



December 5, 2023

City of Owen Sound
808 2nd Ave. E.,
Owen Sound, ON N4K 2H4

Attention: Jacklyn Iezzi, BES., Senior Planner

Re: GTR-00255576-B0 Confirmation of Record of Site Condition Boundary
2202 3RD Avenue East, Owen Sound, Ontario

Dear Ms. Iezzi:

It is understood that the City of Owen Sounds (the City) requires confirmation of the legal description and boundary of the land applicable to the Record of Site Condition (RSC) (Registration # 45250) accepted by the Ministry of Environment, Conservation and Parks on September 9, 2023, herein referred to as the "RSC lands".

The legal description of the RSC lands is described as Parts 1 and 3 on the draft R-plan 16-R, which is part of the larger property located at 2202 3rd Avenue East, in Owen, Sound Ontario. A copy of the Draft plan referenced in the RSC is attached as Appendix A. The RSC lands encompass the property at 2202 3RD Avenue East, Owen Sound, barring any area located within 30 metres of the waterfront. It should be noted that the Draft R-plan was updated after the acknowledgement of RSC #45250, and it was deposited on July 29, 2010. The R-plan number 16R-9907 was assigned to the plan during the deposit.

EXP reviewed the survey plan 16R-9907, where the Site boundary was outlined by the City, as shown in Appendix B. The Site is indicated with the legal address Parts 1, 3, 5, 6, 7, 8, part of park lots 5, 6, 7, 8, 9, 10, Bay shore range, part of allowance of unnamed & unopened street lying along waters edge of the Owen Sound Bay (PL Owen Sound), part of PIN 37059-0634 (LT). **EXP confirms that the red area indicated by the City reflects the extent of the RSC lands in the RSC #45250, described as Parts 1, 3, 5, 6, 7 and 8 of Plan 16R-9907.**

The reports used to support the RSC include:

- Barenco Inc., Phase I and II Environmental Assessment, 2202 3rd Avenue East, Owen Sound, Ontario, dated April 10, 2008.
 - This report was completed on the larger property located at 2202 3RD Avenue East, inclusive of the RSC lands.
- Barenco Inc., Soil Remediation Program, 2202 3rd Avenue East, Owen Sound, Ontario, dated April 11, 2008.
 - This report was completed on the larger property located at 2202 3RD Avenue East, inclusive of the RSC lands. However, the RSC lands are described as "Zone 2 – Greater than 30m of water body".

Project Number: GTR-00255576-B0
Date: December 5, 2023

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

EXP Services Inc.



