

PERMIT APPLICATION COMPANION

**MAINTENANCE DREDGING AT
THE GEORGIAN YACHT CLUB**

31 MAR 2026



THE GEORGIAN YACHT CLUB
EST. 1946

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Background

The Georgian Yacht Club (GYC) operates a yacht basin as a not-for-profit organization for private members. The GYC is located on the western shore of the Owen Sound Harbour within the city limits of Owen Sound Ontario.

Problem Statement

Due to a combination of cyclically low water levels on Georgian Bay [2] and a natural process of silt collection at the entrance to the GYC [3], dredging is required to allow boats of even modest draft to travel in and out of the basins. An engineering analysis of the GYC facilities including a bathymetric survey was conducted in the Spring of 2025 [1]. The report concludes that approximately 250 m³ of material needs to be removed from the entrance to allow for safe travel and to bring the GYC into alignment with typical design of bottom contours at 1.8 to 2.0m below chart datum. Chart datum on Georgian Bay is elevation 176 m IGLD85 or 175.9 m CGVD28. Figure 1 shows the areas above elevation 174.0 m shaded.

Redesigning or relocating the project is not possible. The entrance to the GYC harbour cannot be relocated. Further, the material that is planned to be removed from the harbour entrance has been deposited there through natural processes since the previous dredging works performed in the project area.

Through initial consultations with agencies and industry experts the following list of agencies was developed, permit applications will be prepared and submitted as required. This permit application companion document has been organized with supporting information that is specific to each permit application and also contains items common across all permit applications.

- Saugeen Ojibway Nation (Section 2.1)
- Fisheries and Oceans Canada (Section 2.2)
- Transport Canada (Section 2.3)
- Ministry of Environment, Conservation and Parks (Section 2.4)
- Ministry of Natural Resources (Section 2.5)
- Grey Sauble Conservation Authority (Section 2.6)

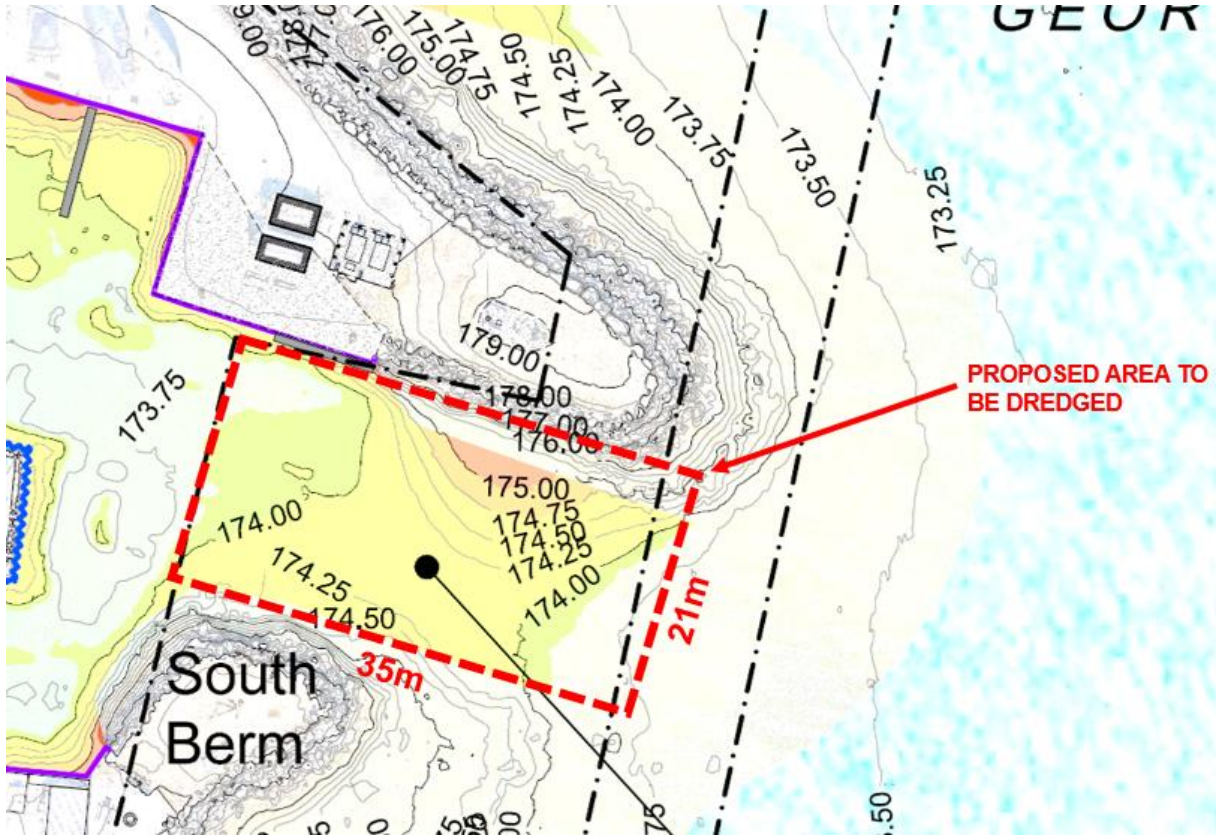


Figure 1: Proposed area to be dredged for material above 173.9m (174.0m IGLD85) in entrance to GYC.

Part 1: Information Common to All Permits

Proponent Contact Information

1. Mike Forcier, Commodore (Chair, Board of Directors)

519 372-5960(M)
mike@greybrucelaw.ca

2. Chris Haslam, Vice-Commodore & Secretary

226 668-8256(M)
treeguy_01@hotmail.com

3. Jason Lehtovaara, Rear-Commodore & Chair of Planning Committee

519 372-9910, 519 386-2685
lehtovaara@bell.net, jason.lehtovaara@brucepower.com

Project Location

Street Address:	2475 3 rd Avenue West Owen Sound, ON N4K 4S7
Mailing Address:	P.O. Box 382, Owen Sound, ON N4K 5P5
Municipality:	City of Owen Sound
Property Description:	LT69 E/S RAGLAN ST, 71 E/S RAGLAN ST PL BROOKE EXCEPT 16R5763; PT OWEN SOUND HARBOUR BEING IN FRONT OF SOUND ST PL BROOKE IN FRONT OF 24TH ST W AND 25TH ST W AND LT 60, 62, 64, 66 AND 72 W OF SOUND ST PT 1, 2 & 3, 16R6218; PT SOUND ST PL BROOKE CLOSED BY R90770 & R164633; LT 60 W/S SOUND ST, 62 W/S SOUND ST, 64 W/S SOUND ST, 66 W/S SOUND ST, 72 W/S SOUND ST, 61 E/S RAGLAN ST, 63 E/S RAGLAN ST, 65 E/S RAGLAN ST, 67 E/S RAGLAN ST PL BROOKE; EYRE ST PL BROOKE CLOSED BY OS40440 & OS41054 EXCEPT R231798; S/T OS48000; OWEN SOUND
Legal Description	TP BROOKE L57PT L61 TO L67;L69PT L71PT RAGLAN ES L58PT;L60 TO L70 SOUND WS PT EYRE
Registered Plan of Survey:	See Appendix 6: Land Registry Office Registered Plan of Survey #16R6218
PIN:	37053-0019
Coordinates:	44°35.205'N; 80°56.594'W
Assessment Roll Number:	425902000813200, 4259020008132000000
Government of Canada Business Number	13045 3400 RT0001

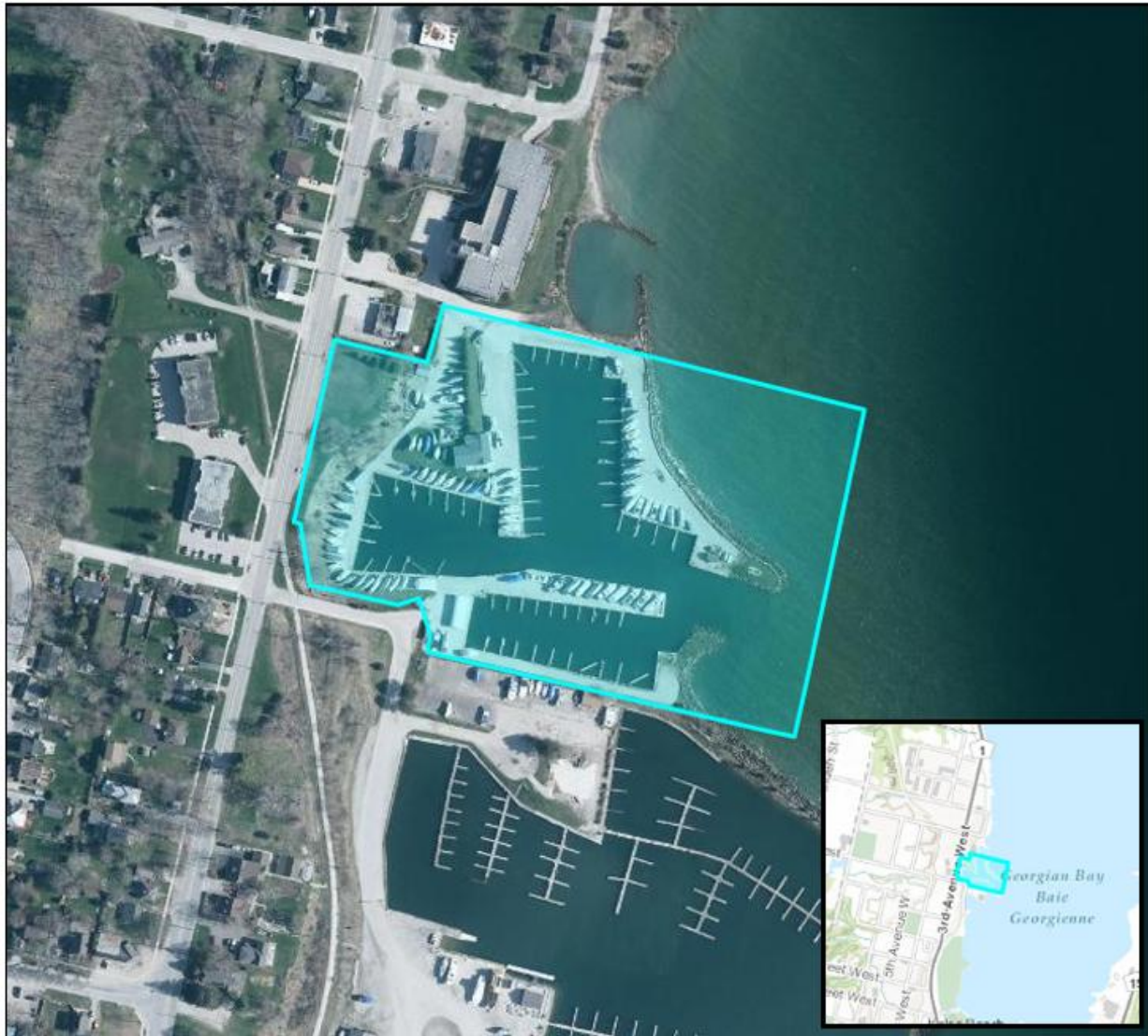


Figure 2: map showing location and property boundaries of the GYC

Construction Methodology

Mechanical dredging operations will be done by a contractor from land on the north side of the entrance channel. It is expected that the contractor will use a dragline dredging method. The dredging spoils will be placed into a containment box on shore to allow the spoils to de-water sufficiently. The containment box will contain sediment and protect the natural environment while the spoils de-water. A turbidity curtain will be installed in the water around the dredging area prior to in-water works. It is expected that the in-water work will take approximately one week. Once de-

watered, the spoils will be shipped off site to an arranged receiver. Depending on de-watering rates and bulking and banking effects a secondary de-watering location may be required on site before shipping material to the receiver.

Water control structures are not required. Turbidity curtains will be used. For the purposes of this application the turbidity curtains are intended to control sediment resuspension but not impact the flow of water through the pores of the fabric.

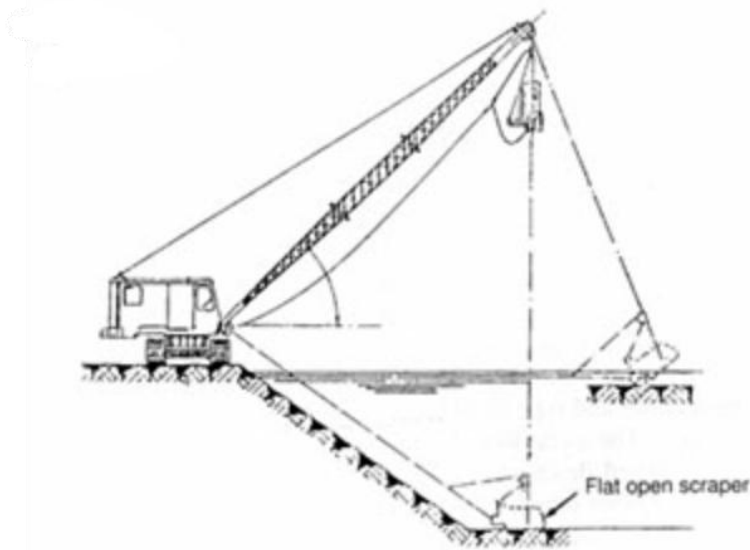


Figure 3: sample diagram of dragline dredging



Figure 4: sample image of a dragline dredging activity

History of Dredging Activities at the Georgian Yacht Club

From 1955 to 1967 the GYC hired contractors to construct the original two basins (north basin and west basin) using conventional excavation methods before openings the harbour entrance and letting lake water in to the depressions. These basins underwent minor expansion and improvement a number of times using in-water dredging methods.



Figure 5: Dragline dredging the north and west basins in 1957 (G. McDonald) [4]

From 1967 to 1969 a third basin (the south basin) was constructed using the same methods as the previous two basins.

Cyclically low water in the late 1990's drove the GYC to obtain permits and conduct dredging work in the year 2000. Material was dredged out of all three basins, and from the harbour entrance. Spoils were de-watered then deposited on the portion of the property near the roadside, the spoils were then capped with topsoil and the area was planted and landscaped.

Again, in 2003 an application was made to Transport Canada to obtain a permit to perform dredging. It is unknown based on the records available whether a permit was received or if dredging was performed.

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Once again, cyclically low water in the early 2010's drove the GYC to obtain permits to dredge from Transport Canada (Appendix 11: Letter, Dredging Approval – Public Port of Owen Sound) and Grey Sauble Conservation Authority (Appendix 12: GSCA Permit # GS12-340). By 2014-2015 the water levels began to rebound and the Board of Directors at the time made the decision to not undertake the dredging work. Instead of dredging, permission was granted in 2015 to move some submerged boulders to improve navigation out of the basins.

Soil Management Plan

In order to allow for safe travel in and out of the yacht basins, and to bring the GYC into alignment with typical design of bottom contours at 1.8 to 2.0m below chart datum the GYC intends to perform dredging that will produce approximately 250 m³ of spoils material. Refer to Figure 1 above to see the lake bottom surface above elevation 174.0 m shaded.

Once removed from the basin entrance, the spoils materials will not be re-used on the GYC property and is considered excess soil.

