

MEMO

DATE February 4, 2019 **PROJECT NO.** 416-3114
RE Cobble Beach Master Development Agreement Summary of Conditions
Associated with External Improvements

TO Rob McLeese
FROM Kevin Morris
CC Geoff McLeese, TJ Cieciura

This memorandum has been prepared to summarize the conditions within the Master Development Water Agreement Summary between Georgian Villas Inc. and the Township of Georgian Bluffs signed on September 28, 2007. The following sections will comment on the status of the items within the agreement and highlight conditions that are yet to be triggered. The potential improvements that are required prior to or as part of the development of the Algonquin Heights Residential Subdivision will also be noted.

The following reports have been reviewed in conjunction with the preparation of this memo:

- Master Servicing Study (PSMI, 2007)
- By-Law No. 74-2007 (Township of Georgian Bluffs, 2007)

Excerpts from By-Law No. 74-2007 will be referenced throughout the following sections, refer to the full agreement in Appendix A. Two key definitions from the By-Law are listed below that will be used at different times within this memorandum.

“Study” shall mean a study to determine the remaining reserve supply and treatment capacity within the East Linton Water Plant.

“Units” shall mean an Equivalent Residential Unit (ERU) as defined in Township Bylaws (as amended from time to time) for the East Linton Water System. The minimum number of Equivalent Residential Units serviced by an individual, single water service shall be one (1) ERU. At minimum, each single residential dwelling, each single condominium unit, and each townhouse unit will be deemed as one (1) Equivalent Residential Unit. All commercial, industrial and institutional buildings will be classified by the Township, at their sole discretion, as being one (1) or more Equivalent Residential Units. Such classification completed by the Township shall be based on a fixture unit approach, by considering the number of seats in a public restaurant or bar or other public or private assembly building of similar nature, or by using other methods considered reasonable by the Township for the particular building being classified. The clubhouse constructed by the Developer in 2007 shall be deemed to be 19 Units.

Multiple conditions in the agreement indicate that improvements are triggered based on the quantity of units "completed" by the Developer. The point at which a unit is considered "complete" was not defined in the By-Law 74-2007 and will need to be confirmed by the Township or implement through another agreement.

1.0 Works to be Constructed

The Master Development Agreement Summary was signed on September 28, 2007, and it included multiple infrastructure improvements to the water distribution system to be constructed over the course of the development within the Cobble Beach Resort. Table 1 lists the works and their respective completion status. The works listed in Table 1 can be reviewed in the Pryde Schropp McComb Inc. (PSMI) Water Distribution System drawing prepared in 2007, refer to Figure 1.

2.0 Financial Contributions

The allocation of costs to complete the works in Table 1 were part of the conditions in the water agreement. The following are the financial obligations of Georgian Villas Inc. that have not yet been triggered:

1. *The Developer agrees to pay the Township an additional contribution of \$250,000 towards the existing East Linton Water System once the first 200 units are completed and prior to the issuance of any additional building permits.*
2. *Upon the completion of 200 units, the Developer agrees to pay 100% of the construction and engineering costs to replace the existing watermain with a 350mm watermain located primarily on Grey County Road 1 from the East Linton Water Plant to the north side of Alexandria Street. The Developer will also be responsible for the reconnection costs of all existing services, hydrants, and all costs to connect to existing watermains. Refer to Item #7 in Table 1.*
3. *The Developer shall pay 75% of the cost of any new water tower (or towers), including any land costs, access road costs, feeder trunk main costs together with any other related costs associated with the new water storage facilities and the Township shall pay the remaining 25% of the foregoing costs. Ownership of the land will be registered solely in the name of the Township as part of the East Linton Water System.*

Table 1: Description of works to be constructed per water agreement

Item #	Description	Complete (Y/N)	Comments
1	Expansion of the East Linton Water Plant.	Y	
2	Extension of the watermain along Grey Road 1 North from Alexandria Street to Church Sideroad East and east on Church Sideroad East to McLeese Drive.	Y	
3	Extension of watermain along McLeese Drive or on a servicing easement in favour of the Township from Church Sideroad East northerly to the north limit of Block 77 (club house block), at the Developer's costs.	Partially	
4	Extension of watermain from the northerly limit of Block 77 (club house block) through McLeese Drive and Salmon Run or on a servicing easement registered in favour of the Township to Presqu'ile Road at its easterly end, at the Developer's costs, subject to Section 14 of the agreement.	Y	
5	Extension of a watermain running westerly on Cobble Beach Drive from the intersection of Sarawak Way and Cobble Beach Drive to Grey County Road 1, together with all necessary appurtenances to connect additional watermain at Grey County Road 1, at the Developer's cost.	Y	
6	Extension of a watermain running southerly from the south end of Timberglade Court (Linda Lane) to Church Sideroad East through a block registered in favour of the Township, together with all necessary appurtenances to connect additional watermain, including a hydrant at the end of the watermain to provide flushing of the watermain, at the Developer's cost.	N	
7	Replacement of the watermain from the East Linton Water Plant to the north side of Alexandria Street on Grey Road 1 (approximate length of 1600 m) once the Developer has completed 200 units, at the Developer's costs.	N	
8	Extension of watermain on McLeese Drive northerly to Presqu'ile Sideroad near Grey Road 1, at the Developer's costs, subject to Clause 14 of the agreement.	N	
9	Construction of a new water tower (or towers) separate from the East Linton Water Plant, including the section of the water trunk main from the water tower site to the intersection of Cobble Beach Drive and Grey Road 1.	Y	
10	Extension of a watermain running northwesterly from the northwest end of Algonquin Trail, through Block 34 on an easement registered in favour of the Township at the Developer's costs. The Township will share the cost of construction of the watermain from the northwest end of Block 34, west to Grey Road 1 together with all necessary appurtenances to connect additional watermain at Grey County Road 1 in the future and to provide a hydrant at the end of this watermain to facilitate flushing of the watermain. Fifty percent (50%) of such watermain to be at the Developer's costs and fifty percent (50%) of such watermain to be at the Township's costs.	N	

3.0 Future Considerations/Security

The water agreement included items to address any variations to the expected future growth within the Cobble Beach Development and the Township. Listed below are the relevant items at this stage of the development:

1. *Assuming the construction of a water tower of 9.37 metre diameter with a height of 29.6 metres on Grey County Road 1, the storage capacity provided is equal to 1,480 units. However, the allocation of these units is broken down as such; 900 units to the Developer, 300 units to the Township and 280 units that were existing and referred to in Clause 16 of the agreement. Since the anticipated unit count for the overall development at Cobble Beach is approximately 1,500 units another water tower may need to be built in the future to provide storage capacity for anything above the 900 units currently available.*
2. *The Township and the Developer agree that costs of any subsequent expansions of the East Linton Water Plant for this development shall be shared between the Township and the Developer. The costs sharing will be according the following formula:*

$$\frac{(TU - \text{Township ERU})}{TU} \times 100 = \text{The Developer Percentage Share}$$

Township ERU = Total number of additional units required by the Township

TU = Total new units which will be added to the capacity of the East Linton Water Plant through the applicable design and tendering for expansion.

3. *The expected ultimate capacity of the expanded current design East Linton Water Treatment Plant was 2,400 m³/day (total maximum day flow), which would be sufficient for a total of 887 units. The allocation for the available capacity was agreed to be 400 units to the Developer and 487 to the Township (including the 280 existing units and 50 units of additional capacity). The Township and the Developer agree that once 90% of the Developer's initial 400 units (360 units) are connected to the water system or when the maximum day flow water demand reached 80% of the rated capacity of 2,400 m³/day (1,730 m³/day) (whichever comes first), that the Developer agrees no further building permits or connections to the East Linton Water System, within the Developer's lands, will occur until the completion of a Study and the available supply and treatment capacity is confirmed. The Developer shall request in writing to the Township, that the Township undertake a Study of the remaining supply and treatment reserve capacity in the East Linton Water Plant. The study will be paid 72% by the Developer and 28% by the Township with any additional capacity to the 887 units being allocated 72% to the Developer and 28% to the Township.*
4. *The Township and Developer agree that at any time, that the proposed rated capacity of 2,400 m³/day is not sufficient for the 887 units to be connected to the East Linton Water System, that either party may inform the other in writing that the supply and treatment capacity is not sufficient and a Study will be undertaken. The new capacity of the water system as determined by the Study will be assigned 72% to the Developer and 28% to the Township.*
5. *The current contemplated development of the Developer's lands is for 1500 ERUs subject to the Developer complying with additional agreed-upon requirements of the Township. If any one or more components of the East Linton Water System including the East Linton*

Water Plant, is/are not sufficient to provide water service for the contemplated development of the Developer's lands then, upon the written request of the Developer, the Township will in a reasonably expeditious manner proceed to seek all necessary approvals and take all necessary steps to construct such works as are required in order to provide sufficient water capacity as required by the Developer for its development of the Developer's lands. This is provided, that the Developer's share of the costs on account thereof are paid by the Developer as required by the agreement and subject to the Township being able to obtain all necessary Ministry of Environment or other regulatory agency approvals. The Developer agrees to pay 100% of the costs, in advance to cover the design and tendering costs associated with any subsequent expansions of the East Linton Water Plant, paid from the replenished funds in Section of the agreement. The Township agrees upon the awarding of the tender, to pay to the Developer the Township's percentage share.