Samuel Lee, P.Ge.
Senior Project Manager
Environmental Services



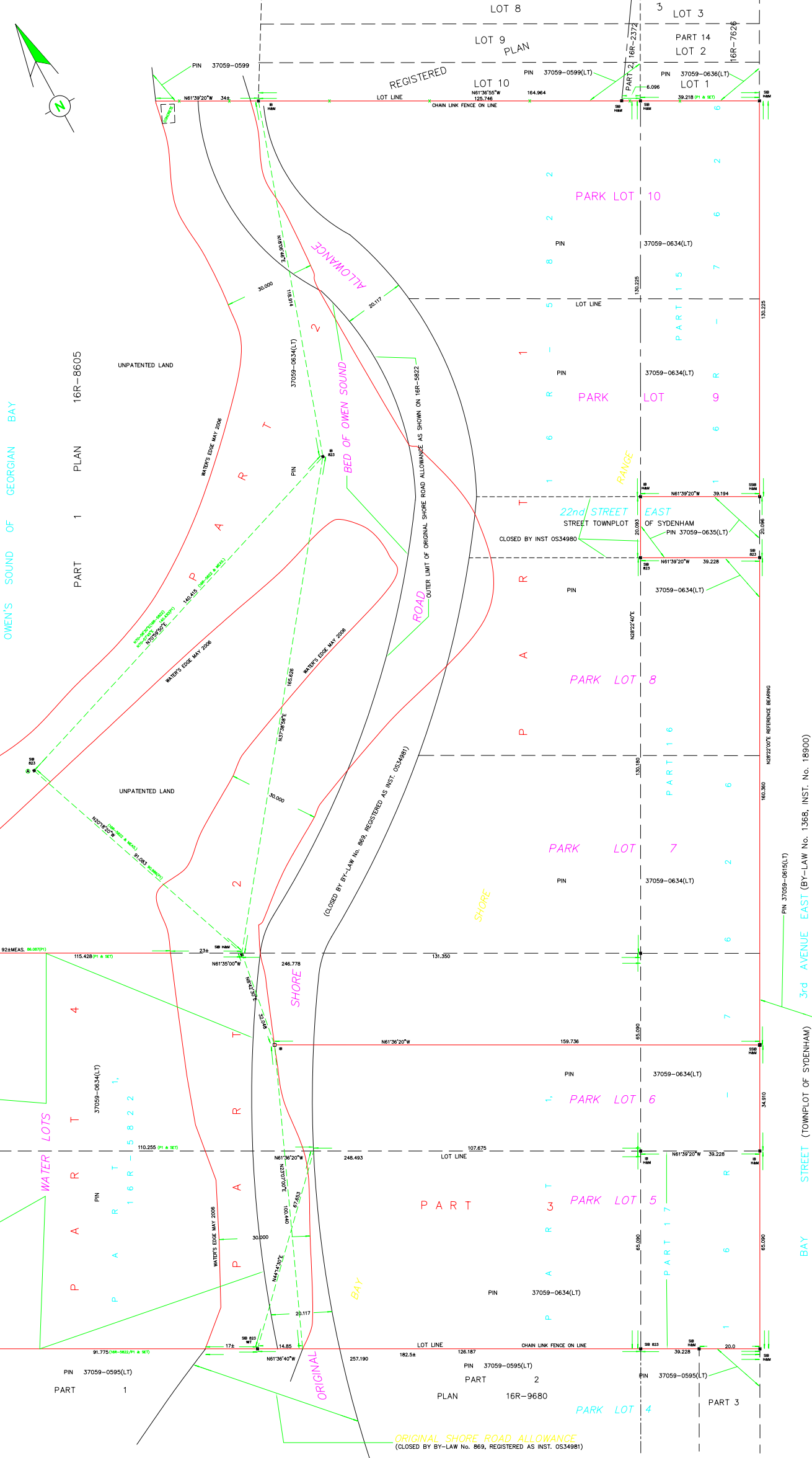
Amanda Catenaro, M.E.Sc., P.Ge.
Senior Project Manager
Environmental Services

Attachments

- Appendix A: RSC Survey Plan
- Appendix B: City-Provided Survey Plan

Appendix A – RSC Survey Plan

BEARING	DISTANCE
N37°33'00"E	234.61
N38°43'50"E	223.35
N39°59'50"E	217.10
N42°29'00"E	209.35
N42°29'25"E	191.41
N46°40'00"E	178.43
N51°00'45"E	166.07
N54°40'00"E	154.80
N57°12'00"E	132.08
N59°41'50"E	100.08
N63°05'00"E	72.33
N67°01'50"E	51.17
N71°58'00"E	30.55
N78°02'25"E	11.92
N86°02'25"W	18.25
N89°32'50"W	27.47
N77°27'25"W	42.85
N82°01'00"W	47.01
S78°10'45"W	42.42
S72°42'25"W	38.91
S65°17'25"W	34.64
S86°13'50"W	19.92
N87°08'00"E	58.89
N82°08'20"E	80.98
N78°01'00"E	78.56
N79°31'00"E	103.56
N82°18'50"E	135.46
N87°08'00"E	136.68
S89°12'20"E	132.96
S87°44'00"E	99.23
S85°32'20"E	68.72
S86°03'10"E	65.48
S41°34'10"E	58.67
S29°27'20"E	59.40
S38°40'00"E	27.05
S11°23'20"E	68.61
S25°22'00"E	80.84
S14°48'50"W	112.42
S35°25'25"W	128.07
S45°25'50"W	147.44
S6°14'45"W	165.89
S9°17'50"W	187.04
S11°59'50"W	198.57
S15°40'10"W	209.23
S18°27'45"W	224.08



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. **PLAN 16R-** RECEIVED AND DEPOSITED

DATE:..... DATE:.....