GEI Consultants Canada Ltd. (GEI) were hired to perform soil analysis and provide advice to inform the GYC's soil management plan. GEI performed soil analysis on 09FEB2026 and produced a letter report with findings dated 25FEB2026 [5]. Based on results of the letter report and follow-up conversations with GEI the following comprises the GYC's Soil Management Plan for the dredging spoils:

1. Volume of soil planned for offsite transport is less than 2,000m³, therefore filing on Resource Productivity & Recovery Authority (RPRA) Registry is not required for compliance with O.Reg 406/19.
2. Two of the three sample locations showed exceedances of Benzo(a)pyrene and Fluoranthene. The exceedances were minor and sample locations and depths may not have produced representative samples, as such, additional analysis will be performed after the in-water works are completed and the spoils are stockpiled on land.
3. Primary stockpile location is within reach of the land based dredging equipment as shown on Appendix 1: General Arrangement Plan.
4. Additional stockpile location(s) may be created depending on duration of time required to de-water spoils, and depending on subsequent soil sampling and analysis.
5. Standard industry practices such as, but not limited to, silt fences, straw bales, and de-watering pits, may be deployed at stockpile(s) as appropriate to prevent sediment from re-entering the basin(s).
6. GEI will be engaged again after the in-water works are complete to evaluate the spoils materials in the stockpile(s), perform additional testing, and provide further guidance on where the excess soils are to go.
7. Excess soils will not leave site until they are sufficiently dried to pass a slump test.
8. If samples of the dried stockpiles determine the soil to be above the exceedance levels, then a disposal site will be hired and the soils will be shipped accordingly.
9. If samples of the dried stockpiles determine the soil to be below the exceedance levels then the soil will be shipped off site accordingly.

Part 2: Permit-Specific Supporting Material

2.1 Saugeen Ojibway Nation

Permitry Rationale

When the Saugeen Ojibwa Nation Environmental Office (SON EO) was contacted, a member informed the GYC that the SON do not issue regulatory approvals for dredging projects. The member referred the GYC to other agencies (the same agencies listed in this companion document). The member also noted that early notice and information-sharing for in-water works such as dredging is recommended. The GYC intends to continue open communication with the SON EO throughout the permitting and dredging process.

While the SON does not issue regulatory approvals for dredging projects they did supply a list of agencies that may require applications, and a list of information that would typically be helpful for review. That list of information is listed below with responses or corresponding references to parts of this companion document.

1. A map showing the project location, limits of dredging, and proximity to shorelines and navigation channels.

Refer to Appendix 1: General Arrangement Plan

2. The proposed timing and duration of dredging.

Refer to “Construction Timing” in Section 2.2 below.

3. Dredging method(s) and equipment to be used (e.g., mechanical, hydraulic, use of barge or dredging from shore).

Refer to “Construction Methodology” above and Appendix 1: General Arrangement Plan.

4. Estimated dredge volume and whether material characterization/testing will be completed.

Refer to “Problem Statement” and “Soil Management Plan” above.

5. Proposed disposal location(s), hauling route, and any dewatering plan.

Refer to “Soil Management Plan” and Construction Methodology” above and Appendix 1: General Arrangement Plan.

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6. Any supporting documents currently available.

This permit application companion document and appendices contains all known information and all available documents at this time. The GYC will continue to share information and permit approvals from other agencies as time progresses during this 2026 dredging project.

2.2 Fisheries and Oceans Canada

Permitry Rationale

Fisheries and Oceans Canada (DFO) provides Standards of Codes of Practice. Upon review of the Codes of Practice for “Dredging for navigation: Routine maintenance” the application does not meet every condition under Section 2.0. Specifically the application does not meet the requirement that the area to be dredged has been dredged within the last 10 years. Therefore a Request for Review has been prepared.

Aquatic Environment

The aquatic environment of the GYC is a harbour lined with concrete and steel revetments with a silt laden bottom lake bottom. The harbour is formed by earthen banks lined with large stone, separating the harbour from the open waters of the Owen Sound on Georgian Bay. The silt laden bottom of the harbour has a mixture of bare patches and patches of aquatic vegetation. There is no riparian habitat to speak of within the project work area.

- Work area within the riparian zone: 0 m²
- Work area below the ordinary high water mark: 750 m², see Figure 12

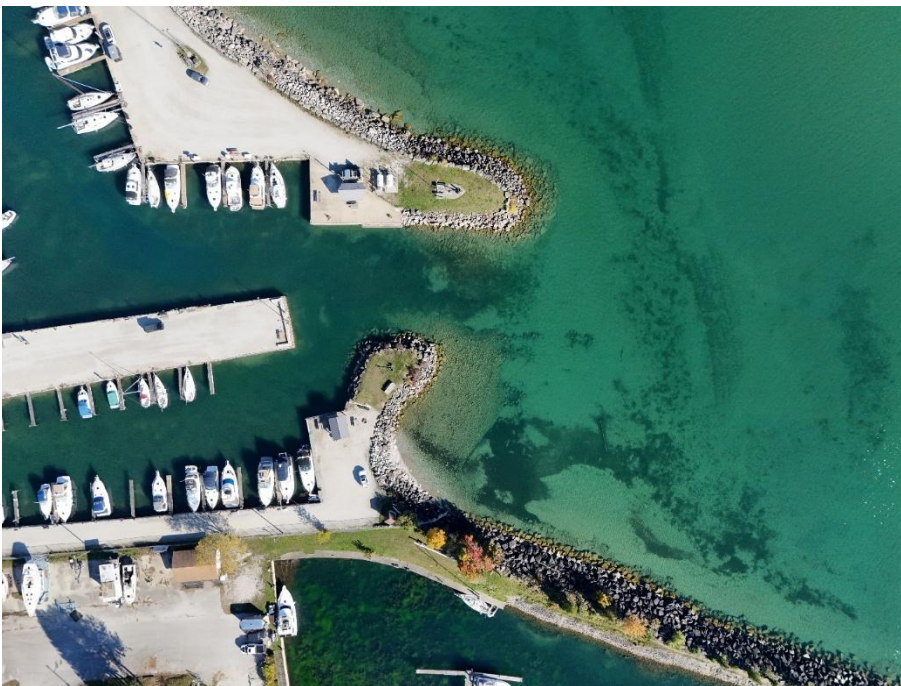


Figure 6: Aerial view of entrance

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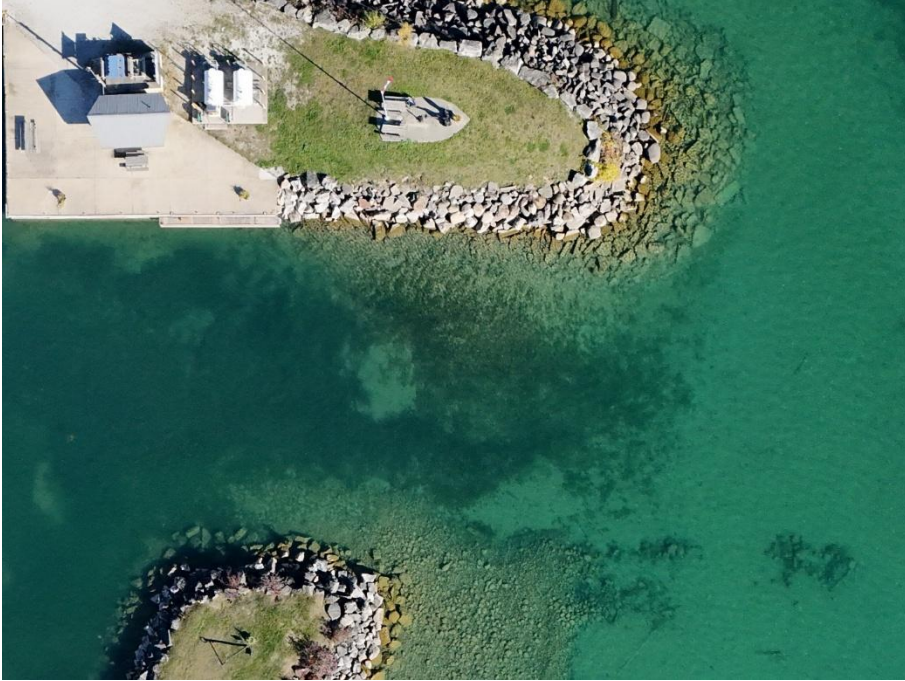


Figure 7: Aerial view of entrance showing condition of bottom

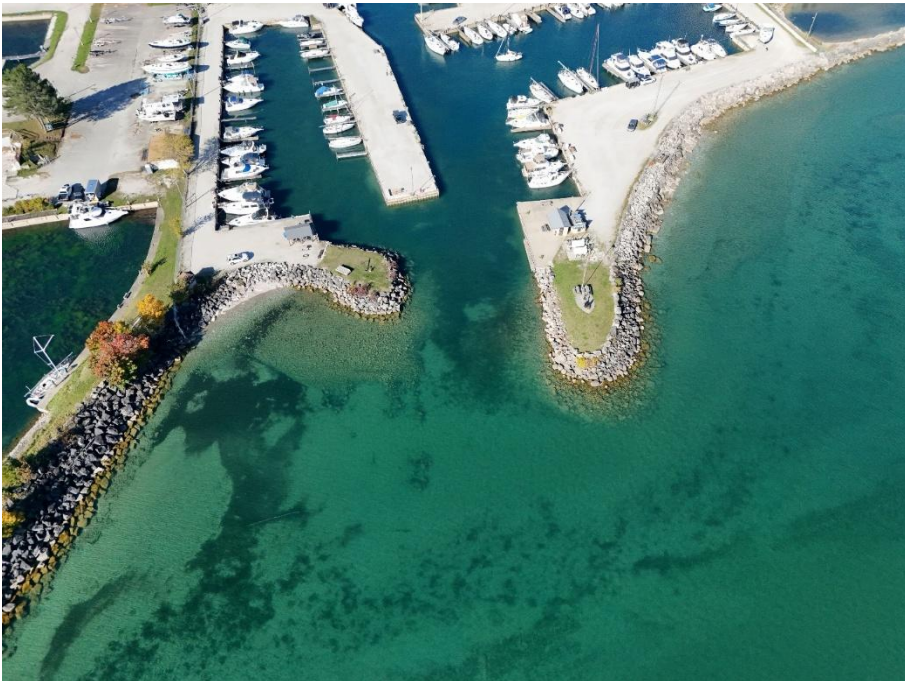


Figure 8: View of entrance and basins

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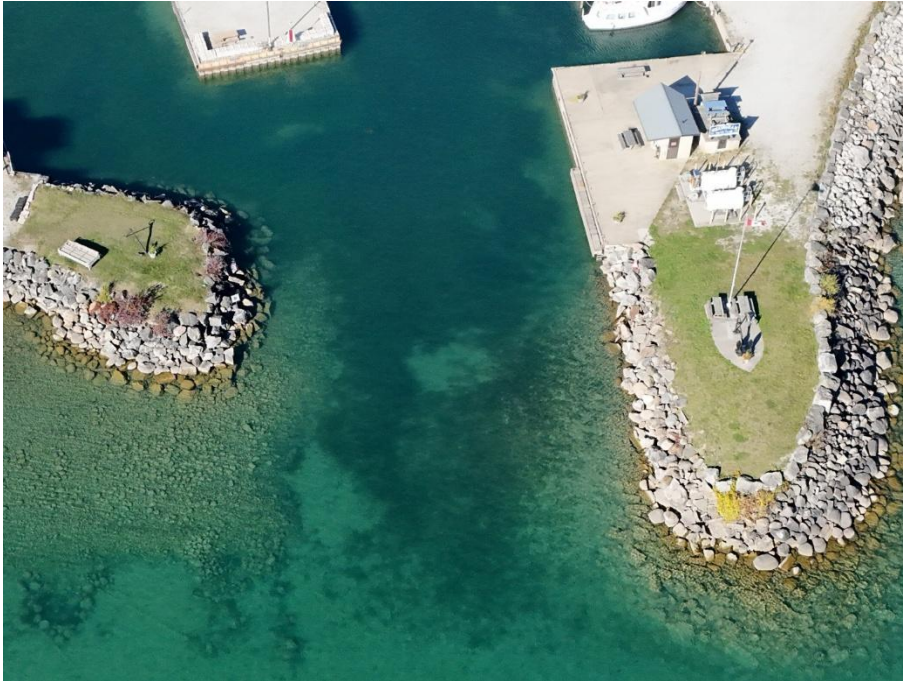


Figure 9: Aerial view of entrance and basins showing condition of bottom

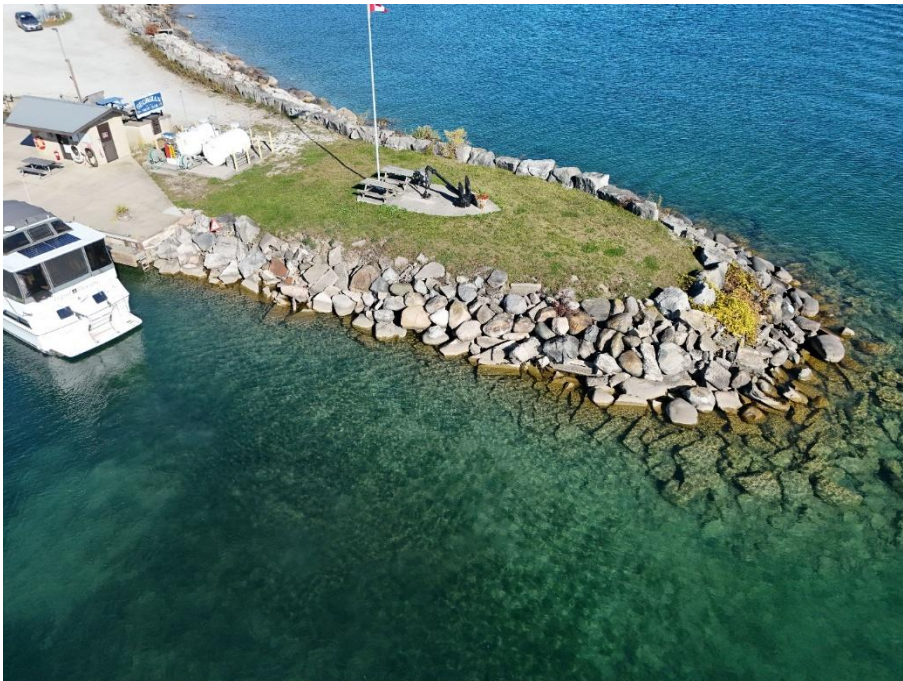


Figure 10: View of area for land based equipment to operate from

Pathways of Effects

Three of the Pathways of Effects (POE) diagrams appeared to be relevant to the proposed works. Effects and mitigations described below. See Appendix 8: DFO Pathways of Effects diagram worksheet.

The following POE diagrams included relevant effects or pressures:

- “Use of machinery on land/Alteration of riparian vegetation”
- “Use of machinery in water”; and
- “Removal of materials and aquatic vegetation from water”.

Any applicable effects or pressures on the relevant POE diagrams have been mitigated by the controls that proponent will implement during the work. Namely:

- “Decrease of aquatic organic structure” – while Eurasian Water Milfoil (an invasive species) may be removed during the work it will:
 1. be an insignificant amount of vegetative material given that the maximum project area is insignificant (2.8%) of the total wetted land owned by the GYC (maximum 750m² impacted of a total 26,600m² wetted land), see Figure 11 and Figure 12;
 2. Eurasian Water Milfoil is an invasive species, safe removal of the vegetation could be seen as beneficial.
 3. This potential habitat is low quality being that it is comparatively shallow, sparse, and highly trafficked; and
 4. Removal of aquatic vegetation will be performed only during the allowable period per the “Ontario Restricted Activity Timing Windows for the Protection of Fish and Fish Habitat” [11].



