

ADMIRAL RESORT & DEVELOPMENT

14007 HWY 12, TAY



COLDWELL BANKER
THE REAL ESTATE
CENTRE, BROKERAGE

SITE INFO

14007 HWY 12,

PT LT 8 CON 9 TAY; PT W PT LT 9 CON 9 TAY

PIN: 584970023

ARN: 435304000555300

26.38 Acres

Zoning EP

Located on the north side of Highway 12 in the Township of Tay, this exceptional property offers highway frontage and deeded waterfront access, providing a rare combination of high-visibility road exposure and access to the shores of Georgian Bay.



PLAN OF SURVEY OF
PART OF LOTS 8 AND 9
CONCERNED.

LOT 1
REGISTRAR'S COMPILED PLAN 1725
TOWNSHIP OF TAY
COUNTY OF SINIĆE
SCALE: 1:10000
DRAWN BY: BILLY MAN SURVEYING LTD.

SCOTTY MAX SURVEYING LTD.

THE LAW OF CONSTRUCTION OF THE BILATERAL AGREEMENTS

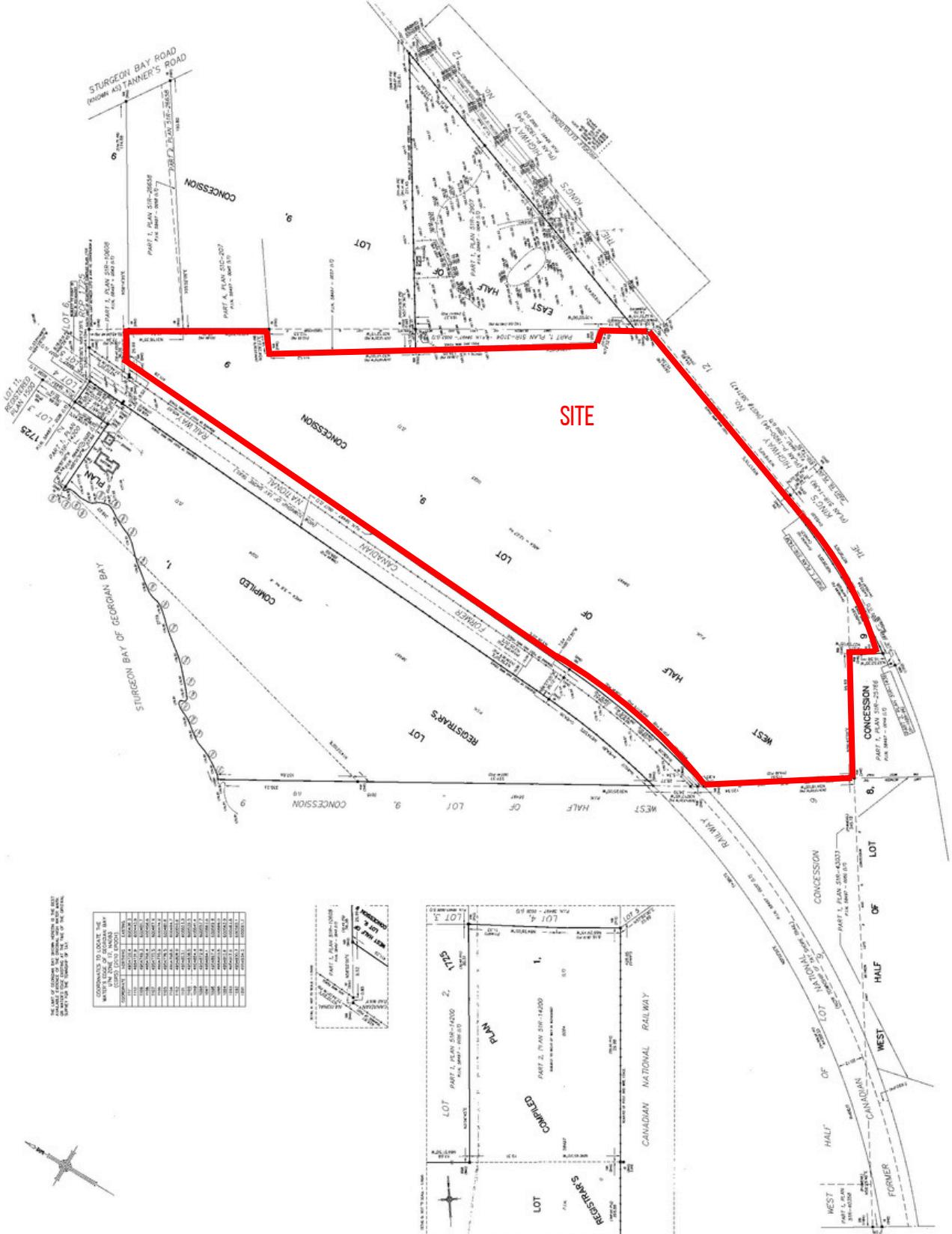
THE LAW OF CONSTRUCTION OF THE BILATERAL AGREEMENTS

THIS IS TO CERTIFY THAT THE STANLEY AS SHOWN AND
SIGNED, OVER THE DATE, FOLLOWS, CONSTRUCTION AND
ACCOMPLISHMENT, HAVING BEEN, BY ME, MADE
FOR THE PEOPLE NAMED, IN THE LOCATION
AND FOR THE PURPOSE, AND IN THE MANNER
SUCH AS CAN BE MADE, AS IS HEREIN
STATED, AND AS IS HELD PROPER FOR THE
LOCATION AND ACCOMPLISHMENT OF THE
SERVICES WHICH ARE TO BE RENDERED OR PER-
FORMED, AND AS STATED, AND SIGNED, COPY OF THE STANLEY
AS A STANLEY COPY, OR STANLEY, A COPY OF THIS PAPER
TO BE CONSIDERED, STANLEY, AND MAY HAVE BEEN
MADE, OR MADE, BY STANLEY.

<p>SUBSCRIBER'S CERTIFICATE</p> <p>I CERTIFY THAT:</p> <p>(i) THIS BILL OF LADING WAS DRAWN UP IN ACCORDANCE WITH THE COMMERCIAL BILL OF LADING ACT AND THE REGULATIONS THEREUNDER, DATED 12 DECEMBER 1990.</p> <p>(ii) THE BILL OF LADING WAS DRAWN UP ON THE 20TH DAY OF DECEMBER, 2010.</p>	 <small>ONTARIO, CANADA, SUBSCRIBER</small>
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ORIGINAL ROAD ALLOWANCE BETWEEN
CONCESSIONS 8 AND 9
GOVERNMENT OF ONTARIO

ENVIRONMENTAL OVERVIEW

An environmental study completed by EcoTec Environmental Consultants Inc. in 2005 assessed the natural resource inventory of the subject property in Part Lot 9, Concession 9, Township of Tay. Located at 14007 Highway 12, zoning is currently designated as Environmental Protection Policy Area 1 (EP1) under the Township of Tay Official Plan. This designation protects significant ecological features, including wetlands, endangered species habitat, and forested areas.