NEIL C. MILNE, O.L.S. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF GREY(No.16)

PART	DESCRIPTION	PIN
1	PART OF PARK LOTS 6 & 8, BAY SHORE RANGE, AND ALL OF PARK LOTS 7, 9 & 10, BAY SHORE RANGE, AND PART OF ROAD ALLOWANCE OF AN UNNAMED STREET (PL OWEN SOUND) CLOSED BY OS34980, NOW KNOWN AS 22nd STREET EAST BETWEEN LOTS 8 & 9 BAY SHORE RANGE, AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF PARK LOTS 6 TO 10 (BOTH INCLUSIVE) BAY SHORE RANGE (CLOSED BY BYLAW 869 REGISTERED AS INST. OS34981) AND PART OF THE BED OF OWEN SOUND IN FRONT OF PARK LOTS 7 & 9 BAY SHORE RANGE.	PART OF 37059-0634(LT)
2	PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF PARK LOTS 5 TO 10 (BOTH INCLUSIVE) BAY SHORE RANGE (CLOSED BY BYLAW 869 REGISTERED AS INST. OS34981) AND PART OF THE BED OF OWEN SOUND IN FRONT OF PARK LOTS 7 TO 10 (BOTH INCLUSIVE) BAY SHORE RANGE AND PART OF WATER LOTS IN FRONT OF PARK LOTS 5 & 6 BAY SHORE RANGE.	PART OF 37059-0634(LT)
3	ALL OF PARK LOT 5, BAY SHORE RANGE AND PART OF PARK LOT 6, BAY SHORE RANGE AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF PARK LOTS 5 & 6 BAY SHORE RANGE (CLOSED BY BYLAW 869 REGISTERED AS INST. OS34981).	PART OF 37059-0634(LT)
4	PART OF THE WATER LOTS IN FRONT OF PARK LOTS 5 & 6 BAY SHORE RANGE.	PART OF 37059-0634(LT)

THIS PLAN IS COMPRISED OF ALL OF PIN 37059-0634(LT)

PLAN OF SURVEY
 OF ALL OF
PARK LOTS 5 TO 10 (BOTH INCLUSIVE)
BAY SHORE RANGE (PL OWEN SOUND)
 AND PART OF
UNNAMED STREET (PL OWEN SOUND)
 (CLOSED BY OS34980)
 AND ALL OF
ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF PARK LOTS 5 TO 10 (BOTH INCLUSIVE)
BAY SHORE RANGE (PL OWEN SOUND)
 (CLOSED BY OS34981)
 AND PART OF THE
BED OF OWEN SOUND
IN FRONT OF PARK LOTS 7 TO 10 (BOTH INCLUSIVE)
BAY SHORE RANGE (PL OWEN SOUND)
 AND PART OF
WATER LOTS
IN FRONT OF PARK LOTS 5 & 6
BAY SHORE RANGE (PL OWEN SOUND)
CITY OF OWEN SOUND
COUNTY OF GREY

HEWETT AND MILNE LIMITED
 SCALE - 1 : 500

LEGEND
 P DENOTES SURVEY MONUMENT FOUND
 S DENOTES SURVEY MONUMENT SET
 SSB DENOTES SHORT STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 SSB DENOTES SHORT STANDARD IRON BAR
 HMB DENOTES HEWETT AND MILNE LTD., O.L.S.
 WIT DENOTES WITNESS

NOTE:
 BEARINGS ARE ASTRONOMIC, DERIVED FROM THE WESTERLY LIMIT OF BAY STREET SAID LIMIT SHOWN AS N28-22'00"E ON PLAN 16R-5822.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 19th DAY OF JULY 2010.