Figure 11: GIS screenshot showing area of wetted land on GYC property



Figure 12: GIS screenshot showing area of bottom to be targeted for dredging

- “Introduction of oil, grease, fuel, pesticides, and other deleterious substances” shall be mitigated by contractor using industry practices such as pre-use inspections of equipment, and where required use of spill trays or spill berms. A spill kit is available at the fuel dock adjacent to the work site.
- “Substrate disturbance” causing a “Resuspension of sediment” will occur however it will be behind a turbidity curtain. As described previously, turbidity curtain(s) will be removed from the water when water turbidity in the project area appears to be the same as on the undisturbed side of the curtain(s). Evaluation of turbidity will be performed by visual observation, and no turbidity measurement instrument will be used.

Construction Timing

It is understood that the "Ontario Restricted Activity Timing Windows for the Protection of Fish and Fish Habitat" [11] to be that the available timing window for the dredging work in project area, located in the Southern Region to be from June 30th to September 15th of any year.

Timing windows identified on Conservation Authority permits or Ministry of Natural Resources (Government of Ontario) work permits may differ and take precedence.

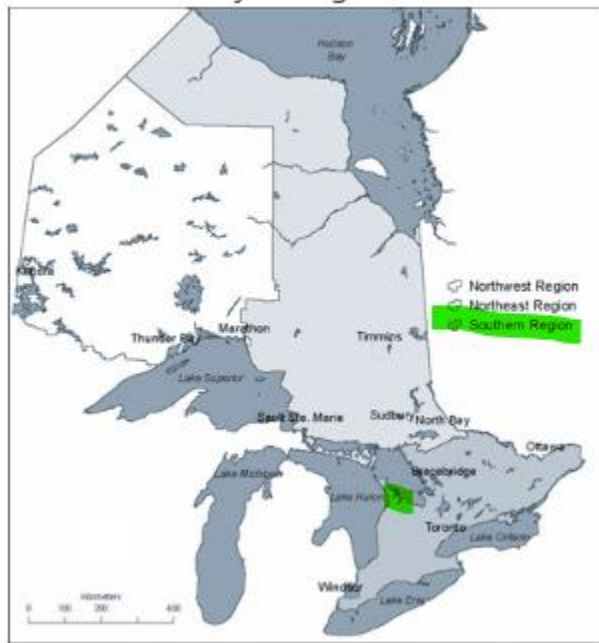


Figure 13: Ontario's Northwest, Northeast and Southern Region boundaries for determining application of restricted activity timing windows.

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Spawning Period - Spring			
Fish Species	Northwest Region	Northeast Region	Southern Region
Walleye	April 1 to June 20	April 1 to June 20	March 15 to May 31
Northern Pike	April 1 to June 15	April 1 to June 15	March 15 to May 31
Lake Sturgeon	May 1 to June 30	May 1 to July 15	May 1 to June 30
Muskellunge	May 1 to July 15	May 15 to July 15	March 15 to May 31
Large/ Smallmouth Bass	May 15 to July 15	May 15 to July 15	May 1 to July 15
Rainbow Trout	April 1 to June 15	April 1 to June 15	March 15 to June 15
Other/Unknown Spring Spawning Species	April 1 to June 15	April 1 to June 15	March 15 to July 15
Spawning Period - Fall			
Fish Species	Northwest Region	Northeast Region	Southern Region
Lake Trout	September 1 to May 31	September 1 to May 31	October 1 to May 31
Brook Trout	September 1 to June 15	September 1 to June 15	October 1 to May 31
Pacific Salmon	September 1 to June 15	September 1 to June 15	September 15 to May 31
Lake Whitefish	September 15 to May 31	September 15 to May 15	October 15 to May 31
Lake Herring	October 1 to May 31	October 1 to May 31	October 15 to May 31
Other/Unknown Fall Spawning Species	September 1 to June 15	September 1 to June 15	October 1 to May 31

Figure 14: Restricted Activity timing windows for the protection of spawning fish and developing eggs and fry.

Measures to Protect Fish and Fish Habitat

Fisheries and Oceans Canada provides a list of measures [12] to guide the proponent to comply with the Fisheries Act [9]. The following measures shall be taken:

- Prevent the death of fish:
 - Killing of fish not required to complete the work
 - Explosives not required to complete the work
 - Work will be completed within applicable timing windows <ref>.
- Maintain riparian vegetation
 - No work is planned in riparian areas.
- Carry out works, undertakings and activities on land
 - Tracked vehicles do not need to enter the water, work will be done from land.
 - Fill or other structures not required below the high water mark.
 - Fording of the watercourse is not required.
 - Removal of aquatic vegetation from the waterbody bed is expected however as described elsewhere, impact is insignificant, if not beneficial.
- Maintain fish passage
 - Migration of fish, water flow, and water level will remain unchanged by the work

- Ensure proper sediment control
 - A turbidity curtain will be used to protect adjacent areas from resuspension of silt.
 - A containment structure on land will be used to prevent spoils from re-entering the water while spoils are de-watering.
 - Erosion control systems on land will be removed after the site has been stabilized.
 - Machinery will be operated on land in stable dry areas
- Prevent entry of deleterious substances in water
 - Introduction of oil, grease, fuel, pesticides, and other deleterious substances shall be mitigated by contractor using industry practices such as pre-use inspections of equipment, and where required use of spill trays or spill berms.
 - A spill kit is available at the fuel dock adjacent to the work site.

Standards of Codes of Practice

Fisheries and Oceans Canada provides Standards of Codes of Practice [13]. Upon review of the Codes of Practice for “Dredging for navigation: Routine maintenance” the application does not meet every condition under Section 2.0. Specifically the application does not meet the requirement that the area to be dredged has been dredged within the last 10 years. Therefore a Request for Review has been prepared.

Species at Risk

According to the “Aquatic species at risk map” [9] there are no species at risk within a radius of the project area. It can be noted that the nearest aquatic species at risk to the project area was shown to be Northern Brook Lamprey, the mapping shows this specific habitat as starting approximately at the mouth of the Sydenham River, which is outside the project area. It can be noted too that at the time of searching the Aquatic species at risk map web application that the report export feature did not function or produce a report so screenshots have been included here as Figure 15 and Figure 16.

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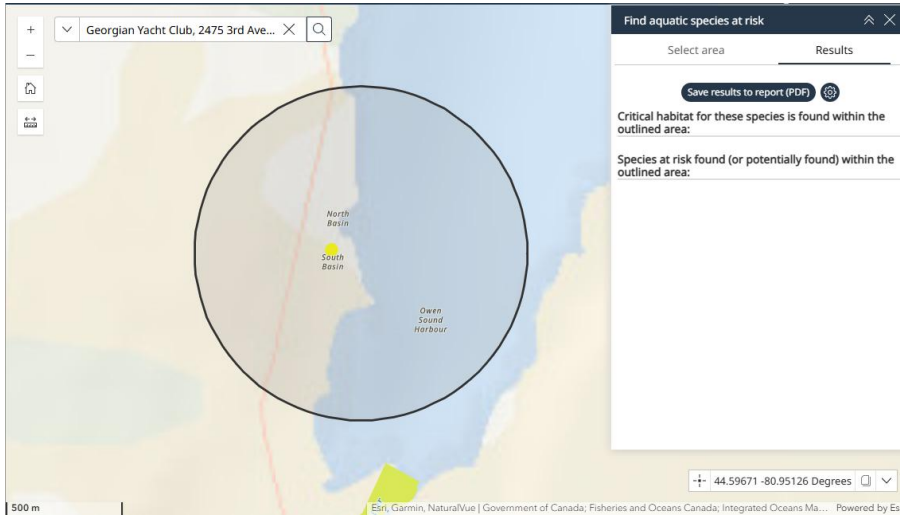


Figure 15: screenshot showing results of Species at risk found within a radius of the project area

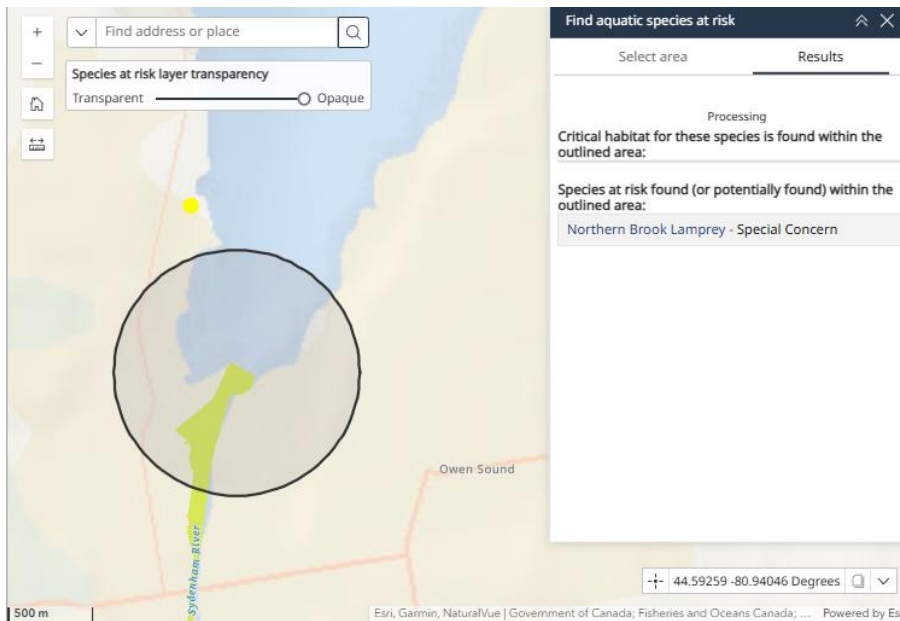


Figure 16: screenshot showing results of nearest Species at risk

Invasive Species

Eurasian Water Milfoil is present throughout the basins including the project area.

It is expected that Eurasian Water Milfoil plants will be intermixed with the dredging spoils. These plants can regrow and spread from fragments [14] - proponent will take care to ensure that de-watered spoils will be kept away from potential new habitat for this invasive species.

3. Side/Profile drawing with dimensions

SECTION E

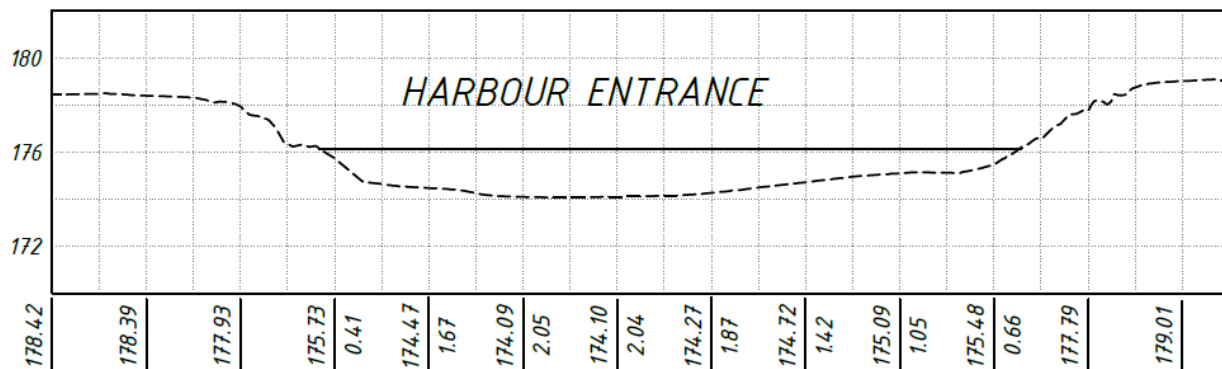


Figure 18: Section through harbour entrance showing material above elevation 174 m to be targeted during dredging activities.

4. General Arrangement drawing (depicting new and existing work)

See Appendix 1: General Arrangement Plan

5. Body of water details

The Public Port of Owen Sound (CAOWS) is defined as: “All the navigable waters of Owen Sound, including any foreshore, and the navigable portions of all streams flowing into it, including any foreshore, south of a line drawn due west astronomically from the north extremity of the peninsula on the east side of the sound known as Squaw Point.” [7]

The GYC property is adjacent to (but separate from) the Public Port of Owen Sound, on Georgian Bay. Refer to Project Location section above for additional information.

6. Land use/Ownership information

See Appendix 7: Grey County GIS Property Report

7. Body of water use information

See Appendix 10: Transport Canada Correspondence

8. Impacts, obstructions and mitigation plans

A turbidity curtain will be used to protect the natural environment during the in-water work. The curtain will prevent vessels from entering or exiting the private yacht basins. The proponent may elect to install lighted buoys, or similar marking devices to prevent vessels from accidentally fouling the turbidity curtain. Notifications will be provided to private Members that may be impacted by blocking the entrance to the private yacht basins. In-water work is expected to take one week or less.

9. Any environmental review information

Refer to:

- Soil Management Plan above;
- Section 2.2 Fisheries and Oceans Canada above; and
- References section below.

10. Operation, maintenance and marking plans

See Appendix 1: General Arrangement Plan

11. Photograph(s) of worksite and body of water

Refer to Aquatic Environment section above.

12. Indigenous consultation results

Refer to Section 2.1 Saugeen Ojibway Nation above.

13. Other government agencies involved

- Saugeen Ojibway Nation (Section 2.1)
- Fisheries and Oceans Canada (Section 2.2)
- Transport Canada (Section 2.3)
- Ministry of Environment, Conservation and Parks (Section 2.4)
- Ministry of Natural Resources (Section 2.5)
- Grey Sauble Conservation Authority (Section 2.6)

14. Body of water lot lease information

The land under the water that will be dredged is owned by the Georgian Yacht Club.
Refer to:

- Appendix 4: Land Registry Office Parcel Register;
- Appendix 5: Land Registry Office Instrument of Water Lot #R361331; and
- Appendix 6: Land Registry Office Registered Plan of Survey #16R6218

2.4 Ministry of Environment Conservation and Parks

Permitry Rationale

Ministry of Environment, Conservation and Parks (MOECP) have not stated if a permit application is required.

Per the GEI letter report [5] and the “Soil Management Plan” above, the volume of soil planned for offsite transport is less than 2,000m³, therefore filing on Resource Productivity & Recovery Authority (RPRA) Registry is not required for compliance with O.Reg 406/19.

The GYC continues to communicate with staff from the MOECP and will submit any such information or permit applications as deemed necessary throughout the permitting process, in field work, and the excess soil disposal process.

2.5 Ministry of Natural Resources

Permitry Rationale

Based on correspondence with Ministry of Natural Resources (MNR) staff, it has been determined that no permit is required from the MNR. Refer to Appendix 9: Ministry of Natural Resources Correspondence.

2.6 Grey Sauble Conservation Authority

Permitry Rationale

Grey Sauble Conservation Authority (GSCA)

For the Application for Permit, the following information is required per O. Reg 41/24 [6]. Cross-references are provided here where the information has been recorded elsewhere in this companion document.

1. Have you applied to other Agencies regarding this project?

Refer to “Problem Statement” above.

2. Location of Proposed Works

Refer to “Project Location” above.

3. Application is hereby made to: Alter a Shoreline – Describe proposed work

Refer to “Construction Methodology” above, and Appendix 1: General Arrangement Plan below.

4. A plan of the area showing the type and location of the proposed development activity or a plan of the area showing plan view and cross-section details of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;

Refer to Appendix 1: General Arrangement Plan below.

5. The proposed use of any buildings and structures following completion of the development activity or a statement of the purpose of an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse or to change or interfere with a wetland;

Not applicable.

PERMIT APPLICATION COMPANION

MAINTENANCE DREDGING AT THE GEORGIAN YACHT CLUB

6. The start and completion dates of the development activity or other activity;

“Construction Timing” above.