6. *The Developer agrees to provide a deed to the Township, at no cost, for a suitable area of lands at the north end of McLeese Drive for future construction of a booster pumping station. The cost of construction of the booster pumping station will be paid by the Township, if constructed. The lands for the booster pumping station will be identified on future development plans at a site mutually agreeable to the Township and the Developer.*

4.0 Algonquin Heights Impact

At the time this memorandum has been prepared the approximate unit count within the Cobble Beach Development is 107 units, inclusive of the 19 ERUs for the club house but not the Pavillion, which will need to be allocated ERUs to the satisfaction of the Township. An additional 83 lots have been serviced but do not draw water from the system. Assuming these lots are developed and connected to the system prior to the development of Algonquin Heights, Cobble Beach would have a total of at least 190 units (plus the Pavillion) built over the entire development. Refer to Appendix B for the unit count completed by C.F. Crozier on November 29, 2018. Since Algonquin Heights is currently being proposed with 70 units, the total ERU count would trigger the conditions surrounding the 200th unit in the development per the water agreement. The conditions are as follows:

- *Replacement of the watermain from the East Linton Water Plant to the north side of Alexandria Street on Grey Road 1 once the Developer has completed 200 units, at the Developer's costs. (Approximately 1,600 metres of 350mm watermain) Refer to Figure 2 for routing of watermain.*
- *The Developer agrees to pay the Township an additional contribution of \$250,000 towards the existing East Linton Water System once the first 200 units are completed and prior to the issuance of any additional building permits.*

In addition to the conditions above, the development of Algonquin Heights would also trigger the following condition:

- *Extension of a watermain running northwesterly from the northwest end of Algonquin Trail, through Block 34 on an easement registered in favour of the Township at the Developer's costs. The Township will share the cost of construction of the watermain from the northwest end of Block 34, west to Grey Road 1 together with all necessary appurtenances to connect additional watermain at Grey County Road 1 in the future*

and to provide a hydrant at the end of this watermain to facilitate flushing of the watermain. Fifty percent (50%) of such watermain to be at the Developer's costs and fifty percent (50%) of such watermain to be at the Township's costs.

In order to determine the sequencing of the proposed works the definition of a "completed unit" must be refined. Civil servicing may be able to proceed for the Algonquin Heights if a serviced lot is not considered as a "unit" that contributes to the East Linton Water System, however, this must be confirmed with the Township.

5.0 East Linton Water System – Present Performance

At the time of the Master Development Agreement the anticipated capacity for the expanded East Linton Water Plant was 2,400 m³/day. Based on the 2018 East Linton Drinking Water System Performance Report, dated November 15, 2018 and issued by the Township, the rated capacity is actually 2,600 m³/day. Refer to Section 1.1.1 of the 2018 Performance Report in Appendix C. In 2018, the water system was operating, on average, with a maximum daily flow between 511 m³/day and 1,020 m³/day, which represents between 19.7% and 39.2% of the rated capacity for the system.

Based on the 2018 Performance Report, the additional 70 units in Algonquin Heights should be feasible with the available capacity from the first expansion of the East Linton Water Plant. It is doubtful that maximum daily flows will meet 80% of the 2,600 m³/day (2,080 m³/day) rated capacity prior to the completion of the 360th unit within Cobble Beach. Therefore, it is likely that it will be the unit count of 360 that will trigger the undertaking of a Study on the water system.

6.0 Recommendations

After reviewing the conditions within the agreement with the Township, performance reports for the East Linton Water Plant and level of development with Cobble Beach, our office would recommend the following actions:

1. Confirm with the Township what they consider to be a "completed unit" as referenced in the agreement;
2. Request that the Township confirm the number of units connected outside of Cobble Beach;
3. Suggest to the Township that an assessment of the per capita usage throughout the service area should be completed; and,
4. Request an update to the water model for the service area and determine if the triggers for the external improvements can be extended to higher unit counts.

These actions will provide clarity to the conditions within the agreement and determine the staging of upcoming works for the overall development. Once the triggers within the agreement are confirmed it may be appropriate to request an update from the Township to these conditions based on existing flows and unit counts.

Should you have any questions regarding this memo, please do not hesitate to contact the undersigned. Thank you.

Sincerely,

C.F. CROZIER & ASSOCIATES INC.



Kevin Morris, P. Eng.
Founding Partner
KM/gc

Encl.

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Appendix C:	East Linton Drinking Water System – Performance Report (2018)

APPENDIX A

By-Law 74-2007

THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS

BY-LAW NO. 74-2007

BEING a By-law to authorize a Waste Water Agreement, Addendum to the Waste Water Agreement, Water Agreement and Subdivision Agreement with Georgian Villas Inc.

WHEREAS Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13 as amended authorizes municipalities to designate areas of Site Plan Control, and to subsequently enter into agreements with respect to the conditions of development or redevelopment of lands in areas of Site Plan Control;

AND WHEREAS by virtue of By-law No. 39-2005 of the Municipality, the lands owned by Georgian Villas Inc. and described as Part of Lots 28 and 29, and Lots 30-34, Concession 3 in the geographic Township of Sarawak are subject to site plan control;

AND WHEREAS the Township of Georgian Bluffs deems it expedient to enter into a Waste Water Agreement, Addendum to the Waste Water Agreement and a Water Agreement with Georgian Villas Inc.

NOW THEREFORE the Council of the Corporation of the Township of Georgian Bluffs enacts as follows:

1. That a Waste Water Agreement, Addendum to the Waste Water Agreement, **Water Agreement** and Subdivision Agreement between Georgian Villas Inc., and the Township of Georgian Bluffs be authorized. Such agreements are attached hereto as Schedule's "A", "B", "C" and "D" and which schedules form a part of this by-law.
2. That the Mayor and Clerk be authorized to sign the Agreement's on behalf of the Council of the Corporation of the Township of Georgian Bluffs.
3. That this By-law shall come into full force and effect upon the final passing hereof.

Read a first and second time this 3rd day of October 2007.

Read a third time and finally passed this 3rd day of October 2007.

Mayor – Alan Barfoot

Acting Clerk – Bruce Hoffman

THIS AGREEMENT made as of the 20 day of September, 2007.

BETWEEN:

THE CORPORATION OF THE TOWNSHIP
OF GEORGIAN BLUFFS

(hereinafter called the "Township")

OF THE FIRST PART

and

GEORGIAN VILLAS INC.

(hereinafter called "the Developer")

OF THE SECOND PART

WHEREAS The Developer is in the process of developing a golf course, a village center and residential community in the Township;

AND WHEREAS the development being undertaken by the Developer is to be served by a municipal water system;

AND WHEREAS the Township is the owner of a water treatment and distribution system known as the East Linton Water System;

AND WHEREAS the Developer is required to upgrade the East Linton Water Plant and the existing water distribution system in order to supply potable water in sufficient capacity for the development;

AND WHEREAS the parties agreed that the Developer will construct a water distribution system to service its development as per Schedule "A" and will connect the water distribution system with the East Linton Water System;

NOW THEREFORE, in consideration of the terms and conditions contained herein the parties agree as follows:

DEFINITIONS

1. In this Agreement:

(a) "East Linton Water System" shall mean the complete East Linton water distribution system including the raw water intake into Georgian Bay, the raw water pumping station, the raw water trunk main to the water treatment facilities, the water treatment facilities and the water distribution system.

(b) "East Linton Water Plant" shall mean all key components of the water supply and treatment system including the raw water intake into Georgian Bay, the raw water pumping facilities, the raw water trunk main, the complete water treatment facility which includes all electrical equipment, all mechanical equipment, all pumps, all treatment units, backup power facilities, clear well storage and other works at the existing site of the water treatment plant.

(c) "Developer's lands" shall mean the lands described in Schedule A which include the plans of subdivision proposed under 42T-2004-02 and 42T-2006-12 Draft Plan.



- (d) “Security” and “Securities” shall mean an irrevocable letter(s) of credit in the form as identified herein in Schedule “B” and in the amount as specified hereto and cash in the form of a bank draft or a certified cheque cashed and held by the Township for the purpose identified hereto.
- (e) “Study” shall mean a study to determine the remaining reserve supply and treatment capacity within the East Linton Water Plant.
- (f) “Units” shall mean an Equivalent Residential Unit (ERU) as defined in Township Bylaws (as amended from time to time) for the East Linton Water System. The minimum number of Equivalent Residential Units serviced by an individual, single water service shall be one (1) ERU. At minimum, each single residential dwelling, each single condominium unit and each townhouse unit will be deemed as one (1) Equivalent Residential Unit. All commercial, industrial and institutional buildings will be classified by the Township, at their sole discretion, as being one (1) or more Equivalent Residential Units. Such classification completed by the Township shall be based on a fixture unit approach, by considering the number of seats in a public restaurant or bar or other public or private assembly building of similar nature, or by using other methods considered reasonable by the Township for the particular building being classified. The clubhouse constructed by the Developer in 2007 shall be deemed to be 19 Units.
- (g) All references herein to Block Numbers and Streets are those referred to in the Concept Plan attached hereto as Schedule D.

PROJECT DESCRIPTION

- 2. The following works are to be constructed:
 - (a) Expansion of the East Linton Water Plant.
 - (b) Extension of the watermain along Grey County Road 1 North from Alexandria Street to Church Sideroad and East on Church Sideroad to McLeese Drive.
 - (c) Extension of watermain along McLeese Drive or on a servicing easement in favour of the Township from Church Sideroad northerly to the north limit of Block 77 (club house block), at the Developer's costs.
 - (d) Extension of watermain from the northerly limit of Block 77 (club house block) through McLeese Drive and Salmon Run or on a servicing easement registered in favour of the Township to Presqu'île Road at its easterly end, at the Developer's costs, subject to Section 14, herein.
 - (e) Extension of a watermain running westerly on Cobble Beach Drive from the intersection of Sarawak Way and Cobble Beach Drive to Grey County Road 1, together with all necessary appurtenances to connect additional watermains at Grey County Road 1, at the Developer's costs.
 - (f) Extension of a watermain running southerly from the south end of Timberglade Court southerly to Church Sideroad through a block registered in favour of the Township, together with all necessary appurtenances to connect additional watermains, including a hydrant at the end of the watermain to provide flushing of the watermain, at the Developer's costs.