JULY 20th 2010
 NEIL C. MILNE
 ONTARIO LAND SURVEYOR

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

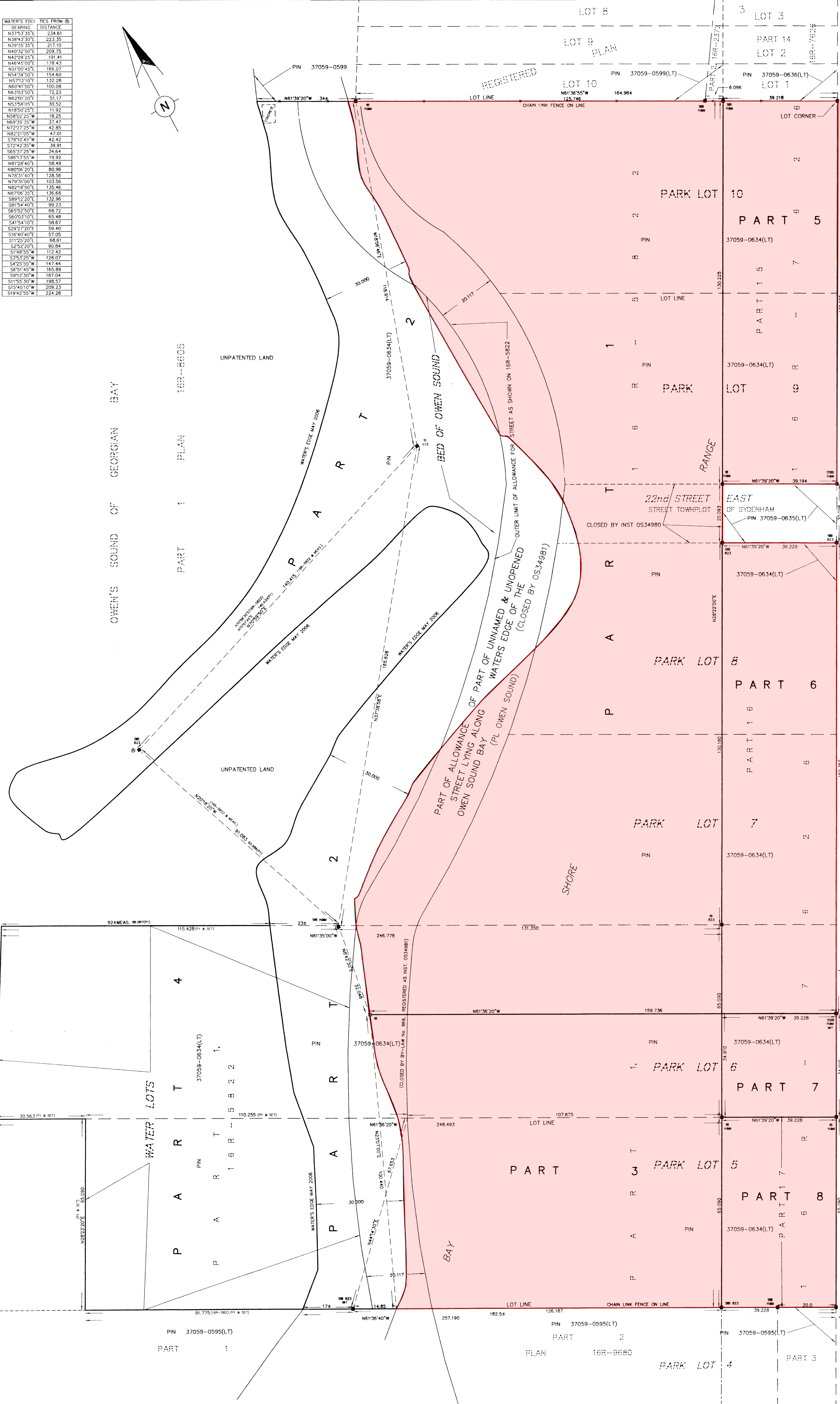
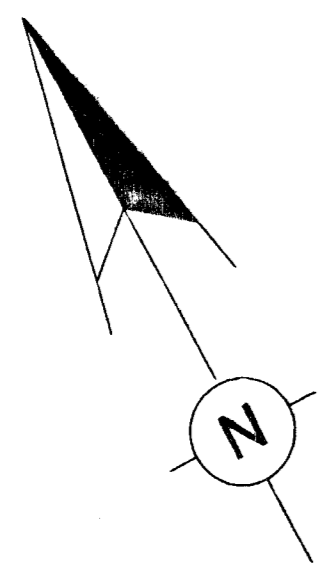
HEWETT AND MILNE LIMITED
ONTARIO LAND SURVEYORS