7. A description of the methods to be used in carrying out an activity to straighten, change, divert or interfere with the existing channel of a river, creek, stream or watercourse, or change or interfere with a wetland;

Refer to “Construction Methodology” above and Appendix 1: General Arrangement Plan below.

8. The elevations of existing buildings, if any, and grades and the proposed elevations of any buildings and grades after the development activity or other activity;

Not applicable.

9. Drainage details before and after the development activity or other activity;

No change to drainage details. Refer to Appendix 3: Site Plan Shapefile of Activity Site for topography and bathymetry.

10. A complete description of any type of fill proposed to be placed or dumped;

Refer to “Soil Management Plan” above.

11. A confirmation of authorization for the proposed development activity or other activity given by the owner of the subject property, if the applicant is not the owner (If applicable complete Page 4); and

Applicant is authorized to bind the corporation.

12. Payment of the applicable permit application fee.

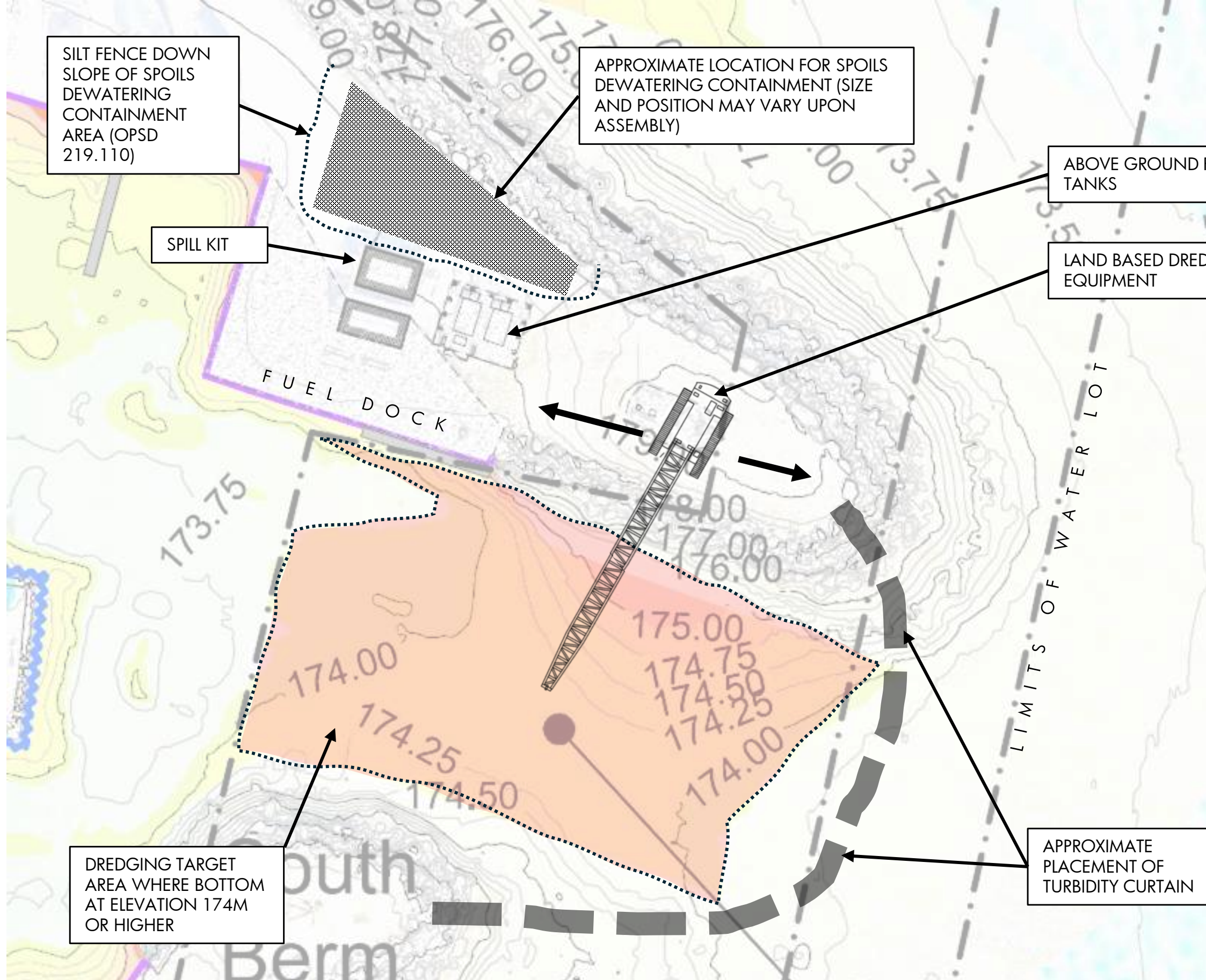
To be supplied with application.

References

- [1] “Georgian Yacht Club Dock Condition Inspection Report”, Shoreplan Engineering Limited, September 2025, <https://www.georgianyachtclub.com/wp-content/uploads/2026/03/24-3972-Georgian-Yacht-Club-Condition-Report-Final-r2.pdf>
- [2] “Lake Huron water levels expected to drop by one metre by the year 2030”, The Manitoulin Expositor, <https://www.manitoulin.com/lake-huron-water-levels-expected-to-drop-by-one-metre-by-the-year-2030/>
- [3] Phase II: Modelling of the Proposed Breakwater for The Georgian Yacht Club, BCD Nautical Engineering, April 2000, G. Bell, L. Chung, K. Doerken, <https://www.georgianyachtclub.com/wp-content/uploads/2026/02/PHASE-II-MODELLING-OF-THE-PROPOSED-BREAKWATER-20000418.pdf>
- [4] Photo, “Georgian Yacht Club Dredging, 1957”, Grey Roots Museum & Archive > Grey Bruce Image Archives > Gerry McDonald > Item I424, [https://eloquent.grey.ca/webcat/request/Action?ClientSession=72d94b9b:19713149f17:-6f4a&UniqueID=6000_3355_3&TemplateProcessID=6000_3355&PromptID=&ParamID=&TemplateProcessID=6000_1051_1051&PromptID=&ParamID=&CMD_\(DetailRequest\)\[0\]=&ProcessID=6000_3363\(0\)&KeyValues=KEY_59459](https://eloquent.grey.ca/webcat/request/Action?ClientSession=72d94b9b:19713149f17:-6f4a&UniqueID=6000_3355_3&TemplateProcessID=6000_3355&PromptID=&ParamID=&TemplateProcessID=6000_1051_1051&PromptID=&ParamID=&CMD_(DetailRequest)[0]=&ProcessID=6000_3363(0)&KeyValues=KEY_59459)
- [5] “2600649 – Enviro Soil Characterization Report – GYC”, GEI and Associates, 25FEB2026, <https://www.georgianyachtclub.com/wp-content/uploads/2026/03/2600649-Enviro-Soil-Characterization-Report-GYC-Feb-25-2026.pdf>
- [6] “Prohibited Activities, Exemptions and Permits”, O. Reg. 41/24, <https://www.ontario.ca/laws/regulation/r24041>
- [7] “Public Ports and Public Port Facilities Regulations”, SOR/2001-154, CANADA MARINE ACT, <https://laws-lois.justice.gc.ca/eng/regulations/SOR-2001-154/FullText.html>
- [8] “Canadian Navigable Waters Act”, R.S.C., 1985, c. N-22, <https://laws.justice.gc.ca/eng/acts/N-22/FullText.html>
- [9] “Fisheries Act”, R.S.C., 1985, c. F-14, <https://laws-lois.justice.gc.ca/eng/acts/f-14/>
- [10] “Interactive aquatic species at risk map”, Fisheries and Oceans Canada, <https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html>
- [11] “Ontario Restricted Activity Timing Windows for the Protection of Fish and Fish Habitat”, Fisheries and Oceans Canada, <https://www.dfo-mpo.gc.ca/pnw-ppe/timing-periodes/on-eng.html>
- [12] “Measures to protect fish and fish habitat”, Fisheries and Oceans Canada, <https://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html>
- [13] “Codes of Practice, Dredging for navigation”, Fisheries and Oceans Canada, <https://www.dfo-mpo.gc.ca/pnw-ppe/codes/dredge-dragage-eng.html>
- [14] Eurasian Water Milfoil Datasheet, Ministry of Natural Resources, <https://www.ontario.ca/files/2025-07/stdprod-104400.pdf>

Appendices

Appendix 1: General Arrangement Plan



GEORGIAN YACHT CLUB



2026 DREDGING PROJECT

2475 3RD AVE W, OWEN SOUND, ON N4K 4S7

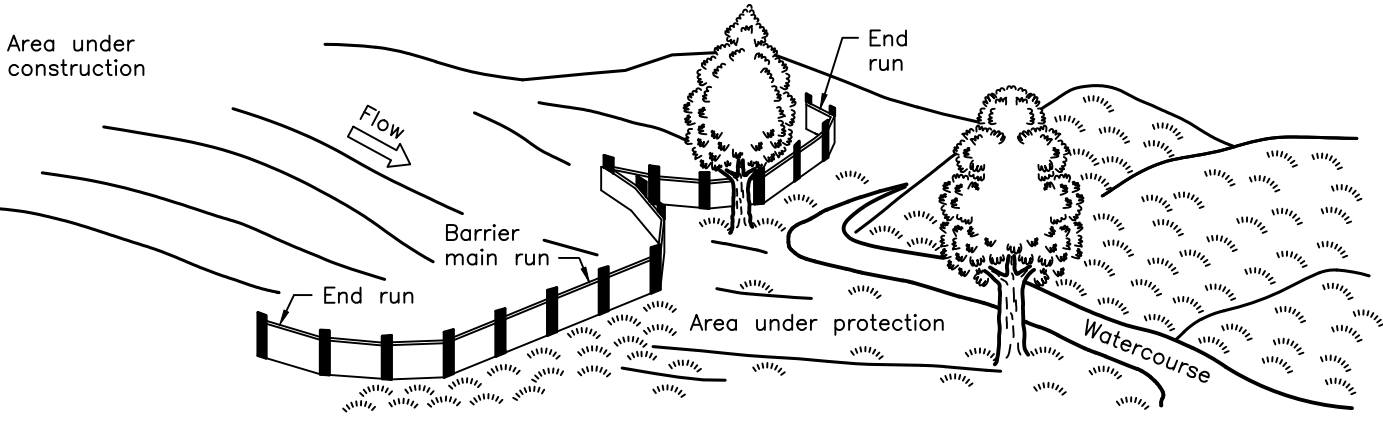
2	2026-03-22	ADDED SIL T FENCE
1	2026-02-07	ISSUED FOR COMMENT
0	2026-02-06	ISSUED FOR COMMENT