- (g) Replacement of the watermain from the East Linton Water Plant to the north side of Alexandria Street on Grey County Road 1 once the Developer has completed 200 Units, at the Developer's costs.
- (h) Extension of watermain on McLeese Drive northerly to Presquille Sideroad near Grey County Road 1, at the Developer's costs, subject to clause 14, herein.
- (i) Construction of a new water tower (or towers) separate from the East Linton Water Plant, including the section of the water trunk main from the water tower site to the intersection of Cobble Beach Drive and Grey County Road 1.
 - (j) Extension of a watermain running northwesterly from the northwest end of Algonquin Trail, through Block 34 on an easement registered in favour of the Township at the Developer's costs. The Township will share the cost of construction of the watermain from the northwest end of Block 34, west to Grey County Road 1 together with all necessary appurtenances to connect additional watermains at Grey County Road 1 in the future and to provide a hydrant at the end of this watermain to facilitate flushing of the watermain. Fifty percent (50%) of such watermain to be at the Developer's costs and fifty percent (50%) of such watermain to be at the Township's costs.
- 3. All construction shall be in accordance with plans prepared or approved by Henderson Paddon & Associates Limited. The Township shall have the final authority on the design and sizing of all watermains along Grey County Road 1 and all internal watermains within the Developer's lands including the location of all watermains, the selection of materials, the means of construction and testing, the conditions of acceptance by Township and the layout of all fittings, valves, pressure reducing valves, hydrants and watermain stubs for future water system expansion and connections. Design, construction, testing and commissioning of all watermains, services, appurtenances etc. will conform to Schedule "C".
- 4. The Developer agrees that all costs relating to engineering, legal approvals and other professionals required by the Township, relating to this development will be at the cost of the Developer, except as expressly specified herein.

FINANCIAL CONTRIBUTIONS

- 5. The Developer agrees to pay the Township six hundred and fifty thousand dollars (\$650,000) as a contribution towards the existing East Linton Water System infrastructure as follows:
 - a) The sum of four hundred thousand dollars (\$400,000) prior to the award of the earlier of the East Linton Water Plant expansion contract, the water tower contract, or the watermain contract on Grey County Road 1 north of Alexandria Street.
 - b) The sum of two hundred and fifty thousand dollars (\$250,000) once the first 200 Units are completed and prior to the issuance of any additional building permits

These sums in no way replace or constitute any other required Security or payment under any other agreements relating to the East Linton Water Plant expansion tenders or water distribution construction or any other required Security relating to the Developer's Lands.

- 6. In addition to section 5 herein, the Developer shall pay to the Township the sum of three hundred thousand (\$300,000) dollars. The first one hundred thousand dollars will be payable prior to award of the earlier of the East

Linton Water Plant expansion contract, the water tower contract, or the watermain contract on Grey County Road 1 north of Alexandria Street, with the **second payment** of one hundred thousand dollars on or before the first anniversary date of the Agreement date and the **third payment** of one hundred thousand dollars payable on or before the second anniversary date of the Agreement date. These payments shall be placed in the East Linton Water System reserve.

7. The Developer and the Township agree to share all associated costs of the watermain constructed between Alexandria Street and Church Sideroad on Grey County Road 1 and on Church Sideroad from Grey County Road 1 to the proposed McLeese Drive, with the Developer paying seventy-seven percent (77%) of the costs of the watermain and the Township paying twenty-three percent (23%) of the costs of the watermain, except as stipulated in sections 8, 9, 10 and 11 herein. The Township will also pay an additional \$3,500.00 toward the cost of each valve chamber associated with the watermain.

Prior to awarding the tender the Developer agrees to deliver to the Township:

- a. Security in the form of an irrevocable Letter of Credit equal to seventy-seven percent (77%) of the tendered costs plus ten percent (10%) for contingencies, and to deposit with the Township One Hundred Thousand dollars (\$100,000.00), in the form of a certified cheque or bank draft, and which said sum shall be used and applied to costs as approved under the payment certificates submitted by the Township engineer, directly to the Township for payment by drawing on the deposit funds herein, and the Township will forthwith submit the said accounts to the Developer for reimbursement of the deposit funds, to maintain the initial deposit amount of One Hundred Thousand dollars (\$100,000.00), to enable the Township to pay the Township's share and the Developer's share of the next payment certificate to which the Township shall contribute twenty three percent (23%). The Developer agrees to pay to the Township the full amount of the Developer's share of the final payment certificate, including any holdbacks, to ensure the Township has sufficient funds to maintain any holdbacks and payment of the final payment certificate to the contractor when added to the Township's share of the funds required to make such payment. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. The pro-rata costs (77%) associated with the Township's requirements for engineering and approvals will be at the cost of the Developer. If the Developer fails, within twenty (20) days from the date of mailing of accounts to reimburse the Township for accounts submitted for reimbursement, it is understood and agreed that the Township, in addition to any and all other remedies it may draw on or redeem in full the irrevocable Letter of Credit, sufficient to complete the project less the Township's share of the costs of such completion. The Letter of Credit shall be returned to the Developer or the Developer's Lender within fourteen (14) days after payment by the Developer of the Developer's share of the costs referred to herein.

OR

- b. The Developer agrees to deliver to the Township prior to the awarding of the tender, seventy-seven percent (77%) of the amount of the successful tender plus ten percent (10%) for contingencies, in the form of a certified cheque or bank draft, to be held in an interest bearing account and to be drawn upon, in amounts sufficient to pay each payment certificate received for seventy-seven percent (77%) of the costs of the watermain works extension contract identified in Section 7. The Township shall forthwith submit a copy of the said accounts to the Developer. All

holdbacks and Securities will be held by the Township until all lien claim periods have expired. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. If for any reason the funds within the deposit account are not sufficient to pay seventy-seven percent (77%) of the cost of the project, the Developer agrees to forthwith remit to the Township an amount equal to the amount of the shortfall.

8. The Township agrees to pay one hundred percent (100%) of the cost of hydrants and services, including hydrant tees and service saddles along the newly constructed watermain from Alexandria Street on Grey County Road 1 to Church Sideroad and east to the entrance of the proposed McLeese Drive.

9. Should the Developer proceed to design and re-construction of the intersection of Church Sideroad and Grey County Road 1 the Developer shall install, at its own cost, all the necessary watermains and appurtenances as part of this intersection re-construction with the understanding that if and when the watermain is connected to the new trunk watermain south of this point on Grey County Road 1 and is operational, the Township will pay twenty-three percent (23%) of the cost of watermain and appurtenances, and 100% of hydrant and service costs incurred by the Developer as a result of this intersection re-construction. The Developer shall deliver to the Township complete documentation showing the total cost of constructing the watermain upon completion of the intersection reconstruction.

10. In the event a third party other than the Developer constructs a new watermain on Grey County Road 1 from Alexandria Street north to a point approximately opposite Gordon Owen Drive, it is agreed and understood by the parties herein, that the Developer shall pay one hundred percent (100%) of all costs associated with the over sizing of the watermain for this area as determined by the Township, including all costs for valve chambers.

11. The Developer shall pay one hundred percent (100%) of the costs to supply and install all watermains, hydrants, services and appurtenances within the Developer's lands. The Developer agrees that the design for the watermain system will be approved by the Township at the cost of the Developer.

12. Upon the completion of 200 Units, the Developer agrees to pay one hundred percent (100%) of the construction and engineering costs to replace the existing watermain with a 350mm (14") watermain located primarily on Grey County Road 1 from the East Linton Water Plant to the north side of Alexandria Street. The Developer shall also be responsible for the reconnection costs of all existing services, hydrants, and all costs to connect to existing watermains. Prior to awarding the tender the Developer agrees to deliver to the Township:

a. Security in the form of a irrevocable Letter of Credit equal to one hundred percent (100%) of the tendered costs plus ten percent (10%) for contingencies, and to deposit with the Township one hundred and fifty thousand dollars (\$150,000.00), in the form of a certified cheque or bank draft. Said sum shall be used and applied to costs as approved under the payment certificates submitted by the Township engineer, directly to the Township for payment, by drawing on the deposit funds herein. The Township will forthwith submit the said accounts to the Developer for reimbursement of the deposit funds, to maintain the initial deposit amount of One Hundred and Fifty Thousand dollars (\$150,000.00), to enable the Township to pay the next payment certificate. The Developer agrees to pay to the Township the full amount of the final payment certificate, including any holdbacks, to ensure the Township has sufficient funds to maintain any holdbacks and payment of the final payment certificate to the contractor. Notwithstanding any holdbacks



from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. The Township engineering and approval costs will be at the cost of the Developer. If the Developer fails, within twenty (20) days from the date of mailing of accounts to reimburse the Township for accounts submitted for reimbursement, it is understood and agreed that the Township, in addition to any and all other remedies it may have, it may draw on or redeem in full the irrevocable Letter of Credit, sufficient funds to complete the project. The Letter of Credit shall be returned to the Developer or the Developer's Lender within fourteen (14) days after payment by the Developer of the Developer's share of the costs referred to herein.

OR

b. One hundred percent (100%) of the successful tender plus ten percent (10%) for contingencies in the form of a certified cheque or bank draft, to be held in an interest bearing account and drawn upon, amounts sufficient to pay each payment certificates received for the watermain works tender identified in Section 12. The Township shall forthwith submit a copy of the said accounts to the Developer. All holdbacks and Securities will be held by the Township until all lien claim periods have expired. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. The Township engineer and approval costs will be at the cost of the Developer. If for any reason the funds within the deposit account are not sufficient to pay one hundred percent (100%) of the cost of the project, the Developer agrees to forthwith remit to the Township an amount equal to the amount of the shortfall.

