

GEORGIAN VILLAS INC.**COBBLE BEACH COMMUNITY DESIGN AND ARCHITECTURAL CONTROL****LANDSCAPE APPROVAL FORM For SINGLE FAMILY LOTS KNOWN AS COMMON ELEMENT LOTS or POTLS**

One of the key objectives of the Official Plan for the development of Cobble Beach under the County of Grey is to maintain the scenic values and open landscape character of the property.

The economically sustainable development of Cobble Beach has included this objective in its planning and, where possible, shall provide view corridors as noted in the Cobble Beach Community Design and Architectural Guidelines, Section 4 Enhancing Viewscapes.

With the ongoing development, existing view corridors will change as new homes are built. There is a very open concept to the Cobble Beach lifestyle and this is most apparent in the open space areas surrounding or within the standard townhouse condominiums. Similarly, common element condominium lot Homeowners will strive to maintain the open concepts promoting the natural environment and existing view corridors for themselves and their neighbours when planning the landscape that will be part of their home.

Cobble Beach Community Design and Architectural Guidelines, “ 4.1 Enhancing Viewscapes

Viewscapes help to create unique images for a community, provide appropriate views of natural or built amenities and heighten entrance experiences. The Cobble Beach development has areas that benefit from distinctly different views (of) rolling hills, Owen’s Sound, (the golf course) and preserved woodlots to name a few.” In order to allow privacy but ensure continuity of a view corridor there are height restrictions for privacy-built structures as well as privacy created by plant materials. Such plantings at the front garden area are to be maintained at a height not to exceed four (4) feet. All side and rear plantings are to be maintained at a height not to exceed five (5) feet. Chosen plant materials should be used to complement the landscape without impeding or obstructing views and view corridors.

Please complete the following:

Owners’ Names: (1) _____

Print the names of all owners as per Title **First Name shall be the primary contact (1)**

Street Address: _____ Mobile No, (1): _____

Email (1): _____ Grey Common Element Condominium Corporation No _____

Landscape Plan Author: _____ Provide Installer’s Name and Firm if applicable _____

Other than Property beautification, please summarize any specific objectives relating to use of the property and incorporated into the landscape plan: (Add additional pages if necessary)

Any proposed landscape plan must include the location of the house as sited as well as a list of all proposed plantings and structures, including height and width, and specific materials to be used. Please attach plans, architectural or material specifications, descriptions and warranties to the request form. Please provide consultant’s and installers’ information.

The plan must also show any and all proposed hedges or privacy screening. All plant material that exceeds four feet in height at maturity must be listed and shown on the landscape plan.

Photographs of the view from all sides of the property are also to be included with the proposed landscape plan.

Please advise if any work being done will require any permits under the Ontario Building Code or a permit from the Township of Georgian Bluffs or the County of Grey. If none are required, please state.

Approval process:

GVI will review the proposed landscape plan and may request additional information as required for its review within seven business days from acknowledgment of receipt of the landscape plan. It is expected that, if no revisions to the plan are required by GVI, the approval process will be completed within ten business days from acknowledgment of receipt of the landscape plan.

Owners should note that approval of a provided plan is not an approval of a type of landscape material being used. Rather, the primary objective of the landscape approval process is to ensure that landscape plans recognize the restrictions on blocking portions of any view corridor and that the spirit of the open community concept is protected and, when possible, enhanced.

It should be noted that as the development continues to mature, new view corridors may become part of a future landscape scenic view and impediments to these new view corridors could become part of necessary changes to an existing homeowner's landscape plan. In this instance, either pruning or removal of plant material may be required by the Homeowner at the Homeowner's cost.

Approved and installed landscape materials and fences must be rigorously maintained and view corridors may not be impeded by plant growth. Failure to maintain and/or to replace as needed may result in a removal request that will provide the Owner with 30 days to remove or to replace. The Owner acknowledges that if the Owner cannot continue to meet the future requests, then the Grey Common Elements Condominium Corporation No ____ may enter and remove with all costs charged to the Owner in the same manner as a condominium maintenance fee and non-payment of the costs may result in a lien process under the Condominium Act;

Signature(s) of Owner(s) in acceptance of the terms as noted above

Submitted to and acknowledged by Georgian Villas Inc. on _____(date). Please allow 10 business days from date of acknowledgement for a response.

Approved by Georgian Villas Inc. on: _____ by: _____
(date) GVI Representative

Signature of GVI Representative: _____

Document provided to Grey Common Element Condominium Corporation No ____ on _____.

GEORGIAN VILLAS INC.

COBBLE BEACH COMMUNITY DESIGN AND ARCHITECTURAL CONTROL

LANDSCAPE APPROVAL FORM For SINGLE FAMILY LOTS KNOWN AS COMMON ELEMENT LOTS or POTLS

OPTIONAL CHECK LIST

- ☐ 1- Site drawing showing location of home on lot/existing additional built structures and proposed built structures if any;
- ☐ 2- Photographs of existing conditions taken from all sides of the house facing outward as well as facing the house including photographs of existing additional built structures;
- ☐ 3- Site landscape drawing if not a CAD drawing, hand drawn or other type should provide dimensions;
- ☐ 4- Site landscape drawing, if available, that depicts the landscape plan on maturity;
- ☐ 5- Architectural specifications for built structures;
- ☐ 6- Plant list with plant information including size at maturity (height and width);
- ☐ 7- A copy of any building or other permits (ESA) if required.