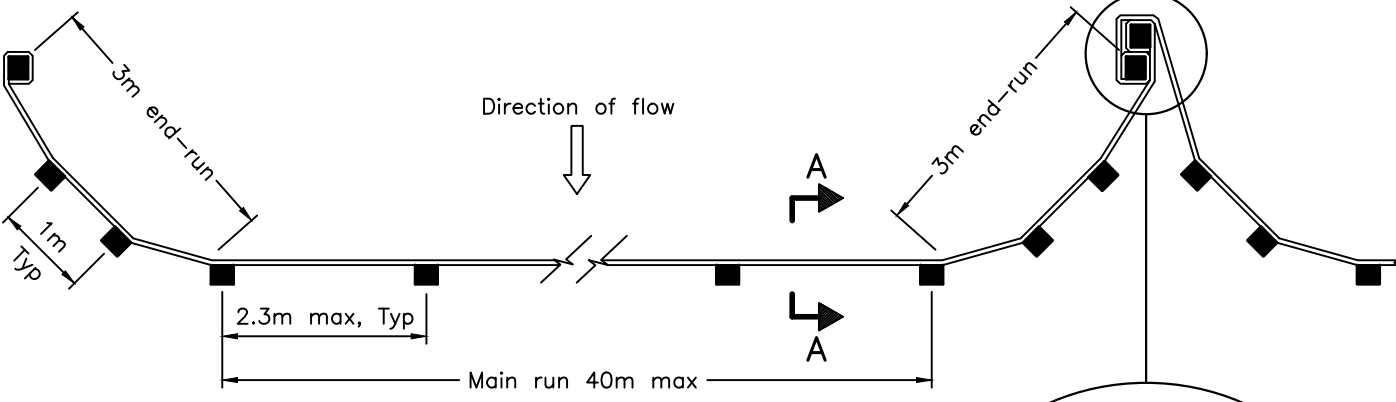
GENERAL ARRANGEMENT DRAWING

DO NOT SCALE. ARRANGEMENT IS REPRESENTATIVE. EXACT LOCATIONS AND EQUIPMENT MAY DIFFER

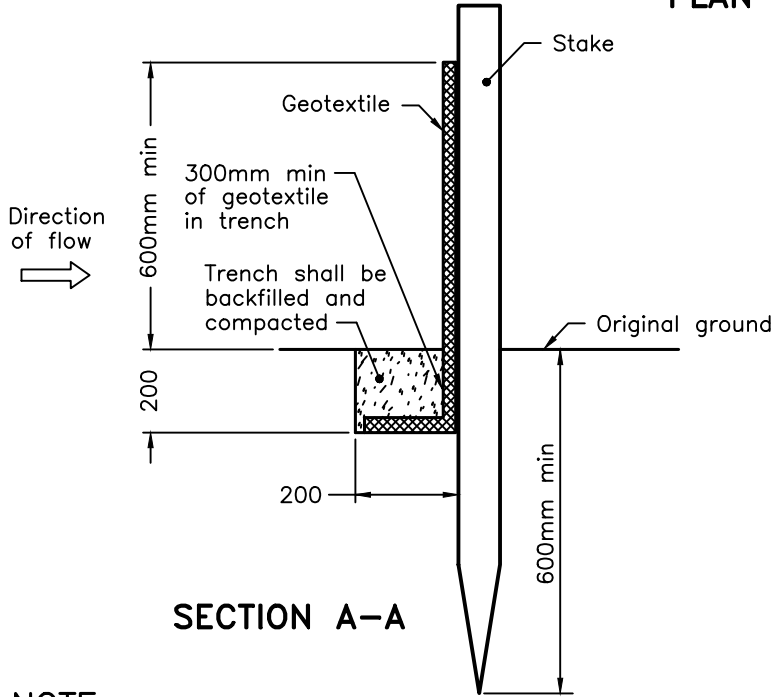
Appendix 2: OPSD 219.110



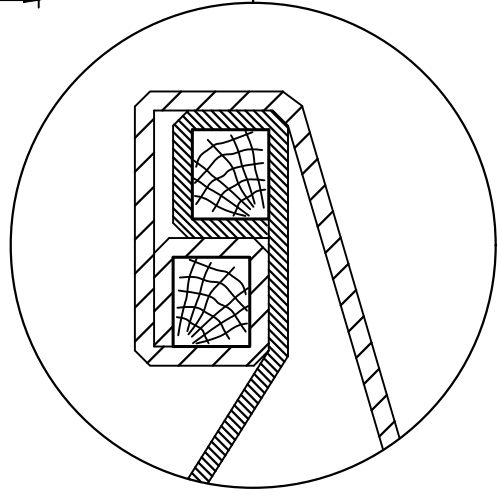
PERSPECTIVE VIEW



PLAN



SECTION A-A



JOINT DETAIL

NOTE:
 A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

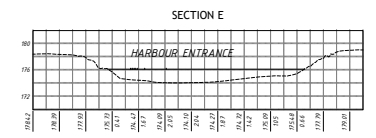
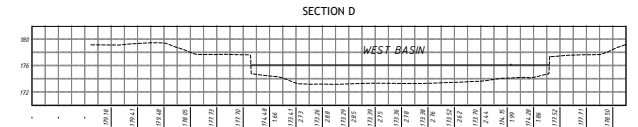
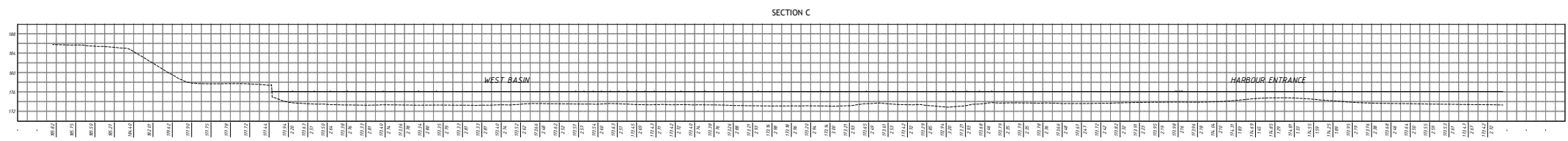
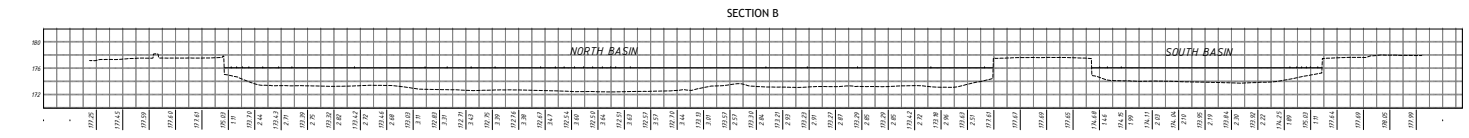
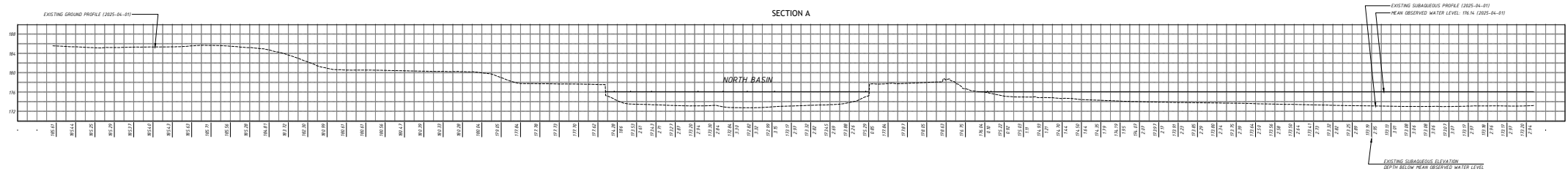
Nov 2021 Rev 3

LIGHT-DUTY
 SILT FENCE BARRIER



OPSD 219.110

Appendix 3: Site Plan Shapefile of Activity Site



- NOTES:**
- Coordinates shown herein are expressed in metres and are referenced to NAD83 (CSRS) (2011) UTM Zone 18N.
 - Elevations shown herein are expressed in metres and are of geoid origin (CGVD2011) and are derived from GNSS RTK observations on the below noted benchmarks.
 - STATIONING/BENCHMARKS:**
 BENCHMARK 186.62: Wood Street Signal Control Station, located on the northeast corner of intersection of J Avenue and W Street West. Elevation: 178.8m north of the center line of W Street West, 5.2m east of "Standard Auto Glass Ltd" sign, 5.0m north of the southeast corner, 18m below sidewalk, at street level. Published Elevation: 178.61m.
 BENCHMARK 192.20: Orange plastic tablet set horizontally on the north-east corner of concrete Transformer pad. The tablet is located within the grounds of the Georgian Yacht Club (GYC), approximately 10m east of the intersection of 10th Avenue West, above 10m south of the GYC Club House, approximately 10m north of the gatehouse located at the south entrance. Elevation: 179.20m.
 BENCHMARK 208.00: Orange plastic tablet set horizontally on the north-east corner of the concrete Fuel Tank pad. The tablet is located within the grounds of the Georgian Yacht Club (GYC), approximately 10m east of the GYC Club House, above 5.0m east of the main Fuel Tank building. Elevation: 178.8m.
 - Elevations on this plan may be related to an alternate datum by applying any of the below differentials:

DATUM 1	DATUM 2	DIFFERENTIAL
CGVD2011	MSL	-4.50
CGVD2011	CHART DATUM	-1.81
CHART DATUM	MSL	-15.93
 - All distances are Grid and can be converted to Ground by dividing by the combined scale factor of 0.9998025.
 - In planning and using this document and any associated deliverables, you acknowledge and agree to the Terms and Conditions set forth by AS UAV. These Terms and Conditions govern the use, reproduction, and distribution of the provided materials. If you do not agree to these terms, you must refrain from using any part of the deliverables. The Full Terms and Conditions are available upon request.
 - Information depicted on this map represents the general condition existing on 2025-04-01.
 - Topographic/Photogrammetry data was collected via GNSS RTK & Aerial Photogrammetry Survey. Standard ground control point (GCP) procedures were utilized to complete the aerial photogrammetry. GCP observations were performed by a GNSS Dual Frequency Receiver with RTK correction.
 - Underground utilities have not been located as part of this work. Borehole utilities may exist. Contact all potential owners of underground utilities prior to any excavation by hand or machine.
 - WATER WORKS:**
 Information depicted on this map represents the general condition existing on 2025-04-01.
 Bathymetric data depicted on this map is not for navigation.
 Water level observations were collected using an absolute water level data logger with barometric compensation. The water logger was placed within a temporary sitting well to protect the integrity of the local sea state. The top of well elevation was recorded using an average of multiple RTK GNSS observations. Water level observations are shown in 0.1m intervals. Average Charted Level: 178.1m (CGVD2011).
 Depth labels shown are the calculated difference between the results of the bathymetry survey and the water level referenced to MSL. The location of these labels does not necessarily correspond to an observation made at that exact location and may be the result of interpolated elevation values.
 The GDS beam was checked against a submerged plate of known elevation. Standard check lines were captured to verify positioning and depth measurements.
 Equipment utilized to acquire data:
 Vessel: AS Farallon
 Positioning System: Trimble R10 RTK GNSS
 RTK Correction: Starline Precision OPUS GNSS RTK
 Sonar: CIP Hydroswath 100-4000 SWS
 Data Collection Software: Hydroswath 2024

SHOREPLAN PREPARED FOR:
 SHOREPLAN ENGINEERING LTD.
 202-20 Holly Street
 Toronto, ON
 M4S 3B1



GEORGIAN YACHT CLUB
 EXISTING CONDITIONS
 CROSS-SECTIONS

Appendix 4: Land Registry Office Parcel Register

LAND
REGISTRY
OFFICE #16

37053-0019 (LT)

PAGE 1 OF 2
PREPARED FOR John Griffith
ON 2023/11/30 AT 21:04:58

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: LT 69 E/S RAGLAN ST, 71 E/S RAGLAN ST PL BROOKE EXCEPT 16R5763; PT OWEN SOUND HARBOUR BEING IN FRONT OF SOUND ST PL BROOKE IN FRONT OF 24TH ST W AND 25TH ST W AND LT 60, 62, 64, 66 AND 72 W OF SOUND ST PT 1, 2 & 3, 16R6218; PT SOUND ST PL BROOKE CLOSED BY R90770 & R164633; LT 60 W/S SOUND ST, 62 W/S SOUND ST, 64 W/S SOUND ST, 66 W/S SOUND ST, 72 W/S SOUND ST, 61 E/S RAGLAN ST, 63 E/S RAGLAN ST, 65 E/S RAGLAN ST, 67 E/S RAGLAN ST PL BROOKE; EYRE ST PL BROOKE CLOSED BY OS40440 & OS41054 EXCEPT R231798; S/T OS48000; OWEN SOUND

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2006/10/23

OWNERS' NAMES
THE GEORGIAN YACHT CLUB
GEORGIAN YACHT CLUB

CAPACITY SHARE
ROWN
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/20 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2006/10/23 **						
OS48000	1954/02/09	TRANSFER	\$2,500		GEORGIAN YACHT CLUB	C
R68596	1961/01/03	TRANSFER	\$1		THE GEORGIAN YACHT CLUB	C
R90771	1966/01/10	TRANSFER	\$100		THE GEORGIAN YACHT CLUB	C
REMARKS: SKETCH ATTACHED.						
R164634	1976/07/15	TRANSFER	\$2		THE GEORGIAN YACHT CLUB	C
16R818	1976/09/07	PLAN REFERENCE				C
16R6218	1995/04/18	PLAN REFERENCE				C
R361331	1995/09/22	TRANSFER	\$163,000		THE GEORGIAN YACHT CLUB	C
GY201832	2021/03/04	NOTICE		THE CORPORATION OF THE CITY OF OWEN SOUND	THE GEORGIAN YACHT CLUB	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND
REGISTRY
OFFICE #16

37053-0019 (LT)

PREPARED FOR John Griffith
ON 2023/11/30 AT 21:04:58

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					GEORGIAN YACHT CLUB	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix 5: Land Registry Office Instrument of Water Lot #R361331

<p style="text-align: center; font-size: 24pt; font-weight: bold;">361331</p> <p>Number _____</p> <p style="font-size: 18pt; font-weight: bold;">CERTIFICATE OF REGISTRATION</p> <p>1995 SEP 22 PM 12: 04</p> <p>OWN No. 18 OWEN SOUND LAND REGISTRAR</p> <p style="text-align: right; margin-right: 50px;"><i>Colin T. Wyse</i> LAND REGISTRAR</p> <p>New Property Identifiers _____ Additional: See Schedule <input type="checkbox"/></p> <p>Executions PROPERTY OF REGISTRY OFFICE Additional: See Schedule <input type="checkbox"/></p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages	(3) Property Identifier(s) _____ Block _____ Property _____ Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document Instrument of Grant under the <i>Federal Real Property Act</i>		
	(5) Consideration One Hundred And Sixty-Three Thousand Dollars \$ 163,000.00		
	(6) Description Part of Owen Sound Harbour, being in front of that portion of Sound Street Lying in front of 24th Street West and 25th Street West and Lots 60, 62, 64, 66 and 72 West of Sound Street, Town Plot of Brooke, now in the City of Owen Sound, County of Grey, and designated as Parts 1, 2 and 3 on Plan 16R-6218.		
	(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>		
	(8) This Document provides as follows:		

Continued on Schedule

(9) This Document relates to instrument number(s) _____

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature						
Name(s) _____ HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF SUPPLY AND SERVICES AND OF PUBLIC WORKS per: Colin T. Wyse, Counsel Department of Justice		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">M</td> <td style="text-align: center;">D</td> </tr> <tr> <td style="text-align: center;">1995</td> <td style="text-align: center;">09</td> <td style="text-align: center;">20</td> </tr> </table>	Y	M	D	1995	09	20
Y	M	D						
1995	09	20						

(11) Address for Service: Public Works Canada, Real Estate Division, Ontario Region, 4900 Yonge Street, Willowdale, Ontario M2N 6A6

(12) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature						
Name(s) _____ THE GEORGIAN YACHT CLUB	_____	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">M</td> <td style="text-align: center;">D</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>	Y	M	D			
Y	M	D						

(13) Address for Service: P.O. Box 382, Owen Sound, Ontario N9K 5P5

(14) Municipal Address of Property Not Assigned	(15) Document Prepared by: Colin T. Wyse Department of Justice Canada Box 36, First Canadian Place Toronto, Ontario M5X 1K6	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td style="width:50%;">Registration Fee</td> <td style="width:50%; text-align: right;">50</td> </tr> <tr> <td>LTT</td> <td style="text-align: right;">135.-</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">1405.-</td> </tr> </table>	Fees and Tax		Registration Fee	50	LTT	135.-	Total	1405.-
Fees and Tax										
Registration Fee	50									
LTT	135.-									
Total	1405.-									

Owen Sound Harbour Brooke (Misc)

CANADA

THIS INSTRUMENT
HAS
THE SAME FORCE AND EFFECT
AS IF IT WERE
LETTERS PATENT

(Subsection 5(7), *Federal Real Property Act*)

ELIZABETH THE SECOND, by the Grace of God of the United Kingdom, Canada and Her other Realms and Territories, **QUEEN**, Head of the Commonwealth Defender of the Faith.

TO ALL TO WHOM these Presents shall come,

GREETING:

WHEREAS the lands hereinafter described are vested in Us in right of Canada and are under the administration of Our Minister of Fisheries and Oceans.

AND WHEREAS pursuant to section 16, subsection (3) of the *Federal Real Property Act*, the Minister of Fisheries and Oceans has delegated to the Minister of Supply and Services and of Public Works all of the necessary authority required, or incidental to, the grant of the said lands.

AND WHEREAS authority has been given for the grant of the said lands in fee simple to The Georgian Yacht Club a corporation incorporated under the laws of the Province of Ontario, having its head office in the City of Owen Sound, in the Province of Ontario, hereinafter called the grantee, at or for the price or sum of One Hundred And Sixty-Three Thousand Dollars (\$163,000.00).

NOW KNOW YE that We do by these Presents grant, convey and assure unto the grantee, its successors and assigns the following federal real property:

Part of Owen Sound Harbour, being in front of that portion of Sound Street Lying in front of 24th Street West and 25th Street West and Lots 60, 62, 64, 66 and 72 West of Sound Street, Town

Plot of Brooke, now in the City of Owen Sound, County of Grey
and designated as Parts 1, 2 and 3 on Plan 16R-6218.

TO HAVE AND TO HOLD the said lands unto the grantee, its successors and assigns,
forever.

IN WITNESS WHEREOF these Presents have been signed and countersigned under the
Federal Real Property Act of Canada.

Dated this 20th day of September, 1995.

SIGNED on behalf of the)
Minister of Supply and Services)
and of Public Works by:)

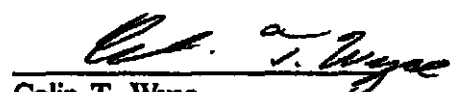
Name: Claudia Spera)
Title: Manager, Real Property)
Consulting Group, Ontario)



Claudia Spera

COUNTERSIGNED on behalf of)
the Minister of Justice by:)

Name: Colin T. Wyse)
Title: Counsel, Commercial &)
Real Property Law)
Toronto Regional Office)



Colin T. Wyse

We have authority to bind Her Majesty the Queen in right of Canada.

Instructions on reverse side.

MATTER OF THE CONVEYANCE OF (insert brief description of land) part of Owen Sound Harbour, being in front of that on of Sound Street lying in front of 24th Street West and 25th Street West and Lots 60, 62, 64, 66 and 72 of Sound Street, City of Owen Sound, Grey County being Parts 1,2 and 3, Plan 16R 6218.