13. The Developer shall pay seventy-five percent (75%) of the cost of any new water tower (or towers), including any land costs, access road costs, feeder trunk main costs together with any other related costs associated with the new water storage facilities and the Township shall pay the remaining twenty-five percent (25%) of the foregoing costs. Ownership of the land will be registered solely in the name of the Township as part of the East Linton Water System. Prior to the awarding of the contract, the Developer agrees to deliver to the Township:

a. Security in the form of a irrevocable Letter of Credit equal to seventy-five percent (75%) of the tendered costs and to deposit with the Township one hundred and fifty thousand dollars (\$150,000.00), in the form of a certified cheque or bank draft. Said sum shall be used and applied to the Developer's share of costs as approved under the payment certificates submitted by the Township engineer, directly to the Township for payment, by drawing on the deposit funds herein. The Township will forthwith submit the said accounts to the Developer for reimbursement of the deposit funds, to maintain the initial deposit amount of One Hundred and Fifty Thousand dollars (\$150,000.00), to enable the Township to pay the Township's share and the Developer's share of the next payment certificate to which the Township shall contribute twenty five percent (25%). The Developer agrees to pay to the Township the Developer's share of the final payment certificate, including any holdbacks, to ensure the Township has sufficient funds to maintain any holdbacks and payment of the final payment certificate to the contractor when added to the Township's share of the funds required to make such payment. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. The pro-rata costs (75%) associated with the Township's requirements for engineering and approvals will be at the cost of the Developer. If the Developer fails, within twenty (20) days from the date of mailing of accounts to reimburse



the Township for accounts submitted for reimbursement, it is understood and agreed that the Township, in addition to any and all other remedies it may have, it may draw on or redeem from in full the irrevocable Letter of Credit, sufficient funds to complete the project. The Letter of Credit shall be returned to the Developer or the Developer's Lender within fourteen (14) days after payment by the Developer of the Developer's share of the costs referred to herein.

OR

b. Seventy five percent (75%) of the successful tender, in the form of a certified cheque or bank draft, to be held in an interest bearing account and drawn upon, amounts sufficient to pay each payment certificate received for the water reservoir or water tower contract identified herein. The Township shall forthwith submit a copy of the said accounts to the Developer. All holdbacks and Securities will be held by the Township until all lien claim periods have expired. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. If for any reason the funds within the deposit account are not sufficient to pay seventy-five percent (75%) of the cost of the project, the Developer agrees to forthwith remit to the Township an amount equal to the amount of the shortfall to sufficiently pay seventy-five percent (75%) of the costs of the water tower works. The Developer agrees to pay one hundred percent (100%) of the costs, in advance to cover the design and tendering costs associated with the construction of the water tower, to be paid from the deposit funds in section 15 hereto, and further upon the awarding of the tender, the Township agrees to pay the Developer twenty-five percent (25%) of the design and tendering costs.

13.1 The Township and Developer agree that construction of a water tower will provide treated water storage capacity that is surplus to that required for the immediate needs of the proposed 557 additional Units and existing 280 Units referred to in Clause 16. A water tower of 9.37 metres diameter with a height of 29.6 metres will provide approximate capacity for 1,500 Units, considering the total storage provided by the water tower in conjunction with the existing clearwell storage capacity. Considering the existing 280 Units are assigned to the Township for existing connections on the East Linton Water System outside of the Developer's lands, the Township and the Developer agree that the total storage capacity in terms of additional Units be divided between the Developer and the Township, as follows:

Township's Units (storage capacity only) = 280 Units plus 300 Units = 580 Units

Developer's Units (storage capacity only) = 900 Units

The above assignment of the number of Units for storage capacity is as follows:

Total Units for storage capacity only = 1,500 Units

Subtract 280 existing Units in Township service area

Net storage capacity Units remaining = 1,220 Units

Round down to 1,200 Units to be conservative

Assign remaining storage capacity Units based on percent funding of new water tower costs as described previously in this Clause.



Assignment of storage capacity Units for Developer = $75\% \times 1,200 = 900$ Units.

Assignment of storage capacity Units for Township = $25\% \times 1,200 = 300$ Units plus 280 existing Units.

As such, assignment of Units for storage capacity only is 900 Units for the Developer and 580 Units for the Township, assuming a 9.37 metres diameter water tower with a height of 29.6 metres is constructed.

14. Township shall pay to the Developer;

a. The sum of \$28,500.00 when an upper watermain reaches Presqu'île Road via McLeese Drive at a point no more than 300 metres east of Grey County Road 1 on Presqu'île Road, provided same is completed and operational by December 31, 2012.

b. The sum of \$28,500.00 will be paid when the lower watermain extension reaches the easterly end of Presqu'île Road near the north-easterly end of the Developer's land, provided same is completed and operational by December 31, 2009.

c. The above watermains will terminate at Presqu'île Sideroad with all necessary appurtenances to connect additional watermains and hydrants to facilitate watermain flushing.

SECURITY

15. The Developer agrees to pay in advance, or as noted herein, the cost of engineering and tendering costs as estimated by Township and its engineers for the foregoing projects. The Developer agrees to forthwith upon execution of this Agreement provide to the Township an additional \$20,000.00 to be added to the current \$20,000.00 to be held by the Township to be used to pay accounts for planning, engineering design, legal services, and other consultation relating to the development. Accounts for payment shall be submitted directly to the Township and the Township will forthwith submit the said account to the Developer for reimbursement of the deposit fund referred to herein, so the initial amount of \$40,000.00 dollars will be maintained to enable the Township to pay the next account.

16. The costs of the East Linton Water Plant expansion will be shared as follows:

a. The first expansion of the East Linton Water Plant will be for an additional 557 Units and will be split seventy-two percent (72%) paid for by the Developer and Twenty-eight percent 28% paid for by the Township. For the first expansion, 400 of the new Units will be assigned to the Developer and 157 new Units will be assigned to the Township. The parties hereto agree that at the time of execution of this Agreement, there is 50 Units of additional capacity, in addition to the 280 Units already connected to the water system at the time of the proposed first expansion of the East Linton Water Plant. As such, the first expansion of the East Linton Water Plant will have a total capacity to serve 887 Units. Prior to the awarding of the contract for the expansion of the East Linton Water Plant the Developer agrees to deliver to the Township:

i. Security in the form of a irrevocable Letter of Credit equal to seventy-two percent (72%) of the tendered costs and to deposit with the Township one hundred and fifty thousand dollars (\$150,000.00), in the form of a certified cheque or bank draft, and which said sum shall be used and applied to the Developer's share of costs as approved under the payment certificates

submitted by the Township engineer, directly to the Township for payment, by drawing on the deposit funds herein, and the Township will forthwith submit the said accounts to the Developer for reimbursement of the deposit funds, to maintain the initial deposit amount of one hundred and fifty thousand dollars (\$150,000.00), to enable the Township to pay the Township's share and the Developer's share of the next payment certificate to which the Township shall contribute twenty eight percent (28%). The Developer agrees to pay to the Township the Developer's share of the full amount of the final payment certificate, including any holdbacks, to ensure the Township has sufficient funds when added to the Township's twenty-eight percent (28%) share to maintain any holdbacks and payment of the final payment certificate to the contractor. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. The pro-rata costs (72%) associated with the Township's requirements for engineering and approvals will be at the cost of the Developer. If the Developer fails, within twenty (20) days from the date of mailing of accounts to reimburse the Township for accounts submitted for reimbursement, it is understood and agreed that the Township, in addition to any and all other remedies it may have, it may draw on or redeem in full the irrevocable Letter of Credit, sufficient funds to complete the project when added to the Township's twenty-eight percent (28%) share of the costs of such completion. The Letter of Credit shall be returned to the Developer or the Developer's Lender within fourteen (14) days after payment by the Developer of the Developer's share of the costs referred to herein.

OR

ii. Seventy two percent (72%) of the successful tender, in the form of a certified cheque or bank draft, to be held in an interest bearing account and drawn upon, amounts sufficient to pay each payment certificate received for the East Linton Water Plant expansion contract identified herein. The Township shall forthwith submit a copy of the said accounts to the Developer. All holdbacks and Securities will be held by the Township until all lien claim periods have expired. Notwithstanding any holdbacks from the contractors, surplus deposit funds will be returned to the Developer upon issuance of a certificate of substantial completion and acceptance by the Township. If for any reason the funds within the deposit account are not sufficient to pay seventy-two percent (72%) of the cost of the project, the Developer agrees to forthwith remit to the Township an amount equal to the amount of the shortfall to sufficiently pay seventy-two percent (72%) of the costs of the water plant expansion contract. The Developer agrees to pay one hundred percent (100%) of the costs, in advance to cover the design and tendering costs associated with the construction of the water plant expansion, to be paid from the deposit funds in section 15 hereto, and further upon the awarding of the tender, the Township agrees to pay the Developer twenty-eight percent (28%) of the design and tendering costs.

b) The Township and the Developer agree that costs of any subsequent expansions of the East Linton Water Plant for this development shall be shared between the Township and the Developer in accordance with the following formula:

$$\frac{(\text{TU-Developer ERU})}{\text{ERU}} \times 100 = \text{the Township Percentage Share}$$



TU

$$\frac{(\text{TU-Township ERU}) \times 100}{\text{TU}} = \text{The Developer Percentage Share}$$

Where: "Developer ERU" means the total number of addition Units required by the Developer.

Where: "TU" means the total new Units which will be added to the capacity of the East Linton Water Plant through the applicable design and tendering for expansion.

Where: "Township ERU" means the total number of additional Units required by the Township.

If no Units are required by the Township for any subsequent expansions, the Developer shall pay one hundred percent (100%) of the costs of the East Linton Water Plant expansion.

c) At the time of this Agreement, it is anticipated that the rated capacity (total maximum day flow) for the expanded East Linton Water Plant for an additional 557 Units will be 2,400 m³/day.

The Township and Developer agree that this rated capacity will be sufficient to provide water for an additional 557 Units in addition to water demands currently required by 280 Units currently connected to the East Linton Water System outside of the Developer's lands, plus the additional existing 50 Units of current capacity. As such, both parties agree that the proposed water plant expansion, to a rated capacity of 2,400 m³/day maximum day capacity, will be sufficient to supply water to 887 Units in total (487 total Units assigned to the Township and 400 total Units to the Developer).

