have been occupied, in compliance with the approved plan.
- b) On-site Storm water management shall be complete and verified by a qualified professional to be in compliance with the approved overall plan.
- c) The entrance features, in any way, landscaping and tree planting for the phase in question or in the case of the first building for the lands within the initial Registration shall be completed in compliance with the approved plan.
- d) Fencing, as necessary, shall be installed in accordance with urban design guidelines.

A letter of certification from Crozier & Associates will be submitted in the next couple of days.

The applications for Condominium Exemption and Final Approval will be submitted to the County of Grey later this week. If you require a copy of the submission, please let me know. Since this development has not been subject to a Planning Act approval within the last three years the County of Grey will require a resolution from Georgian Bluffs Council stating that all matters under Section 51 and 51.1 of the Planning Act have been addressed to their satisfaction

Your attention to this application is greatly appreciated as our goal, as always, is to register this phase as expeditiously as possible and we are reliant on your assistance in this regard. Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in purple ink that reads "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Jeff Robertson, Reid's Heritage Homes