Y (print names of all transferors in full) HER MAJESTY THE QUEEN IN RIGHT OF CANADA

TO (see instruction 1 and print names of all transferees in full) THE GEORGIAN YACHT CLUB

I, (see instruction 2 and print name(s) in full) RICHARD DONALD SCOTT

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

_____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(e) The President, ~~Vice-President, Manager, Secretary, Director, or Treasurer~~ authorized to act for (insert name(s) of corporation(s)) _____

The Georgian Yacht Club

_____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- contains at least one and not more than two single family residences.
- does not contain a single family residence.
- contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) none

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$	<u>163,000.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>	
(b) Mortgages (ii) Given back to vendor	\$	<u>Nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>Nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>Nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>Nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>Nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>163,000.00</u>	\$ <u>163,000.00</u>
(h) VALUE OF ALL CHATTELS - Items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1990, c.454, as amended)	\$	<u>Nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>163,000.00</u>	

All Blanks Must Be Filled In. Insert "Nil" Where Applicable

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

n/a

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Owen Sound

In the County of Grey

this 21st day of September 1995

BARBARA IRENE PORTER, a Commissioner, etc.,
County of Grey, for Douglas A. Grace, Barrister and Solicitor.
Expires October 21, 1998.
A Commissioner for taking Affidavits, etc.

R. Scott
signature(s)

Property information Record

- A. Describe nature of instrument: Grant
- B. (i) Address of property being conveyed (if available) not assigned
- (ii) Assessment Roll No. (if available) not assigned
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) P. O. Box 382, Owen Sound, Ontario N4K 5P5
- D. (i) Registration number for last conveyance of property being conveyed (if available) not available
- (ii) Legal description of property conveyed: Same as in D.(i) above. Yes No Not known
- E. Name(s) and address(es) of each transferee's solicitor
Douglas A. Grace
949 2nd Avenue West, P.O. Box 952, Owen Sound, Ont., N4K 6H6

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes No
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes No
- (c) Do all individual transferees have French Language Education Rights? Yes No
- (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 0449D (90-06)

Appendix 6: Land Registry Office Registered Plan of Survey #16R6218

PLAN 16R-6218
RECEIVED AND DEPOSITED

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.

DATE: April 12, 1995.

P. Galati
ONTARIO LAND SURVEYOR

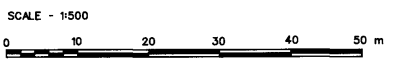
DATE: Apr. 18, 1995.

P. Galati
REGISTRAR FOR THE REGISTRY DIVISION OF GREY (No. 16)

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

SCHEDULE			
PART	DESCRIPTION	AREA	INST. No.
1	PART OF OWEN SOUND HARBOUR, BY VIRTUE OF B.N.A.	1.008 ha	-
2	PART OF OWEN SOUND HARBOUR, BY VIRTUE OF B.N.A.	1.027 ha	-
3	PART OF OWEN SOUND HARBOUR, BY VIRTUE OF B.N.A.	0.218 ha	-

PLAN OF SURVEY OF PART OF
OWEN SOUND HARBOUR
BEING IN FRONT OF THAT PORTION OF
SOUND STREET
LYING IN FRONT OF
24th STREET WEST and
25th STREET WEST and
LOTS 60, 62, 64, 66 and 72
WEST OF SOUND STREET
TOWN PLOT OF BROOKE
NOW IN THE
CITY OF OWEN SOUND
COUNTY OF GREY



P. GALATI, O.L.S.
PUBLIC WORKS AND GOVERNMENT SERVICES, CANADA
1995

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

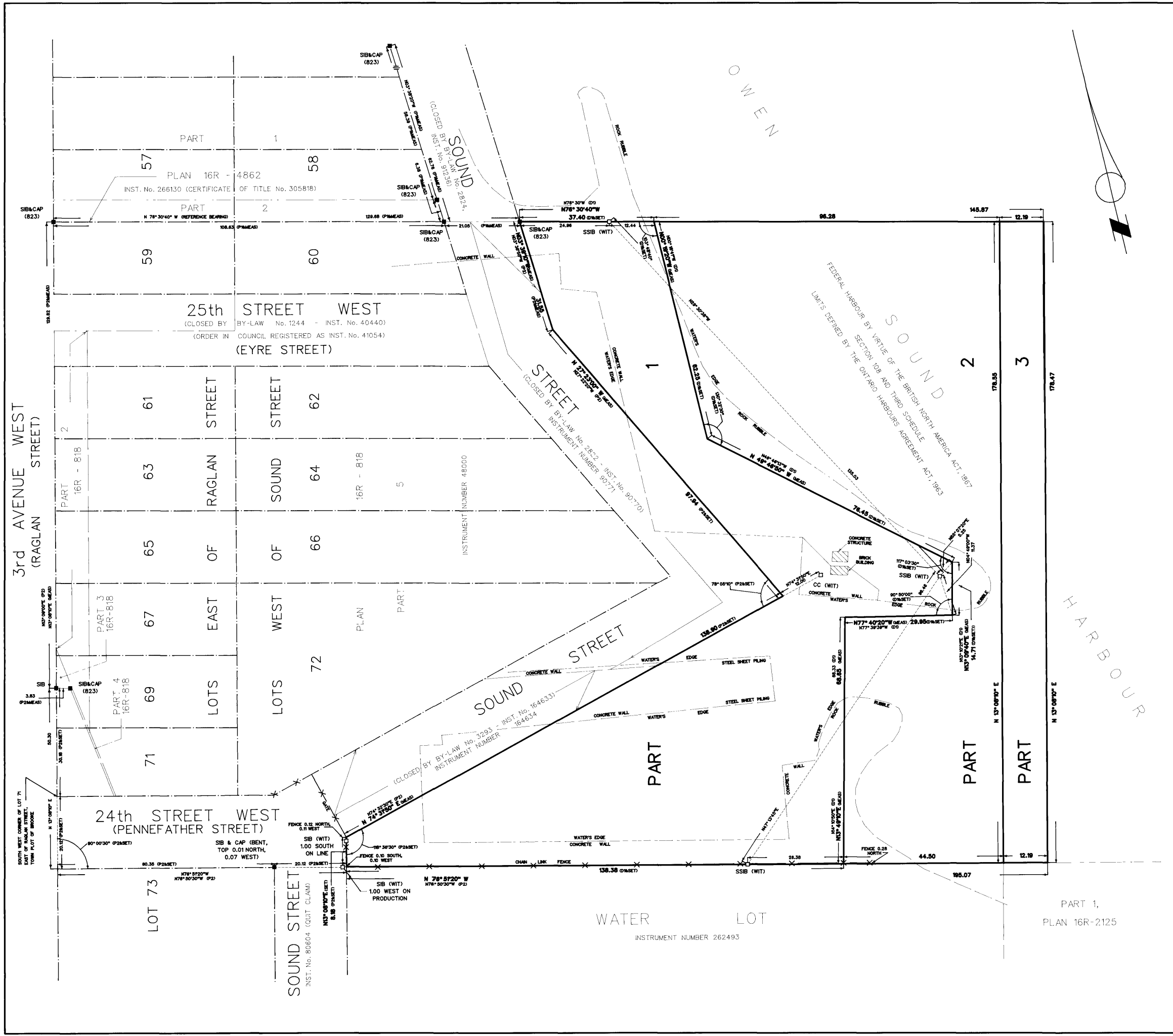
- LEGEND**
- DENOTES SURVEY MONUMENT SET.
 - DENOTES SURVEY MONUMENT FOUND.
 - SIB DENOTES STANDARD IRON BAR.
 - IB DENOTES IRON BAR.
 - SSIB DENOTES SHORT STANDARD IRON BAR.
 - CC DENOTES CUT CROSS.
 - D1 DENOTES UNREGISTERED LEASE - GOVERNMENT OF CANADA FISHERIES AND OCEANS, DATED APRIL 8th, 1992. DOCUMENT No. 920300002.
 - P1 DENOTES PLAN 16R-4882.
 - P2 DENOTES PLAN 16R-818.
 - MEAS DENOTES MEASURED.
 - 823 DENOTES IVAN DINSMORE, O.L.S.
 - WIT DENOTES WITNESS.

NOTE
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 2 ON PLAN 16R-4882, HAVING A BEARING OF N76°30'40"W.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT, AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF MARCH, 1995.

DATE: April 12, 1995.

P. Galati
ONTARIO LAND SURVEYOR



Appendix 7: Grey County GIS Property Report



Property Report

Data Sources: Grey County, Municipal Property Assessment Corporation, Teranet, King's Printer

Report Generated 03/28/2026 22:50:55

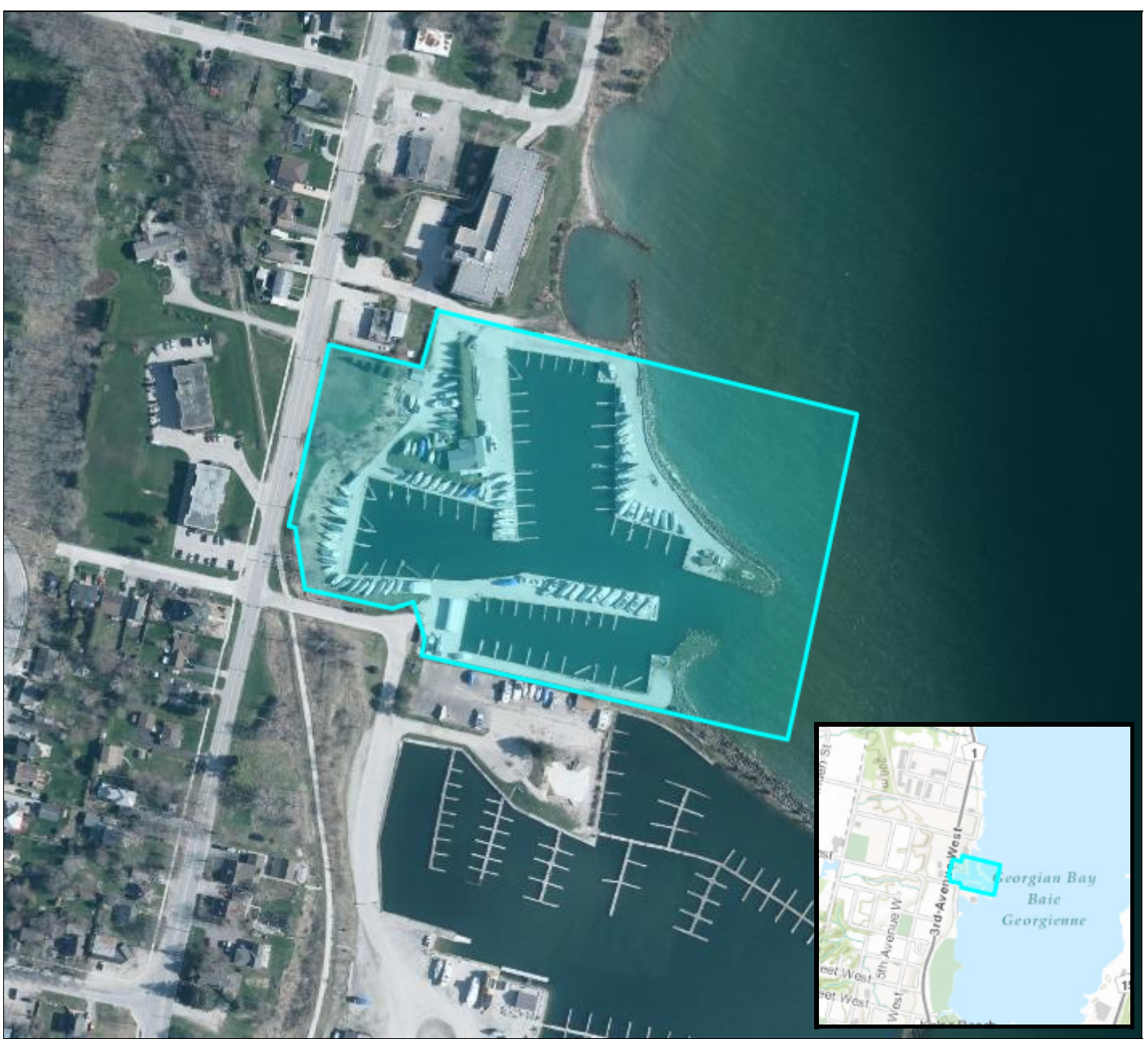
Roll Number	Address	Assessed Value	Acreage
425902000813200	2475 3RD AVE W	\$1194000	11.32

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

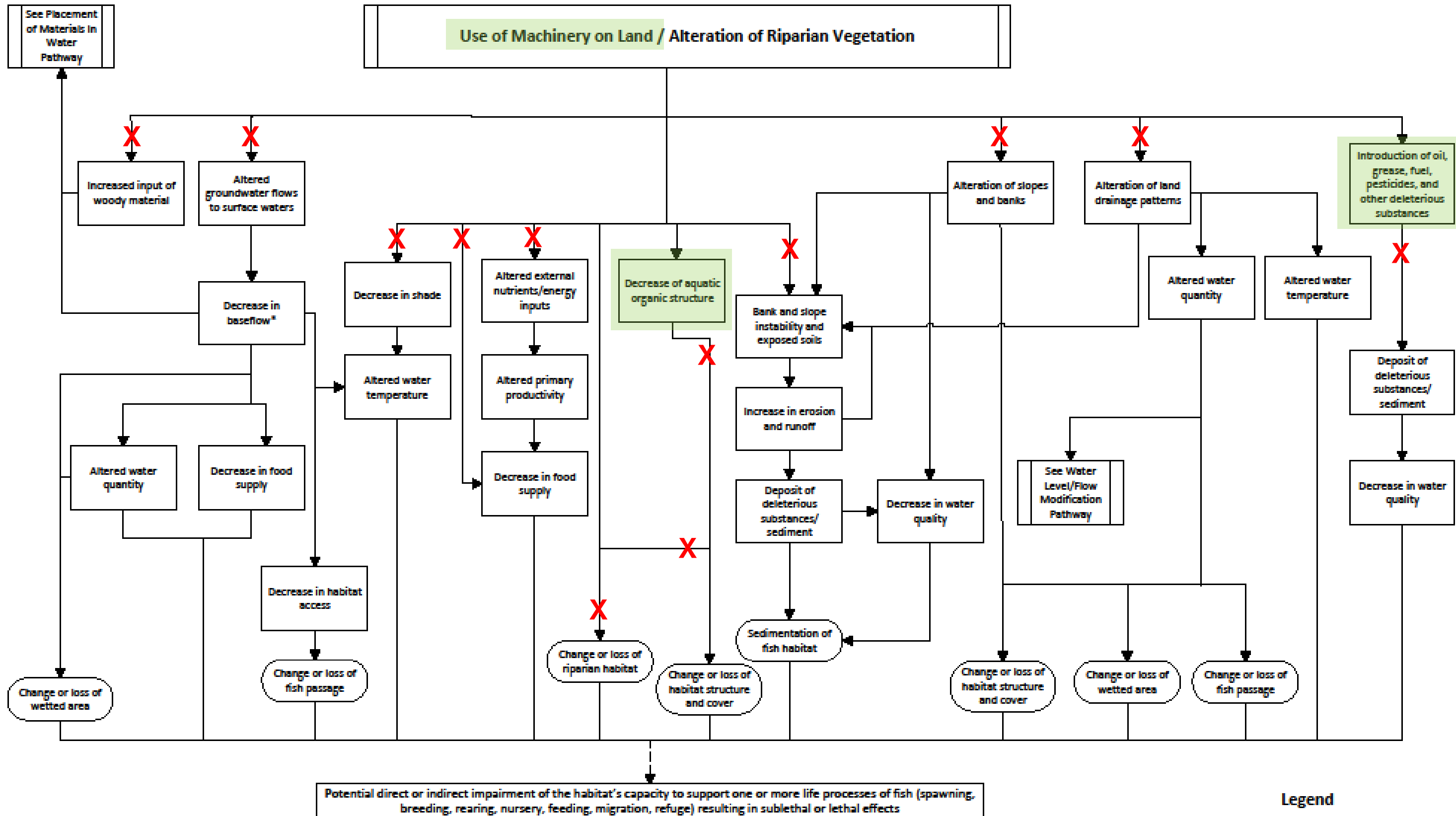
NEC Designation	Legal Description	Property Use
Outside the Niagara Escarpment Plan Area	TP BROOKE L57PT L61 TO L67;L69PT L71PT RAGLAN ES L58PT;L60 TO L70 SOUND WS PT EYRE	Marina - located on waterfront - defined as a commercial facility for the maintenance, storage, service and/or sale of watercraft