302, 8th STREET EAST,
 OWEN SOUND, ONTARIO
 P. O. BOX 112, N4K 5P1
 TEL. 519-376-5528
 FAX 519-376-5534
 EMAIL: hamlm@hmlm.com

DRAWN BY: RUSSELL BIRD / LAND TITLES
 FILE #:
 FILE LOCATION:

Appendix B – City-Provided Survey

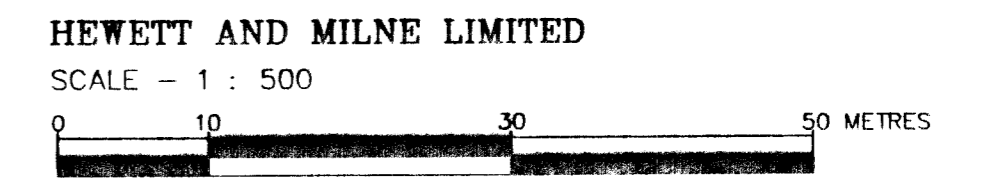
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SCHEDULE OF PARTS		PIN
1	PART OF PARK LOTS 6, 7, 8, 9 & 10 BAY SHORE RANGE, PART OF ALLOWANCE OF PART OF UNNAMED & UNOPENED STREET LYING ALONG WATERS EDGE OF THE OWEN SOUND BAY (PL OWEN SOUND) (CLOSED BY OS34981), PART OF ROAD ALLOWANCE OF PART OF AN UNNAMED STREET (PL OWEN SOUND) (CLOSED BY OS34980) NOW KNOWN AS 22ND STREET EAST BETWEEN PARK LOTS 8 & 9 BAYSHORE RANGE	PART OF 37059-0634(LT)
2	PART OF PARK LOT 8 BAY SHORE RANGE, PART OF ALLOWANCE OF PART OF UNNAMED & UNOPENED STREET LYING ALONG WATERS EDGE OF THE OWEN SOUND BAY (PL OWEN SOUND) (CLOSED BY OS34981), PART OF ROAD ALLOWANCE OF PART OF AN UNNAMED STREET (PL OWEN SOUND) (CLOSED BY OS34980) NOW KNOWN AS 22ND STREET EAST BETWEEN PARK LOTS 8 & 9 BAYSHORE RANGE, PART OF THE BED OF OWEN SOUND IN FRONT OF PARK LOTS 7 TO 10 (BOTH INCLUSIVE) BAYSHORE RANGE (PL OWEN SOUND), PART OF THE WATER LOTS IN FRONT OF PARK LOTS 5 & 6 BAYSHORE RANGE (PL OWEN SOUND)	PART OF 37059-0634(LT)
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4	PART OF THE WATER LOTS IN FRONT OF PARK LOTS 5 & 6 BAY SHORE RANGE	PART OF 37059-0634(LT)
5	PART OF PARK LOTS 9 & 10 BAY SHORE RANGE	PART OF 37059-0634(LT)
6	PART OF PARK LOTS 6, 7 & 8 BAY SHORE RANGE	PART OF 37059-0634(LT)
7	PART OF PARK LOT 6 BAY SHORE RANGE	PART OF 37059-0634(LT)
8	PART OF PARK LOT 5 BAY SHORE RANGE	PART OF 37059-0634(LT)

PARTS 5, 6, 7 & 8 SUBJECT TO EASEMENT AS IN GY26792
THIS PLAN IS COMPRISED OF ALL OF PIN 37059-0634(LT)

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- LEGEND**
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 - ▧ DENOTES HEWETT AND MILNE LTD., O.L.S.
 - ▨ DENOTES PLAN 16R-9680
 - WT DENOTES WITNESS

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TEL: 519-376-5528
FAX: 519-376-5534
EMAIL: hdm@hmlts.com

DRAWN BY: RUSSELL BROWN
FILE: 16R-9680
LAND TITLES