The Township and the Developer agree that once ninety percent 90% of the Developer's initial 400 Units (360 Units) are connected to the East Linton Water System or when the maximum day flow water demand reaches eighty percent (80%) of the rated capacity of 2,400 m³/day (1,730 m³/d) (whichever occurs first), that the Developer agrees no further building permits or connections to the East Linton Water System, within the Developers lands, will occur until the completion of a Study and the available supply and treatment capacity is confirmed. The Developer shall request in writing to the Township, that the Township undertake a Study of the remaining supply and treatment reserve capacity in the East Linton Water Plant. As in Clause 13, surplus storage capacity available at the time of the Study, will also be carefully reviewed for any remaining storage capacity.

The Study will determine if, in fact, additional Units can be connected to the East Linton Water System in addition to the original 887 Units proposed following the first contract to expand the East Linton Water Plant. The cost of the Study will be paid Seventy-two percent (72%) by the Developer and Twenty-eight percent (28%) by the Township following the first expansion only.

The Study will determine how many Units, if any, above the original 887 Units can be attached to the East Linton Water System and the parties agree that any additional Units above the original 887 Units will be assigned Seventy-two percent (72%) to the Developer and Twenty-eight percent (28%) to the Township, at no cost to either party.

The Township will provide the Developer on an annual basis a copy of the annual water report and all other public reports relating to the East

Linton Water System capacity, prepared by the Township's Water System Operator or other professional and submitted to the Township.

The Township and the Developer agree that at any time, that the proposed rated capacity of 2,400 m³/day (maximum day flow) is not sufficient for 557 additional Units to be connected to the East Linton Water System, that either party may inform the other in writing that the supply and treatment capacity is not sufficient and a Study will be undertaken. The Study will determine the revised number of additional Units (which will be less than the 557 additional Units originally contemplated) which can be reasonably connected to the East Linton Water System and that both parties agree that the revised number of additional Units will be assigned Seventy-two percent (72%) to the Developer and Twenty-eight percent (28%) to the Township at that time. The Developer and the Township, therefore, agree that the total number of additional new Units may be less than the original 400 Units and 157 Units, respectfully, and no financial refund or any entitlement will be due to either party if such determination is made.

17. The current contemplated development of the Developer's lands is for 1500 ERUs subject to the Developer complying with additional agreed-upon requirements of the Township. If any one or more components of the East Linton Water System including the East Linton Water Plant, is/are not sufficient to provide water service for the contemplated development of the Developer's lands then, upon the written request of the Developer, the Township will in a reasonably expeditious manner proceed to seek all necessary approvals and take all necessary steps to construct such works as are required in order to provide sufficient water capacity as required by the Developer for its development of the Developer's lands. This is provided, that the Developer's share of the costs on account thereof are paid by the Developer as required by this Agreement and subject to the Township being able to obtain all necessary Ministry of Environment or other regulatory agency approvals. The Developer agrees to pay all costs to the Township, as in section 16 b), prior to awarding of the contract for any subsequent expansion of the East Linton Water Plant. The Developer agrees to pay one hundred percent (100%) of the costs, in advance to cover the design and tendering costs associated with any subsequent expansions of the East Linton Water Plant, paid from the replenished funds in section 15 hereto. The Township agrees upon the awarding of the tender, to pay to the Developer the Township's percentage share, as calculated in 16 b) hereto, for design and tendering costs.

18. The Developer agrees to provide Security in the amount of \$450,000.00 to the Township, when the requirements are reached for the release of the \$627,000.00 held by the Township for permanent servicing under the conditions of the site plan agreement dated July 19th, 2006, and scheduled for release prior to August 31st, 2008. The difference between the \$450,000.00 required for Security herein and the \$627,000.00 held will be released holding only the \$450,000.00 sufficient to cover the cost of a suitably sized watermain constructed from the northerly limit of block 77 (club house block) through McLeese Drive and Salmon Run, or on a service easement registered in favour of the Township, to Presqu'île Road. Security will be provided in the form of an Irrevocable Letter of Credit. The Letter of Credit shall be returned to the Developer or the Developer's Lender within fourteen (14) days after the completion of the watermain and expiry of all lien claim periods.

19. The Developer undertakes and agrees to construct the watermain as in section 18 herein and to have them tested and ready by December 31, 2009. The Developer agrees if the conditions and dates are not met the Township will have the approval of the Developer to cash the Security identified in Section 18 to fund construction of the watermain described in Section 18 northerly to the easterly end of Presqu'île Road, or alternatively, to fund construction of a suitably sized watermain (minimum 200 mm diameter) on Grey County Road

1 from the water tower site to Presqu'île Road. Any surplus funds remaining from the Security, identified in Section 18, will be refunded to the Developer.

MISCELLANEOUS

20. The parties hereto agree, that this Agreement expires twelve (12) months plus one day from the date of execution of this Agreement, if the contracts to expand the East Linton Water Plant, to construct the watermain on County Road 1 and to construct the water tower are not awarded prior to the expiration of the twelve (12) months plus one day, unless other wise extended by mutual agreement of both parties hereto.
21. The parties hereto agree that once 1,500 Units within the Developer's lands have been constructed, or sold to third parties, the Developer will have no further right to proceed with further development without Township approval.
22. The Developer agrees all normal water operation and maintenance rates that apply to all other users of the East Linton Water System will also apply to all Units and water users on the Developer's lands and proposed plan of subdivision.
23. The Developer and the Township agree that any third party revenue opportunities relating to the use of the water tower structure for commercial purposes will be negotiated and an agreement entered into for revenue sharing, fifty percent (50%) the Developer's share and fifty percent (50%) the Township's share of the net revenue from the date of the signing of this Agreement. Section 23 of this Agreement and any Agreement entered into under this section, will expire seventeen years (17 years) from the signing of this Agreement.
24. The Developer and the Township agree that vacant lots within the Developer's lands will be subject to the current capital and reserve contribution rate applied to vacant lots within the service area of the East Linton Water System. This rate will be charged to each lot within the proposed plan of subdivision that fronts on a watermain, as the lots or blocks are registered to a third party, provided that this rate shall not be charged for a period of one year from the date of written acceptance by the Township of the watermain. Property owners within the Developer's lands will be excluded from the capital connection charge (currently imposed at \$5,250.00 per connection) to the East Linton Water System.
- 24a. On account of the upgrades and construction called for herein and the cost thereof that will be incurred by the Developer on account thereof and the fact the Developer is incurring the said costs in the expectation, as yet unrealized, that the same will eventually be repaid from sales of residential and commercial lands, the Developer's Lands shall be exempt from having to pay any development charges or charges akin to development charges or levies on account of capital or other costs relating directly or indirectly to potable water supply, treatment and distribution to the Township pursuant to the Development Charges Act or similar or replacement legislation or otherwise.
25. The Developer agrees to provide a deed to the Township, at no cost, for a suitable area of lands at the north end of McLeese Drive for future construction of a booster pumping station. The cost of construction of the booster pumping station will be paid by the Township, if constructed. The lands for the booster pumping station will be identified on future development plans at a site mutually agreeable to the Township and the Developer.
26. This Agreement shall run with the land and all covenants and provisions herein shall be binding upon the parties hereto and their respective



successors, heirs, agents and assigns including without limiting the generality of the foregoing any and all subsequent owners of any part or parts thereof.

27. It is understood and agreed that no occupancy permit will be issued until such time as the water tower has been constructed and is operating and supplying potable water to this development.

28. Except as otherwise specifically provided for, any notice required or permitted to be given by any of the parties to the other of them shall be in writing and shall be given, by personally delivering the notice, or by fax or by registered or certified mail, first-class postage prepaid, return receipt requested, addressed as follows:

a. If to the Township: R.R. #3
Owen Sound, Ontario
N4K 5N5
Fax: 519-372-1620

b. If to The Developer:
Mr. Willis McLeese
45 St. Clair Ave. W, Suite 902
Toronto, ON M4V 1K9
Fax: 416-923-3990

Mr. Rob McLeese
8 King St. E, Suite 1901
Toronto, ON M5C 1B5
Fax: 1-416-366-5123

or at some other address or addresses as any party may designate by giving notice as provided. Any notice shall be deemed to have been given at the time that the notice is personally delivered or if delivered by fax on the day following the day of sending, or if delivered by certified or registered mail on the 6th business day (excluding Saturday, Sundays, statutory holidays or periods during which strikes, walkouts or other occurrences interfere with normal mail service) next following the date when it is mailed.

IN WITNESS WHEREOF each party having examined this Agreement hereby affirms it and have affixed their seals attested to by their proper signing officers in that behalf.

SIGNED, SEALED and DELIVERED)
in the presence of)

THE CORPORATION OF THE
TOWNSHIP OF GEORGIAN BLUFFS

Date:

per:

Bruce Hoffman, Acting Clerk

GEORGIAN VILLAS INC.

Date:

per:

President
Robert S. McKeese

Robert S. M'Intosh
I have asked Mr. Grindle
Carleton

~~Schedule "A"~~
~~Description of Lands~~

*Schedule A
Description of lands*

PLC 28-1 Sec C3SAR; Pt Lt 28 Con 3 Sarawak; Pt Lt 29 Con 3 Sarawak; Pt Lt 30 Con 3 Sarawak; Pt Lt 41 Con 3 Sarawak; Pt Lt 32 Con 3 Sarawak; Pt Lt 33 Con 3 Sarawak; Pt Lt 34 Con 3 Sarawak Pt 1-9, 15R-8506, S/T Pt 8, 16R- R157792, R211965, R391684 & R420905; S/T Pt 4, 16R8506 as in R391684 & R420905; S/T Pt 5, 16R-8506 as in R420905; Georgian Bluffs and County of Grey being PIN 37037-0001 (LT)

BM

Schedule "B"
Irrevocable Letter of Credit – Format
Irrevocable Letter of Credit

Date of Issue:

Name of Bank:

Address of Bank:

Letter of Credit No.:

Amount of Guarantee Payment:

Name of Developer:

Address of Developer:

To: Corporation of the Township of Georgian Bluffs
177964 Grey County Road 18, R R #3, Owen Sound, ON N4K 5N5

Except as otherwise expressly stated, this Letter of Credit is issued subject to the "Uniform Customs and Practices for Documentary Credits (1993 Revision), being an International Chamber of Commerce Publication"

In consideration of the agreement between Georgian Villas Inc. and the Corporation of the Township of Georgian Bluffs, dated _____, we hereby authorize The Township of Georgian Bluffs to draw on the Bank of Name & Address of Bank, Ontario, Canada, for the account of our customer, Name of Developer Address of Developer, up to an aggregate amount of _____ amount in words and 00/100's Canadian Dollars (Cdn. \$ _____) which is available on demand.