Zoning*
Mixed Use Commercial, Multiple Residential, Hazard Lands

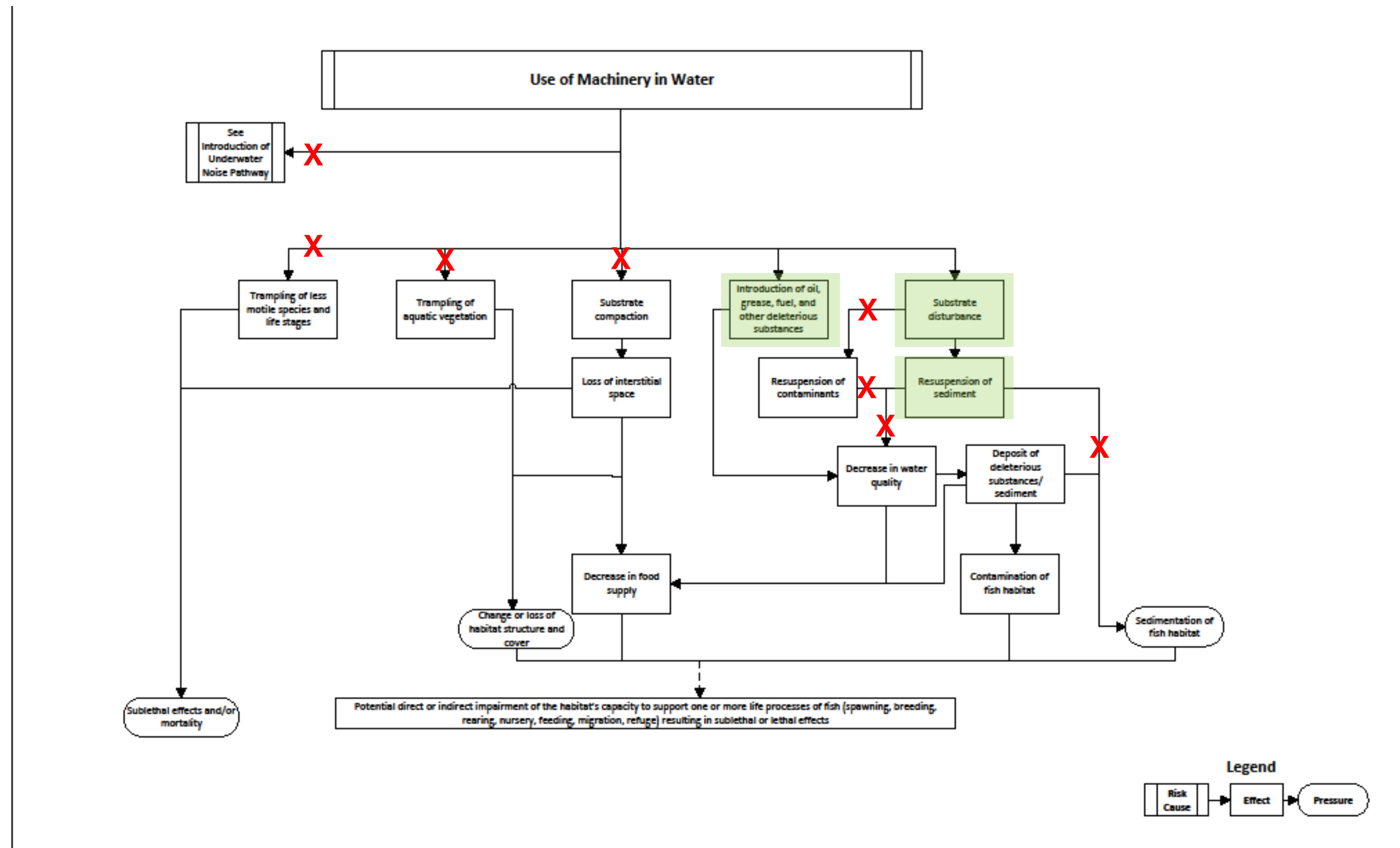
* Zoning may not be accurate. Confirm with local municipal zoning bylaw.



Appendix 8: DFO Pathways of Effects diagram worksheet



*Potential for increase in baseflow in some cases



Use of Machinery in Water

See Introduction of Underwater Noise Pathway

Trampling of less motile species and life stages

Trampling of aquatic vegetation

Substrate compaction

Introduction of oil, grease, fuel, and other deleterious substances

Substrate disturbance

Loss of interstitial space

Resuspension of contaminants

Resuspension of sediment

Decrease in water quality

Deposit of deleterious substances/sediment

Change or loss of habitat structure and cover

Decrease in food supply

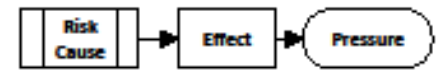
Contamination of fish habitat

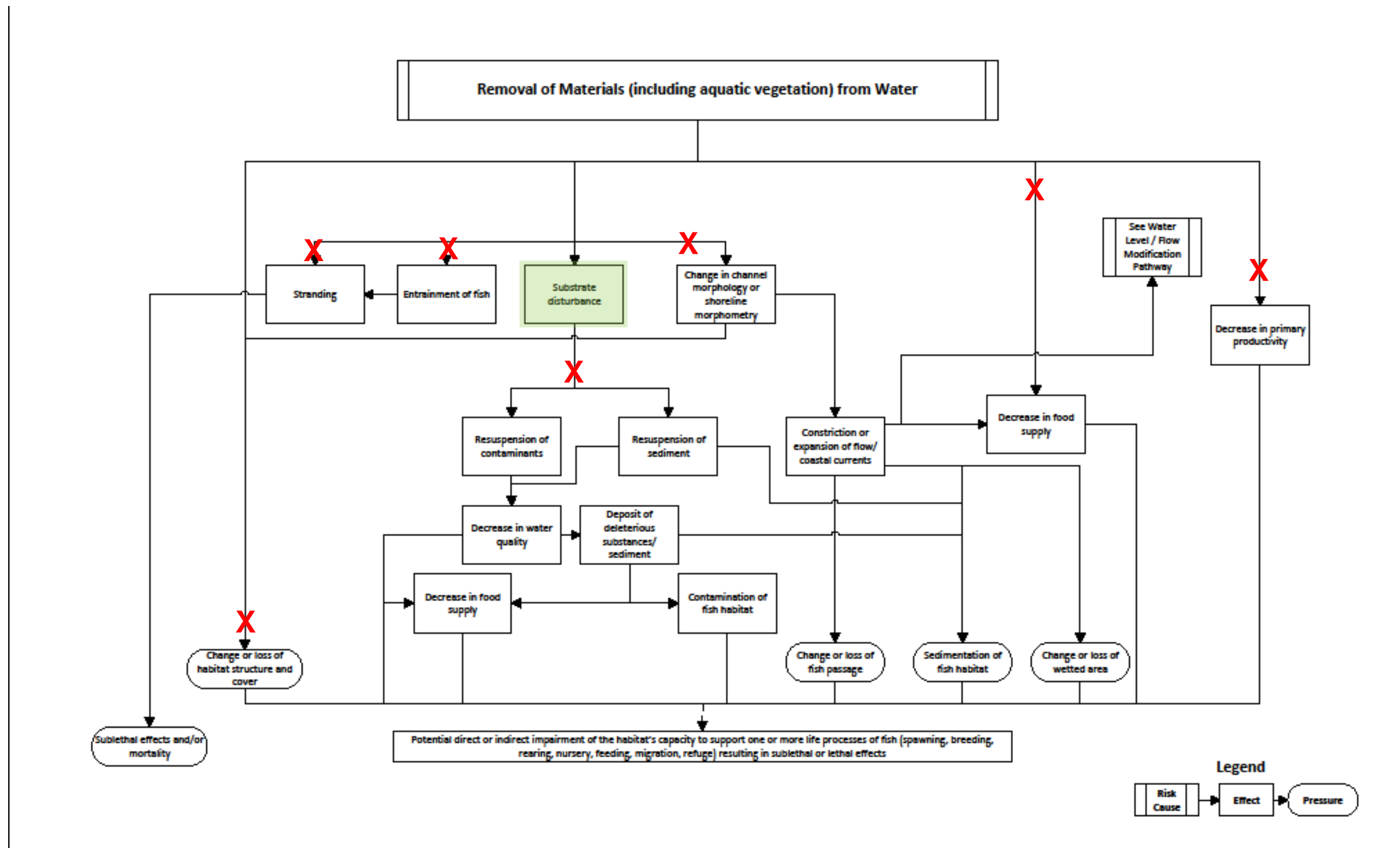
Sedimentation of fish habitat

Sublethal effects and/or mortality

Potential direct or indirect impairment of the habitat's capacity to support one or more life processes of fish (spawning, breeding, rearing, nursery, feeding, migration, refuge) resulting in sublethal or lethal effects

Legend





Appendix 9: Ministry of Natural Resources Correspondence



John Griffith <john.griffithmarine@gmail.com>

Fwd: Georgian Yacht Club - Dredge Inquiry

Kurtis Mink <info@minkmarine.ca>
To: John Griffith <john.griffithmarine@gmail.com>

Tue, Jan 20, 2026 at 8:31 PM

Kurtis Mink
Marine Surveyor

Mink Marine - Owen Sound
Info@MinkMarine.ca
519-387-6465
www.MinkMarine.ca

Begin forwarded message:

From: "Down, Kaitlin (MNR)" <Kaitlin.Down@ontario.ca>
Date: November 26, 2025 at 8:48:42 AM EST
To: Kurtis Mink <info@minkmarine.ca>
Subject: RE: Georgian Yacht Club - Dredge Inquiry

Good morning,

I've reviewed your inquiry regarding the proposed dredging at the Georgian Yacht Club. It has been determined that the bay is federally owned. As this involves a private water lot fronting a federal harbour, a permit from the MNR would not be required.

Please note that this determination does not exempt you from obtaining any additional authorizations that may be required by other federal, provincial, or municipal agencies.

If you have any questions, please don't hesitate to reach out!

Best regards,

Kait

From: Kurtis Mink <info@minkmarine.ca>
Sent: November 20, 2025 10:24 AM
To: Down, Kaitlin (MNR) <Kaitlin.Down@ontario.ca>
Subject: Re: Georgian Yacht Club - Dredge Inquiry

Appendix 10: Transport Canada Correspondence

Fw: [External/Externe]: Re: Georgian Bay Yacht Club (GYC) Proposed dredging

1 message

Tom England <tomengland999@gmail.com>
To: John Griffith <john.griffithmarine@gmail.com>

Thu, Feb 26, 2026 at 11:55 PM

From: Bart Toby <bart.d.toby@gmail.com>
Sent: February 24, 2026 10:11 AM
To: Gaulton, Katie (TC/TC) <katie.gaulton@tc.gc.ca>
Cc: Tom England <tomengland999@gmail.com>; ianboddy@bellnet.ca <ianboddy@bellnet.ca>; Jason Lehtovaara [30 Day Outage Initiative] <jason.lehtovaara@brucepower.com>
Subject: Re: [External/Externe]: Re: Georgian Bay Yacht Club (GYC) Proposed dredging

Good Morning Katie,

Thank you for your your quick reply and detailed response to my questions earlier this morning, I have C.C. my questions and your comments for other members to review.

Thank you again.

Regards

Bart Toby

P.S. GYC members please review

On Feb 24, 2026, at 9:56 AM, Gaulton, Katie (TC/TC) <katie.gaulton@tc.gc.ca> wrote:

UNCLASSIFIED / NON CLASSIFIÉ

Good Morning,

Please see my responses below.

Thank you,

Katie

From: Bart Toby <bart.d.toby@gmail.com>
Sent: Tuesday, February 24, 2026 9:30 AM
To: Gaulton, Katie (TC/TC) <katie.gaulton@tc.gc.ca>
Subject: [External/Externe]: Re: Georgian Bay Yacht Club (GYC) Proposed dredging

Hi Katie,

Thank you for your comments so far they have been helpful. I have received the following questions, can you please reply with your guidance.

Does the following impact your earlier comments, this was sent to me by a concerned club member and I'm trying to understand if it is still applicable before this evening's meeting. Your timely response would be most helpful.

Public Ports facilities regulation, SOR/2001-154. The Public Port Of Owen Sound is defined as follows:

All the navigable waters of the Owen Sound, including any foreshore, and the navigable portions of all streams flowing into it, including any foreshore, south of a line drawn due west astronomically from north extremity of the peninsula on the east side of the sound known as Squaw Point. This comes from Transport Canada statement in 2014 " Within the Proclaimed Public Port (PPP) of Owen Sound as defined in the Canada Marine Act (CMA), Public Ports and Public, Facilities Regulations (PPPPFR) and further that the Waterloo where the proposed dredging will take place does not fall under TC ownership".

1. If a Permit is required once a complete application has been made what are the time lines for approval? We typically say it will take 90 days to receive approval. This does not take into consideration if there is a legal duty for consultation with Indigenous Groups in the area and if an Environmental Assessment is required (if work is taking place on federal lands, which is noted above is not on federal lands so likely not required).
2. It is my understanding that if the harbour entrance remains open then a permit is not required from T.C.? A permit will not be required if all requirements of the Minor Works Order are met.
3. If the harbour entrance is closed even if just while construction is taking place then a Permit will be required? If the harbour entrance is closed at anytime, the work does not meet the Minor Works Order and will require approval.
4. Would the application to T.C. be the minor application or a more intensive application if the harbour entrance is closed during dredging. The application for approval process is a more intensive application, that requires more information and full plans of the work, including location map, plan and profile view drawings, showing all dimensions, including depth of water before the dredge and after and the exact size of the dredge area, marked on the plans.

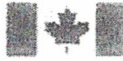
I appreciate your time and earlier comments.

Regards

Bart Toby
519 389 7453

On Feb 17, 2026, at 10:11 AM, Gaulton, Katie (TC/TC) <katie.gaulton@tc.gc.ca> wrote:

Appendix 11: Letter, Dredging Approval – Public Port of Owen Sound



Transport Canada
Ontario Region

Transports Canada
Région de l'Ontario

Programs
Ontario Region
4900 Yonge St., 4th Floor
Toronto, Ontario
M2N 6A5

Programmes
Région de l'Ontario
4900, rue Yonge, 4^{ième} étage
Toronto, Ontario
M2N 6A5

Mark Vincent
Georgian Yacht Club
PO Box 382
Owen Sound ON
N4K 5P5

March 31, 2014

Dredging Approval - Public Port of Owen Sound

Dear Mr. Vincent;

This letter refers to an application from Georgian Yacht Club to carry out a dredging project within the limits of the Proclaimed Public Port (PPP) of Owen Sound as defined in the Canada Marine Act (CMA), Public Ports and Public Ports Facilities Regulations (PPPPFR). Transport Canada Ontario Region is responsible for administration of the PPP.

After reviewing the application information from the Georgian Yacht Club, it has been determined that it appears that the waterlot where the proposed dredging will take place does not fall under TC ownership.

Approval is hereby authorized for this specific dredging project in accordance with Sections 35, 36 and Section 10 of Schedule 4 of the PPPPFR Regulations.