The undertaking also involved highlighting any significant areas and issues as well as identifying potential areas within the subject property which may be suitable for future development.

Under EP1 zoning, no buildings, structures, or placement of fill material is permitted unless it is accessory to a permitted use. Permitted uses are limited to conservation, forestry, and existing agricultural activities. Passive outdoor recreational uses—such as trails, observation towers, and boardwalks—may be considered, subject to the results and recommendations of an Environmental Impact Assessment (EIA) (Township of Tay, 1999).

The study identified the shoreline and approximately 11 acres of the subject property have been classified as provincially significant wetland and form part of the Sturgeon Bay Wetland Complex. However, it was determined through a review of the Ontario Municipal Board (OMB) that the boundaries of the Environmental Protection area is general in nature and was based upon interpretation from aerial photography of the area.

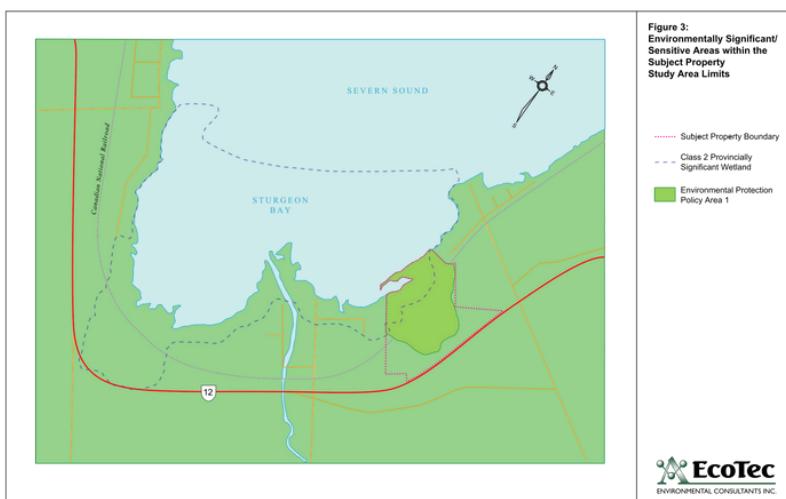
continued.....

The current Township of Tay official plan designation for most of the northern portion of Part Lot 9, Concession 9 is EP1. From a review of aerial photographs and a ground survey of the property and surrounding lands it was determined that the environmental sensitivity of some of the subject property does not fall into the EP1 criteria.

Further there are other areas within the subject property which are not zoned EP1 but do have a higher level of environmental sensitivity. As such, it is recommended that the subject property be re-zoned to better reflect the biophysical sensitivities of the area. Figure 4 indicates the recommended EP1 zoning for the property which removes the EP1 zoning from some areas but applies it to other portions.

This property presents a unique opportunity to balance environmental stewardship with thoughtful, low-impact development potential.

CURRENT



RECOMMENDED

