



MIRIAM E. VASNI
LAND USE PLANNING &
PROJECT MANAGEMENT

December 13th, 2022

Mr. Scott Taylor, *MCIP, RPP*
Director of Planning
County of Grey
595 – 9th Avenue East
Owen Sound, ON
N4K 3E3

Dear Scott,

RE: *Applications for Vacant Land Plan of Condominium, Amendment to the County of Grey Official Plan and Amendment to the Municipality of Meaford Official Plan & Zoning By-law Amendment Aqorpions Inc.*
Parts 1, 2 & 3, RP16R-9207, Part Lot 3, BFC

Further to your e-mail dated November 10th, 2022, we have now had a chance to re-assess the common elements to be included in the Vacant Land Plan of Condominium for the Eco-retreat.

Upon direction from our solicitor, a unit in a Vacant Land Plan of Condominium must be contiguous if it is to be considered the same unit number, without being broken up by the Common Elements within the Vacant Lan Plan of Condominium. If the unit is broken up by any of the Common Elements, then each unit must be given a separate unit number. In addition, the Common Elements cannot include any portions of the Eco-retreat that contain the accommodation huts.

Therefore, attached please find a revised Vacant Land Plan of Condominium. The following are now incorporated as part of the common elements to both the Eco-retreat and the five lots, under this Vacant Land Plan of Condominium:

- Internal private road
- Clubhouse & adjacent vehicle parking area
- The length of the shoreline which includes the yoga platform, open air theatre, internal trails along the shoreline that connect to these amenity areas

Not included as part of the common elements are:

- All areas that contain the accommodation huts
- The parking area at the entrance to the property off Harbour Drive
- The small RV parking area on the east side of the clubhouse

For ease of reference, we have also provided a copy of our Concept Plan with an overlay in red hatching that identifies the proposed common elements.

By way of coincidence, our new Plan of Survey was completed by J.D. Barnes on December 6th, 2022 (copy of new survey attached as PDF & AutoCAD). We have transferred the Vacant Land Plan of Condominium and our Concept Plan onto this new Survey

There are some differences between the new survey and the 2007 survey - mainly bearing relationships and distance measurements from the previous plan. You will see a number of measurements shown with comparison below/above, which indicates that the measurements are different to the previous plan. These are not significant.

There is also a difference in the shoreline boundary, but that is expected as the water level of Georgian Bay fluctuates and no two surveys will have it in the same place. The water was much higher during this new survey than the 2007 survey and correspondingly, the depth of the two parcels is shorter.

The dashed line below the shoreline is a survey traverse line, which is required on survey plans with natural and/or irregular boundaries. It allows future surveyors and others to use the angles and distances shown to check the mathematical closure of the survey, and to compare the surveyed water's edge points to future surveys.

There is one item on this new survey that is interesting. Part 3 on the new Plan of Survey was added to the road allowance (Harbour Drive) in 2008. Attached is a copy of the Transfer/Deed of Land. We have no idea why Part 3 was added to the road allowance, however, it may have been to provide Parcel 1 frontage (access) onto the year round maintained portion of Harbour Drive.

As Part 3 is no longer in our ownership, we have removed it from our private road common element. Nonetheless, the principle of access from a maintained public road has not changed, as we still gain access from the year round maintained portion of Harbour Drive.

We trust you will find the above and accompanying attachments satisfactory and that circulation can be initiated. Should you have any questions, please do not hesitate to contact me.

Your truly,



Miriam Vasni, *MCIP, RPP*

c.c.: Margaret Palmer, Municipality of Meaford
Denise McCarl, Municipality of Meaford
Raj Sood, Aqorpions Inc.