Consequently, you may advise the proponent to proceed with the dredging project subject to the following conditions:

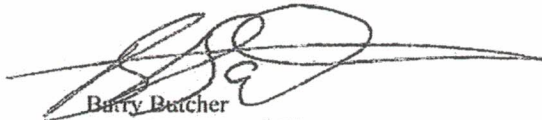
1. The dredged material shall not be dumped into the waterway (aka the Owen Sound). The dredged material must be transported ashore and deposited on land in a location where it will not come into contact with the water course. The proponent shall provide, install and maintain a temporary silt screen during dredging operations, across the mouth of the marina basin to contain silt material from spilling into Owen Sound.
2. The proponent shall assess the marine traffic in the area on the outside of the silt screen to determine if there is a requirement to install yellow warning buoys to prevent vessels from attempting to navigate into to basin while the silt screen is in place. The proponent is advised that the silt screen may be considered a **HAZARD TO NAVIGATION**. If the proponent believes that yellow warning buoys, signs and lights are required to keep vessels away, the proponent shall provide and install these devices.
3. If the proponent decides to provide and install private warning buoys, they shall conform to the Canadian Aids to Navigations System and the Private Buoys Regulations issued pursuant to the Canada Shipping Act.

4. The proponent shall take action to initiate Notices To Shipping (NOTSHISP) to advise mariners about the dredging activities. These Notships to be issued by the CCG MCTS (Marine Communications and Traffic Services) office at Sarnia, telephone number 1-800-265-0237. As the dredging program progresses, the proponent shall provide updated information to CCG MCTS so that existing NOTSHIPS may then be re-issued with updated information.
5. After the dredging has been completed, the applicant shall arrange for an "After Dredging Sounding Survey", which shall show the soundings after the dredging project has been completed. The soundings shall be recorded in meters and deci-meters relative to chart datum.
6. The proponent is required to send the sounding survey data to the office of the Regional Hydrographer, Canadian Hydrographic Service at Dept of Fisheries and Oceans, The Bayfield Institute, P. O. Box 5050, Burlington, Ont, L7R 4A6.
7. The dredging work should be carried out in accordance with the Dept of Fisheries and Oceans Operational Statement for Maintenance Dredging.

In summary, the applicant and their contractors may proceed with the proposed dredging operation to be carried out within the boundaries of the PPP at SSM, subject to the conditions stated above.

This approval is limited to the authorities written into the Canada Marine Act and the PPPFR Regulations. The applicant is required to comply with all other laws and regulations, including Federal and Provincial laws that may apply. This includes regulations intended to protect the environment and fish habitat.

For further information, please contact the undersigned at 416-952-1027.



Barry Butcher
Area Operations Officer
Programs Branch
Ontario Region

Appendix 12: GSCA Permit # GS12-340



237897 Inglis Falls Road, R.R.#4, Owen Sound, ON N4K 5N6
Telephone: 519.376.3076 Fax: 519.371.0437 Email: admin@greysauble.on.ca
www.greysauble.on.ca

August 12, 2013

Georgian Yacht Club
c/o: Ann Hachey
2475 3rd Avenue West
Owen Sound, ON
N4K 5P5

Dear Ms. Hachey:

**Re: Issuance of GSCA Permit # GS12-340 for Dredge Existing Yacht Basin
2475 3rd Avenue West; Roll Number: 42-59-020-008-13200-0000**

The Grey Sauble Conservation Authority received on December 14, 2012, your proposal described as the "Dredge of an Existing Yacht Basin". Based on our review of your permit application, our office is prepared to issue our permit (# GS12-340 – see attached). Please ensure a copy of this letter and permit is available on site during construction activities.

As detailed in our Level II fish habitat agreement with Fisheries and Oceans Canada (DFO), the Grey Sauble Conservation Authority is responsible to evaluate proposed works as to their impact on fish habitat within the Grey Sauble Conservation Authority's watershed. Based on the information provided and our knowledge of the project location, we have concluded that your proposal is "low risk" to fish habitat and that it will **NOT** result in the harmful alteration, disruption or destruction of fish habitat if completed as per our permit's conditions and following the general mitigation measures as described below. The harmful alteration, disruption or destruction of fish habitat is prohibited unless authorized by Fisheries and Oceans Canada (DFO) pursuant to Section 35(2) of the Fisheries Act. In keeping with DFO's "Policy for the Management of Fish Habitat", no such authorizations are issued unless acceptable measures for the habitat loss are developed and implemented by the proponent.

Often, physical impacts on fish habitat can for the most part be mitigated by specific modification or actions incorporated into the project design and construction procedures. Some of these mitigation methods are listed below for your consideration.

General Mitigation Measures

- In-water works (if required) should only occur between July 1st and September 15th for the protection of fish during sensitive life history stages.
- All materials and equipment used for the purpose of site preparation and project completion should be operated and stored in a manner that prevents any deleterious substance (e.g. petroleum products, silt, etc.) from entering the water.
- Any stockpiled materials should be stored and stabilized away from the water.
- Vehicle and equipment re-fuelling and maintenance should be conducted away from the water.
- Any part of equipment entering the water should be free of fluid leaks and externally cleaned/degreased to prevent any deleterious substance from entering the water.
- Only clean material free of fine particulate matter should be placed in the water.
- Sediment and erosion control measures should be implemented prior to work and maintained during the work phase, to minimize the entry of sediment into the water.
- All sediment and erosion control measures should be inspected daily to ensure that they are functioning properly and are maintained and/or upgraded as required.



Watershed Municipalities
Arran-Elderslie, Chatsworth, Georgian Bluffs, Grey Highlands
Meaford, Owen Sound, South Bruce Peninsula, Blue Mountains

- If the sediment and erosion control measures are not functioning properly, no further work should occur until the sediment and/or erosion problem is addressed.
- All disturbed areas on the work area should be stabilized as soon as possible after project completion.
- Sediment and erosion control measures should be left in place until all disturbed areas on the work area have been stabilized.
- All disturbed areas should be stabilized and re-vegetated as required upon completion of work and restored to a pre-disturbed state or better.
- At no times should water flows to downstream areas be disrupted.

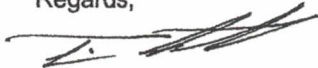
If the proposed work is carried out as described in the plans provided to the Grey Sauble Conservation Authority and as per the "General Mitigation Measures", it will not be considered as contravening Section 35(1) of the Fisheries Act which states:

"No person shall carry on any work or undertaking that results in the harmful alteration, disruption or destruction of fish habitat."

Please note that this letter of advice and the issuance of the GSCA permit does not release the proponent of the responsibility for obtaining other permits that may be required under federal, provincial or municipal legislation. Please ensure that you contact me prior to the start of the project and when the project is completed.

If you have any questions or should there be any changes to the proposed work, please contact the undersigned at (519) 376-3076.

Regards,



Tim Lanthier
Watershed Planner

Enclosures

Cc via email: Ms. Kristen M. Van Alphen, Clerk, City of Owen Sound
Mr. Dick Hibma, Authority Director, City of Owen Sound
Ms. Jan Chamberlain, Authority Director, City of Owen Sound



GREY SAUBLE CONSERVATION AUTHORITY

PERMIT NUMBER	GS12-340
DATE ISSUED	12-Aug-13

R.R.#4, Inglis Falls Road, Owen Sound, Ontario, N4K 5N6 (519)376-3076 Fax (519)371-0437

DEVELOPMENT, INTERFERENCE with WETLANDS, ALTERATIONS to SHORELINES and WATERCOURSES PERMIT

In accordance with Ontario Regulation 151/06, permission is hereby granted to:

Owner Georgian Yacht Club

Agent Harold Sutherland Construction Ltd.

2475 3rd Avenue West
Owen Sound, ON
N4K 5P5

323545 East Linton Road
RR2
Kemble, ON
N0H 1S0

- to PLACE/REMOVE FILL ALTER A WETLAND
 CONSTRUCT/RECONSTRUCT A BUILDING or STRUCTURE ALTER, ADD TO, RENOVATE A BUILDING
 ALTER A WATERCOURSE ALTER A LAKE SHORELINE

at the following location: 2475 3rd Avenue West

Lot Conc

City of Owen Sound, formerly City of Owen Sound

Lot Number

Registered Plan Number

Existing Landuse: Yacht Club

Roll#: 42-59-020-008-132-00-0000

For the following works: Dredge Existing Yacht Basin

on the above described property, during the period of 12-Aug-13 to 12-Aug-15

The applicant, by acceptance of and in consideration of the issuance of this Permit, agrees to the "Specific and General" conditions as listed below. If the applicant wishes to appeal these conditions to the Authority's board of directors, the Authority must be notified in writing prior to commencement of the project. Once the appeal process has been initiated, this permit becomes null and void and no work shall commence.

SPECIFIC CONDITIONS

- 1) The proposed dredging is to be completed in accordance with the attached approved plan;
- 2) Appropriate sediment and siltation controls are to be utilized during construction to minimize sediment and/or other deleterious materials from migrating into Owen Sound and/or Georgian Bay;
- 3) Following construction sedimentation and siltation controls are to remain in place until the work area is stabilized;
- 4) All dredged materials are to be removed from the subject property and disposed of appropriately in an area not regulated under Ontario Regulation 151/06;
- 5) Any changes to the project design must be approved by this office.
- 6) The enclosed green and white sign must be posted at a visible point of access to the project location.

GENERAL CONDITIONS

1. Approvals, permits, etc. may be required from other agencies prior to undertaking the work proposed. Authority permission, if granted for the proposed work, does not exempt the owner/agent from complying with any or all other approvals, laws, statutes, ordinances, directives, regulations, etc. that may affect the property or the use of same.
2. Authorized representatives of the Grey Sauble Conservation Authority may, at any time, enter onto the lands which are described herein to make surveys, examinations or inspections which are required for the purpose of ensuring that the work(s) authorized by this Permit are being carried out according to the terms of this Permit.
3. The applicant agrees:
 - (a) to indemnify and save harmless on a solicitor and client basis, the Grey Sauble Conservation Authority and its officers, employees or agents, from or against all damage, loss, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the owner and/or applicant or any of his agents, employees or contractors relating to any particulars, terms or conditions of this Permit;
 - (b) that this Permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - (c) that all complaints arising from the execution of the works authorized under this Permit shall be reported prior to the expiration of this Permit.

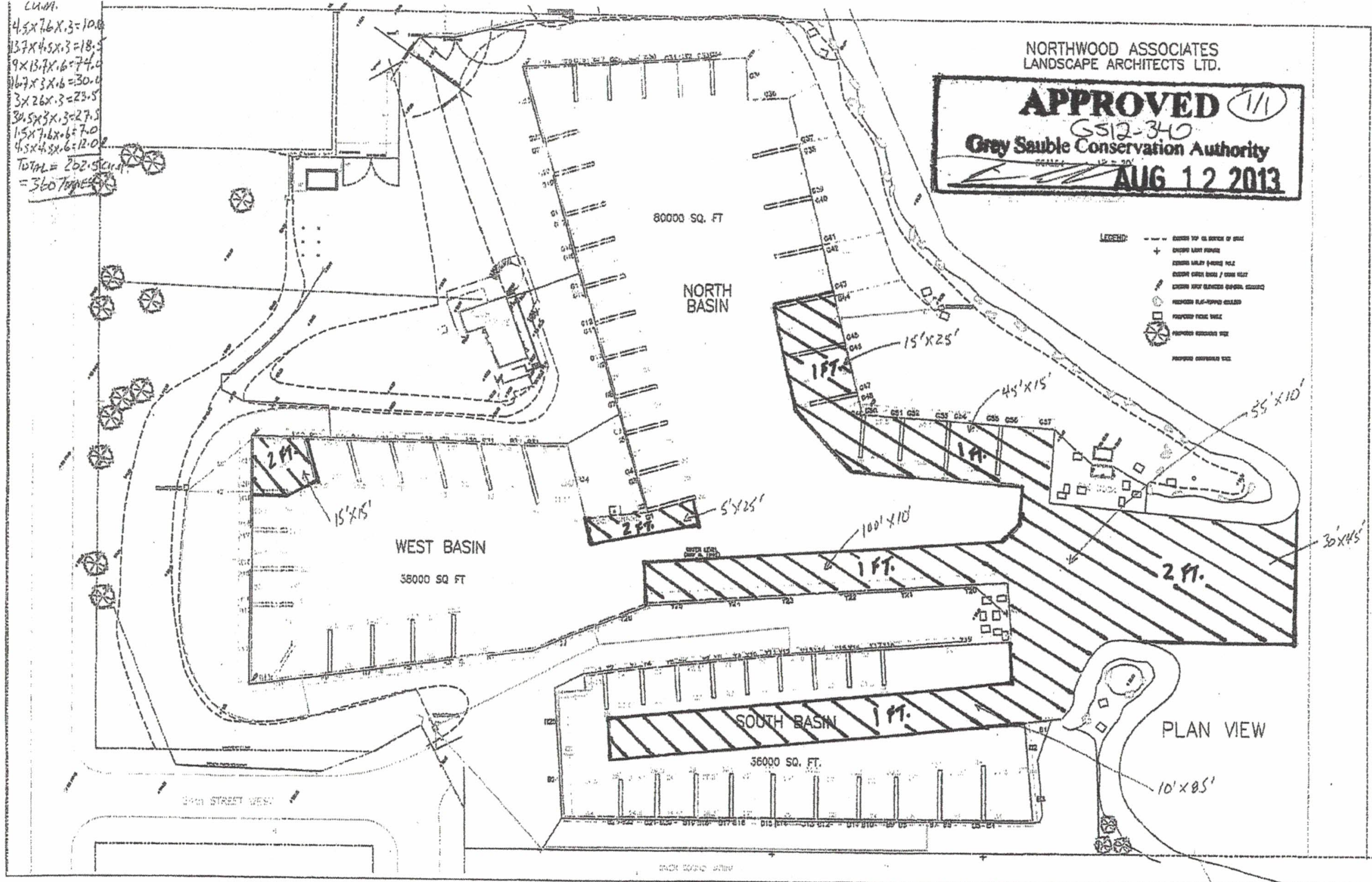
(Officer of the Authority)

PLEASE CONTACT Tim Lanthier
BEFORE AND AFTER THE WORK IS COMPLETED

LUNA
 4.5 x 7.6 x .3 = 10.0
 13.7 x 4.5 x .3 = 18.5
 9 x 13.7 x .6 = 74.0
 16.7 x 3 x .6 = 30.0
 3 x 26 x .3 = 23.5
 30.5 x 3 x .3 = 27.5
 1.5 x 7.6 x .6 = 7.0
 4.5 x 4.5 x .6 = 12.0
 TOTAL = 202.5 SQ. FT.
 = 360 TREES

NORTHWOOD ASSOCIATES
LANDSCAPE ARCHITECTS LTD.

APPROVED 1/1
 G512-340
 Grey Sauble Conservation Authority
 AUG 12 2013



STREET WEST

BACK ROAD



**Grey Sauble
Conservation Authority**

R.R.#4, 237897 Inglis Falls Road
Owen Sound, Ontario
N4K 5N6 (519) 376-3076
www.greysauble.on.ca

A Permit for this site has been issued for:

Dredge Existing Yacht Basin

**under the Grey Sauble Conservation
Authority: Regulation of Development,
Interference with Wetlands and Alterations
to Shorelines and Watercourses
(Section 28 Conservation Authorities Act)**

Permit No. GS12-340

Approved Aug. 12, 2013 Expires Aug. 12, 2015