Pursuant to the request of our customer, Georgian Villas Inc., we the Name of Bank hereby establish and give an Irrevocable Letter of Credit in your favour in the total amount of \$ _____, which may be drawn on by the Corporation of the Township of Georgian Bluffs, which demand we shall honour without question or enquiring whether the Township of Georgian Bluffs has the right as between you and our said customer to make such demand and without recognizing any claim of our said customer, or objection by them to payment by the Name of Bank.

Written demand shall be by way of a letter signed by an authorized signing officer of the Corporation of the Township of Georgian Bluffs. The original Letter of Credit must be presented with the demand to the Name of Bank at Address of Bank, Ontario, Canada Postal Code of Bank, for the banks endorsement of any payment thereon. The Letter of Credit, we understand, relates to the above noted agreement between the Name of the Developer and the Corporation of the Township of Georgian Bluffs.

The amount of this Letter of Credit may be reduced from time to time, as advised by notice in writing, given to us by an authorized signing officer of the Corporation of the Township of Georgian Bluffs.

This Letter of Credit will continue in force for a period of one year, but shall be subject to the conditions hereinafter set forth. It is a condition of the Letter of Credit that it shall be deemed to be automatically extended without amendment for one year from the present or any future expiration date hereof, unless at least thirty (30) days prior to the present or such future expiration date, the Name of Bank notifies the Corporation of the Township of Georgian Bluffs in writing by registered mail or courier that the Name of Bank elects not to consider this Letter of Credit renewed for any such additional period.

Authorized Signature

Authorized Counter Signature



Schedule "C"

Major Water Trunk Mains and Internal Water Distribution System at Georgian Villas Inc. (GVI)

April 17, 2006

104101

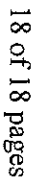
The following are proposed technical conditions for construction and testing of GVI's internal water distribution system and partial requirements for the Township of Georgian Bluffs (Township) to eventually take over ownership of internal water mains within Georgian Villas Inc.

- i) All water mains be sized to the approval of Henderson Paddon & Associates Limited (HPA) and the Township of Georgian Bluffs.
- ii) All water mains in the de-pressurized zone (lower elevation of lands down near Georgian Bay) to be PVC DR-18 to provide extra watermain strength in the event that the pressure-reducing valves were to fail. Provide all water mains and polyethylene water services with approved tracing wires to allow for locating of water mains and services.
- iii) All other water mains in upper pressure level to be PVC DR-25. Minimum bury depth of all to be 1.8 m.
- iv) All services to be attached to water mains with approved service saddles. All service saddles shall be stainless steel. Approved main stop required.
- v) All copper water services shall be minimum 19 mm for single family units and shall be Type K protected with sacrificial anodes to the approval of HPA/Township. If polyethylene services are provided, service pipe shall be series 160 PEXa blue "MUNICIPEX" PE piping by Rehau, with minimum size of 25 mm diameter. For all non-single family residential homes, including clubhouse and multi-unit buildings, minimum size shall be 50 mm. All final determination of service pipe size is subject to the approval of HPA/Township. All curb stop shut off valves for services shall feature stainless steel control rods.
- vi) All watermain fittings shall be PVC wherever possible. All water mains, fittings, components, etc., shall be AWWA approved. All ferrous metal watermain components shall be protected with cathodic protection.
- vii) All bends shall be protected with concrete thrust blocks constructed to OPS standards.
- viii) All watermain components and appurtenances to be designed, installed and tested to OPS standards and the Safe Drinking Water Act in terms of disinfection and commissioning. All high strength chlorine solutions used for disinfection of water mains shall be disposed of in an environmentally appropriate way, which will likely require de-chlorination agents.
- ix) Watermain dead ends shall be minimized as much as possible, but where a dead end is required, the dead end shall terminate with a fire hydrant for flushing purposes. All hydrants installed shall be consistent with other hydrants within the East Linton water system and shall be approved by the Township and Henderson Paddon. The location of all hydrants and the number of hydrants provided to be as per the requirements of HPA and the Township.
- x) All water mains shall be a minimum size of 200 mm. Internal trunk water mains to be oversized to the satisfaction of the Township/HPA.



- xi) Placement and the number of bends, fittings, isolation valves, hydrants, etc., to the satisfaction of the Township/HPA. All bedding material, cover material, methods of construction, etc., will be to Ontario Provincial Standards and approved by the Municipality/HPA.
- xii) Final layout of all watermains shall be approved by the Municipality including the location of easements in favour of the Municipality for access. The length of such easements should be minimized as much as possible to ensure ease of watermain maintenance, even under winter conditions.
- xiii) All pressure-reducing valves and accompanying valve chambers to the approval of HPA/Township.
- xiv) The developer shall ensure that a qualified professional engineering firm, approved by the Township, develop all detailed design drawings and specifications for the proposed watermains, overview the submission of such drawings and specifications to the Ministry of the Environment for approvals, and be responsible for obtaining the necessary approvals from the Ministry of the Environment including payment of all application fees. During construction, the consulting engineering firm shall ensure that all watermains, services, hydrants and other appurtenances are installed as per the required drawings and specifications and, within thirty (30) days of completion of all works, submit a letter signed and sealed by the responsible professional engineer (registered in the Province of Ontario) certifying that all watermains, services and appurtenances were installed and tested in accordance with the design drawings, sound engineering practices and in accordance with applicable OPSS and OPSD and in conformance with this schedule (Table 1) of watermain requirements. Such certification by the professional engineer shall be required prior to assumption of ownership of the watermain system by the Township, among any other required conditions of assuming ownership of the watermain system by the Township.
- xv) The professional engineering firm identified in the previous point shall also complete and submit to the Township, within ninety (90) days of substantial performance of the water system, a complete set of "As Built" drawings with each drawing signed and stamped by a professional engineer registered to practice in the Province of Ontario. In addition, As Built Drawings (locate drawings) will be provided for every individual water service using swing-ties or other means to clearly identify the location of each service in the field. All submissions to the satisfaction of the Township.

Concept Plan



APPENDIX B

Cobble Beach Unit Count (C.F. Crozier and Associates, 2018)

Cobble Beach Ledger

Date 29-Nov-18
 Job Number 416-3114
 Completed By GC

Location	ERUs	Lots Serviced (Not Connected)
Hollows and Blue Bay Villas	24	32
Block 76	1	2
Punkinseed	2	5
Algoma Crescent	10	3
Cobble Beach Drive	25	2
Snowberry	6	3
Telford	7	28
Braw Glint	3	1
Algonquin	4	7
The Cabins	6	0
Clubhouse	19	0
The Pavilion	TBD	
Totals	107	83
Potential Number of Units	190	
Note Algonquin Heights is not included in totals		

APPENDIX C

East Linton Drinking Water System – Performance Report (2018)



EAST LINTON DRINKING WATER SYSTEM

PERFORMANCE REPORT

**For the period of
JANUARY 1, 2018 to OCTOBER 31, 2018**

Prepared by:



Ontario Clean Water Agency
Agence Ontarienne Des Eaux

1. Process Performance & Regulatory Compliance

1.1 Summary of Non-Compliances & AWQIs

From **January 1, 2018 to October 31, 2018:**

- Number of Non-Compliances = **0**
- Number of Adverse Water Quality Incidents (AWQIs) = **0**

The table below summarizes East Linton DWS' performance in accordance with the regulatory limits set out in:

- Municipal Drinking Water License (MDWL) 083-105, (Issue: 2)
- Permit To Take Water (PTTW) 6203-AKNKQW
- Ontario Regulation 170/03

2018	Non-Compliances	AWQIs
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0

Description of Non-Compliances

The following is a summary of the requirements of the Act, the regulations, the system's approval, drinking water works permit, municipal drinking water license, and any orders applicable to the system that were not met at any time during the time period covered by this report; as well as the duration of the failure and the measures that were taken to correct the failure:

Non-Compliance(s)	Duration	Required Actions & Corrective Actions
n/a	n/a	n/a

Description of AWQIs

The following contains details on notices submitted in accordance with subsection 18(1) of the Safe Drinking-Water Act or section 16-4 of Schedule 16 of O.Reg.170/03 and reported to the Spills Action Centre:

Date of Incident (yyyy/mm/dd)	Parameter	Result	Unit of Measure	Corrective Action	Corrective Action Date (yyyy/mm/dd)
n/a	n/a	n/a	n/a	n/a	n/a

1.1.1 Flow

Raw Water

During the reporting period, raw water taking for the East Linton DWS was **within the limits** of the current PTTW.

2018	Maximum Daily Flow (m ³ /day)	Within Limits (2,600 m ³)
January	649	Yes
February	496	Yes
March	644	Yes
April	508	Yes
May	814	Yes
June	911	Yes
July	896	Yes
August	746	Yes
September	767	Yes
October	839	Yes

Treated Water

During the reporting period, the East Linton DWS operated **within the rated capacity** set out in current MDWL.

2018	Average Flow (m ³ /day)	% of Rated Capacity	Maximum Flow (m ³ /day)	% of Rated Capacity	Within Limits (2,600 m ³ /day)
January	393.4	15.1	668	25.7	Yes
February	355.1	13.7	511	19.7	Yes
March	345.8	13.3	711	27.4	Yes
April	373.4	14.4	863	33.2	Yes
May	456.3	17.6	843	32.4	Yes
June	601.4	23.1	1,020	39.2	Yes
July	510.1	19.6	915	35.2	Yes
August	393.3	15.1	752	28.9	Yes
September	384.2	14.8	800	30.8	Yes
October	377.9	14.5	841	32.3	Yes

1.1.2 Water Quality

Microbiological Testing

Raw Water*

2018	# of Samples	E.Coli (cfu/100mL)			Total Coliforms (cfu/100mL)		
		Minimum	Maximum	Within Limits?	Minimum	Maximum	Within Limits?
January	5	0	0	n/a	0	28	n/a
February	4	0	0	n/a	1	27	n/a
March	4	0	0	n/a	0	21	n/a
April	5	0	2	n/a	6	0	n/a
May	4	0	0	n/a	4	0	n/a
June	4	0	0	n/a	0	1	n/a
July	5	0	0	n/a	0	6	n/a
August	4	0	2	n/a	0	5	n/a
September	4	0	1	n/a	1	12	n/a
October	5	0	1	n/a	0	3	n/a

*Raw water bacteriological samples do not have regulatory limits.

Treated Water

2018	# of Samples	E. Coli (cfu/100mL)			Total Coliforms (cfu/100mL)			HPC** (cfu/1mL)		
		Minimum	Maximum	Within Limits?	Minimum	Maximum	Within Limits?	Minimum	Maximum	Within Limits?
January	5	0	0	Yes	0	0	Yes	0	1	n/a
February	4	0	0	Yes	0	0	Yes	0	1	n/a
March	4	0	0	Yes	0	0	Yes	0	0	n/a
April	4	0	0	Yes	0	0	Yes	0	0	n/a
May	5	0	0	Yes	0	0	Yes	0	1	n/a
June	4	0	0	Yes	0	0	Yes	0	1	n/a
July	5	0	0	Yes	0	0	Yes	0	1	n/a
August	4	0	0	Yes	0	0	Yes	0	0	n/a
September	4	0	0	Yes	0	0	Yes	0	1	n/a
October	5	0	0	Yes	0	0	Yes	0	0	n/a

**There is no regulatory limit for Heterotrophic Plate Count (HPC); it is used as an indicator test.

Distribution Water

2018	# of Samples	E. Coli (0 cfu/100mL)			Total Coliforms (0 cfu/100mL)			HPC** (cfu/1mL)			
		Min.	Max.	Within Limits?	Min.	Max.	Within Limits?	# of Samples	Min.	Max.	Within Limits?
January	11	0	0	Yes	0	0	Yes	5	0	1	n/a
February	9	0	0	Yes	0	0	Yes	4	0	0	n/a
March	9	0	0	Yes	0	0	Yes	4	0	2	n/a
April	11	0	0	Yes	0	0	Yes	5	0	1	n/a
May	9	0	0	Yes	0	0	Yes	4	0	0	n/a
June	9	0	0	Yes	0	0	Yes	4	0	0	n/a
July	12	0	0	Yes	0	0	Yes	6	0	1	n/a
August	9	0	0	Yes	0	0	Yes	4	0	1	n/a
September	9	0	0	Yes	0	0	Yes	4	0	2	n/a
October	11	0	0	Yes	0	0	Yes	5	0	1	n/a

**There is no regulatory limit for Heterotrophic Plate Count (HPC); it is used as an indicator test. At least 25% of distribution samples must be tested for Heterotrophic Plate Count (HPC).

Quarterly Samples

Treated Water: Nitrites

2018	Concentration (mg/L)	Within Limits? (1 mg/L)
January	<0.003	Yes
February	-	-
March	-	-
April	<0.003	Yes
May	-	-
June	-	-
July	<0.003	Yes
August	-	-
September	-	-
October	<0.003	Yes

Treated Water: Nitrates

2018	Concentration (mg/L)	Within Limits? (10 mg/L)
January	0.288	Yes
February	-	-
March	-	-
April	0.323	Yes
May	-	-
June	-	-
July	0.253	Yes
August	-	-
September	-	-
October	0.224	Yes

Distribution Water: Trihalomethanes (THMs)

2018	Concentration (ug/L)	Running Annual Average (ug/L)	Within Limits? (100 ug/L)
January	46	56	Yes
February	-	-	-
March	-	-	-
April	31	54	Yes
May	-	-	-
June	-	-	-
July	50	52.8	Yes
August	-	-	-
September	-	-	-
October	75	50.5	Yes

Distribution Water: Haloacetic Acids (HAAs)

2018	Concentration (ug/L)	Running Annual Average (ug/L)	Within Limits?***
January	31.2	30	n/a
February	-	-	-
March	-	-	-
April	18.9	29.95	n/a
May	-	-	-
June	-	-	-
July	28.7	29.98	n/a
August	-	-	-
September	-	-	-
October	20.7	24.88	n/a

***The limit of 80 ug/L running annual average for HAAs does not come into force until 2020.

Semi-Annual Samples

Distribution Water: Lead, pH and Alkalinity

Semi-Annual sampling is required to happen twice a year; once in the period from December 15th to April 15th and once in the period June 15th to October 15th for lead, pH and Alkalinity. The sample results for lead, pH and alkalinity were **within the regulatory limits**.

	# of Samples	Lead (ug/l)			pH			Alkalinity (mg/L)		
		Minimum	Maximum	Within Limits? (10 ug/L)	Minimum	Maximum	Within Limits?	Minimum	Maximum	Within Limits? (30-500 mg/L)
January	-	-	-	-	-	-	-	-	-	-
February	-	-	-	-	-	-	-	-	-	-
March	2	0.18	0.40	Yes	7.11	7.43	Yes	72	72	Yes
April	-	-	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-	-	-
August	2	0.08	0.08	Yes	7.43	7.72	Yes	72	75	Yes
September	-	-	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-	-	-

Annual Samples

Treated Water: Schedule 23 & Schedule 24

Treated water Inorganic and Organic chemicals were last tested on **January 8, 2018**, the sample results were **within the regulatory limits** set out in O.Reg 169/03. The next set of Schedule 23 and Schedule 24 samples is scheduled to be taken in January 2019.

60 Month Samples

Treated Water: Sodium

No samples were for Sodium and Fluoride were required to be taken during the reporting period.

Treated water Sodium was last sampled on **July 4, 2016** and was within regulatory limits. The next set of Sodium samples is scheduled for April 2021.

Treated Water: Fluoride

Treated water Fluoride was last sampled on **July 4, 2016** and was within regulatory limits. The next set of Sodium samples is scheduled for April 2021.

1.2 Reporting

A summary of the reports submitted by OCWA to/on behalf of the Township are summarized in the table below:

Report	Submission Frequency	Submit To	Submission Date
Annual Report (Section 11)	Annually	Owner	February 28, 2018
Summary Report (Schedule 22)	Annually	Owner	March 15, 2018

1.2.1 Annual Report (Section 11)

As required by Section 11 of O. Reg 170/03, OCWA prepares a report for the Township that covers the period from January 1 to December 31 by no later than February 28 of the following year. The annual report must:

- a) contain a brief description of the drinking water system, including a list of water treatment chemicals used by the system during the period covered by the report;
- b) summarize any reports made to the Ministry under subsection 18 (1) of the Act or section 16-4 of Schedule 16 during the period covered by the report;
- c) summarize the results of tests required under this Regulation, or under an approval, municipal drinking water licence or order, including an OWRA order, during the period covered by the report and, if tests required under this Regulation in respect of a parameter were not required during that period, summarize the most recent results of tests of that parameter;
- d) describe any corrective actions taken under Schedule 17 or 18 during the period covered by the report;
- e) describe any major expenses incurred during the period covered by the report to install, repair or replace required equipment;
- f) in the case of a large municipal residential system or a small municipal residential system, include a statement of where a report prepared under Schedule 22 will be available for inspection under subsection 12 (4); and
- g) in the case of a large municipal residential system, small municipal residential system or non-municipal year-round residential system, specify the number of points sampled during the periods described in subsection 15.1-4 (2) or subsection 15.1-5 (5) of Schedule 15.1 to the Regulation, the number of samples taken, and the number of points where a sample exceeded the prescribed standard for lead during those periods. O. Reg. 170/03, s. 11 (6); O. Reg. 418/09, s. 8; O. Reg. 458/16, s. 6 (1).

“The owner of a drinking water system shall ensure that a copy of an annual report for the system is given, without charge, to every person who requests a copy. If a drinking water system is connected to and receives all of its drinking water from another drinking water system, the owner of the system that obtains the water shall ensure that a copy of an annual report for the system from which the water is obtained is given, without charge, to every person who requests a copy. Every time that an annual report is prepared for a drinking water system, the owner of the system shall ensure that effective steps are taken to advise users of water from the system that copies of the report are available, without charge, and of how a copy may be obtained. If the DWS serves more than 10,000 people, the owner of the system shall ensure that a copy of every report prepared under this section is available to the public at no charge on a website on the Internet.”

1.2.2 Summary Report (Schedule 22)

As required by Schedule 22 of O. Reg 170/03 OCWA prepares a report on behalf of the Township by no later than March 31 each year for the preceding year. This report is to be given to members of council.

“The report must,

- a) List the requirements of the Act, the regulations, the system’s approval, drinking water works permit, municipal drinking water licence, and any orders applicable to the system that were not met at any time during the period covered by the report; and
- b) For each requirement referred to that was not met, specify the duration of the failure and the measures that were taken to correct the failure.

The report must also include the following information for the purpose of enabling the owner of the system to assess the capability of the system to meet existing and planned uses of the system:

1. A summary of the quantities and flow rates of the water supplied during the period covered by the report, including monthly average and maximum daily flows.
2. A comparison of the summary referred to in paragraph 1 to the rated capacity and flow rates approved in the system's approval, drinking water works permit or municipal drinking water licence, or if the system is receiving all of its water from another system under an agreement pursuant to subsection 5 (4), to the flow rates specified in the written agreement."

1.3 Third Party Inspections & Results

There was an unannounced Ministry of Environment, Conservation and Parks (MECP) inspection on **July 19, 2018** of the East Linton DWS. The final inspection rating was 100%.

1.4 Drinking Water Quality Management Standard (DWQMS)

Refer to Section 1.4 in the Shallow Lake DWS Performance Report for the reporting period for more information.

1.4.1 Risk Assessment

Refer to Section 1.4.1 in the Shallow Lake DWS Performance Report for the reporting period for more information.

1.4.2 Review & Provision of Infrastructure

Refer to Section 1.4.2 in the Shallow Lake DWS Performance Report for the reporting period for more information.

1.4.3 Internal Audits

Refer to Section 1.4.3 in the Shallow Lake DWS Performance Report for the reporting period for more information.

1.4.4 External Audits

Refer to Section 1.4.4 in the Shallow Lake DWS Performance Report for the reporting period for more information.

1.4.5 Management Review

Refer to Section 1.4.5 in the Shallow Lake DWS Performance Report for the reporting period for more information.

2. Operations & Maintenance

2.1 Major & Unscheduled Maintenance

2.1.1 October 2018

- 18:** Air compressor was serviced by Atlas Copco.
- 25:** Replaced broken fittings on sodium hydroxide tank.
- 29:** Water shut off at 433 Balmy Beach Rd.

2.1.2 January 2018 to September 2018

January

- 09:** Fixed faulty connection on chlorine pump #1

February

There was no major or unscheduled maintenance during this month.

March

- 26:** Annual third party flowmeter calibrations.

April

- 03:** Installed new lamp in UVT monitor.
Annual third party instrument calibrations.
- 19:** Modified backwash skid drain
- 24:** Modified T-1 tank overflow piping to increase overflow efficiency

May

- 01:** CIP on filter Skid B
- 02:** CIP on filter Skid A
- 05:** Replaced discharge line on chlorine pump #1
- 31:** Generator run

June

There was no major or unscheduled maintenance during this month.

July

- 02:** Repaired leak in discharge line of Cl₂ pump #1.
- 10:** Filled new section of watermain at Hawthorn Crescent for swabbing and pressure testing
- 12:** Flushed superchlorinated water from new section of watermain at Hawthorn Crescent
- 13:** Flushed and collected bacteriological sample from section of watermain at Ironwood Way that was existing but not commissioned.
- 16:** Superchlorinated section of watermain at Ironwood Way that was existing but not commissioned.

- 17:** Flushed section of superchlorinated watermain
- 20:** Connected and flushed new section of watermain at Hawthorn Crescent and Ironwood Way.
- 28:** Repaired leak on suction line of low lift chlorine pump #3
- 30:** Repaired leak at the chlorine injector

August

- 01:** Replaced PRV on Grey Road #1 at Indian Acres.
- 02:** Repaired chlorine leak at the low lift pumping station
- 09:** Repaired chlorine leak at the low lift pumping station.
- 10:** Pulled the septage pump in the basement and replaced faulty float.
- 11:** Repaired leak on chlorine pump #2 discharge line.

September

- 05:** Repaired fire hydrant on Grey Rd #1.

2.2 Call-Ins

2.2.1 October 2018

07: Low chlorine alarm.

2.2.2 January 2018 to September 2018

January

20: UV#1 failure.

February

There were no call-ins to report for this month.

March

21: Power outage alarm.

April

03: Fire department using a fire hydrant to fight a fire.

May

04: Power outage

05: Emergency locate at 343597 Church side Rd.

15: Standpipe communication failure

27: UV failure alarm.

28: Filter Skid B high turbidity

June

13: Power outage

15: Skid A high turbidity.

July

19: Low chlorine alarm

20: Low chlorine alarm

August

29: Standpipe high-high level alarm. Thunderstorms at the time of the alarm. Relay switch in high level sensor burnt out. Not an actual high level alarm.

September

14: Low chlorine alarm

26: UV transmittance failure

2.4 Community Complaints

2.4.1 October 2018

There were no complaints or public inquiries reported to OCWA staff during this month.

2.4.2 January 2018 to September 2018

January

There were no complaints or public inquiries reported to OCWA staff during this month.

February

There were no complaints or public inquiries reported to OCWA staff during this month.

March

There were no complaints or public inquiries reported to OCWA staff during this month.

April

There were no complaints or public inquiries reported to OCWA staff during this month.

May

There were no complaints or public inquiries reported to OCWA staff during this month.

June

There were no complaints or public inquiries reported to OCWA staff during this month.

July

There were no complaints or public inquiries reported to OCWA staff during this month.

August

- 03:** 141 Macintosh – Resident complained of chlorine taste in the water. Residence had been vacant for a while, water had not been used for a time. Operator flushed hydrant in the area and advised resident to run taps.

September

- 10:** 285 Balmy Beach Rd – Resident complained of low water pressure. Operator confirmed system pressure was good and issue was with the house. Operator tested water pressure on the outside tap and found pressure to be in the 80-85 psi range. Residence has a water treatment system including a water softener and pressure reducing valve on the hot water line. As only hot water pressure is low, operator suggested to resident to contact a plumber.

3. Health & Safety

3.1 Incidents

- Number of Health & Safety Incidents Reported = 0

2018	Health & Safety Incidents	
	# Reported	Details
January	0	n/a
February	0	n/a
March	0	n/a
April	0	n/a
May	0	n/a
June	0	n/a
July	0	n/a
August	0	n/a
September	0	n/a
October	0	n/a

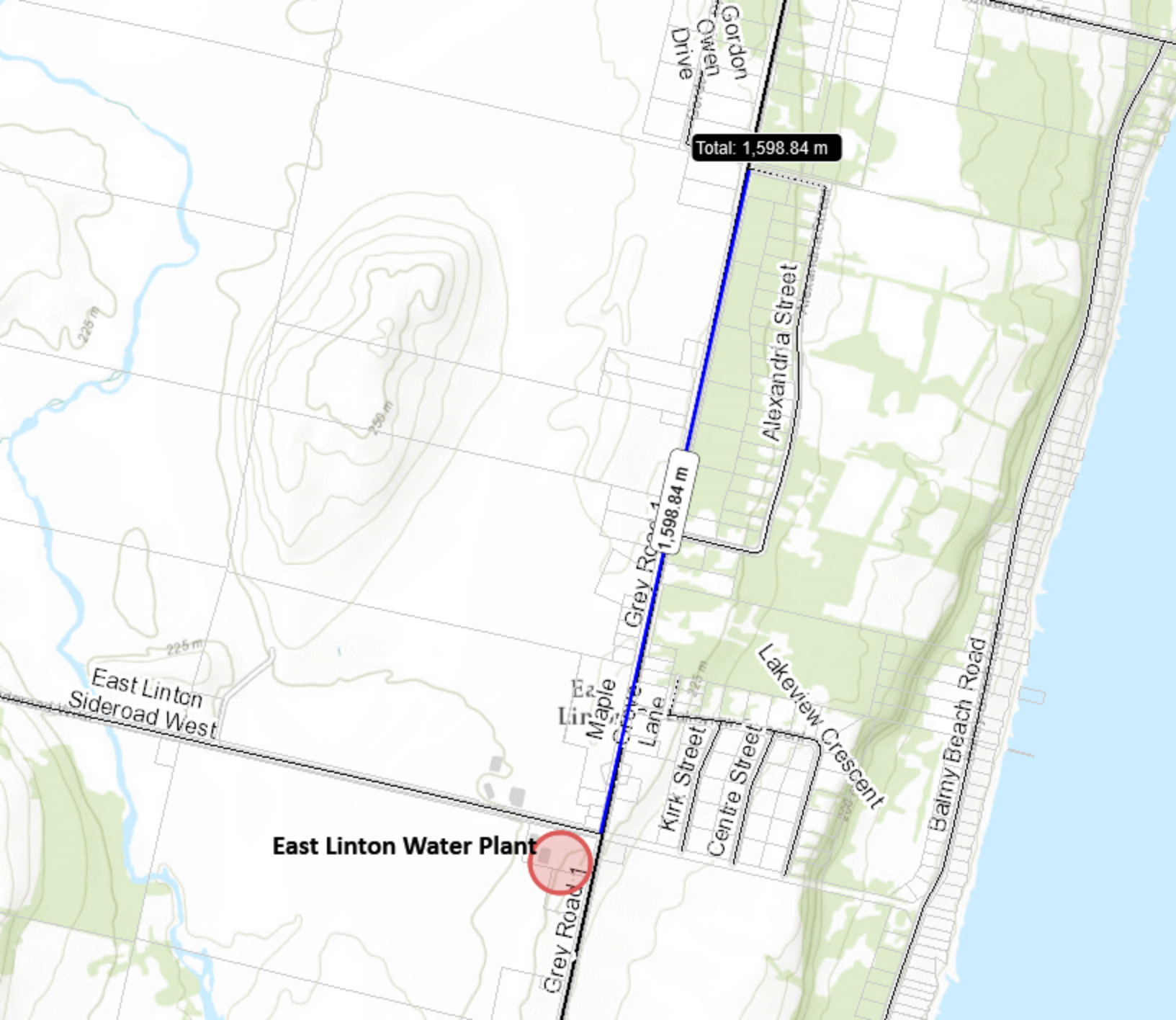
3.2 Training

Refer to the Shallow Lake DWS Performance Report for safety topics/training provided to staff during this reporting period.

LIST OF FIGURES

Figure 1: Water Distribution System (PSMI, 2007)

Figure 2: Grey County Road 1 Watermain Improvements



Georgian Bay
Baie
Georgienne