

Deputation
160 Timmons St
Town of Blue Mountains

October 17th 2023

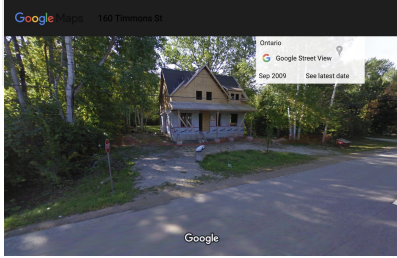
- Purchased Timmons Street property September 2020
- Based on Google Maps images, there has been a circular driveway and landscaping on the property since 2009
- To the best of my knowledge, the Town of Blue Mountains has informed me that only one building permit has been issued on the property which was the pool permit
- June 24, 2020: [REDACTED] was advised by the town to make changes to the entrance and landscape as he never got a permit. The town's complain was that it was affecting sightlines and snowplowing
- The town did not force [REDACTED] to stop major changes to this building without building permits
- As of closing date, these issues were still outstanding but [REDACTED] was still able to sell me this property
- The property should never have gotten occupancy permit as there are other serious safety concerns with the building
- I lived at my property for one year and no one from the town advised me that there were any issues with the property until I applied for a pool permit...

- The town refused to give me a pool permit unless I took care of this outstanding problem with conditions
- A year later, since my pool was completed they still hold my deposit even though these are two unrelated projects
- Town has been pressuring my insurance company to force me to make a decision
- My lawyer informed me that there were no encroachments on the house which clearly there were but the town did not make anyone aware of the letter sent from Michael Campbell to [REDACTED]
[REDACTED]
- Since this issue was brought to my attention, I have requested for someone to meet with me to discuss the issue but to date no one has ever come out
- The only individual I met with at the request of my title insurance adjuster was Mike Dawe, from RestorX, who was unable to explain further
- I received a copy of the changes from Mike Dawe but he advised me in June 2023 that the drawings sent to the town were not accepted. Again, I contacted the town for clarification but it fell on deaf ears
- One thing we noticed from the drawing was a driveway for two cars on the East side of the property but it failed to account for my septic tank which will limit the number of cars to one

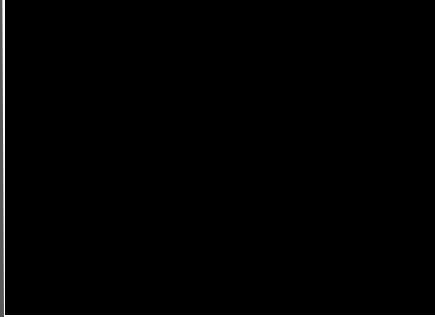
- I understand that my driveway is on town property but so are many of the driveways on Timmons Street, why is no one else being asked to remove their driveways?
- As we will show, the front of this property has looked the same since 2009 but all of the sudden this has become a serious problem with the town sending threatening letters to my insurance company to resolve this problem
- I want it to be known that since January 2023 I have been focused on my family and have been spending time in Ireland with my sister who has since passed
- If the town could be reasonable with me and understand that I am the victim of [REDACTED] actions as well as the town's negligence to allow [REDACTED] to sell me this property with this outstanding issue
- My property will lose curb appeal, driveway space and therefore value as per the drawing sent to me from the town

Timeline of Events

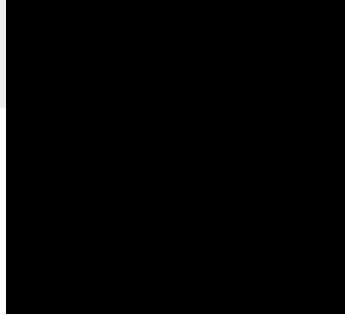
2009 to 2020
Circular driveway and
landscape



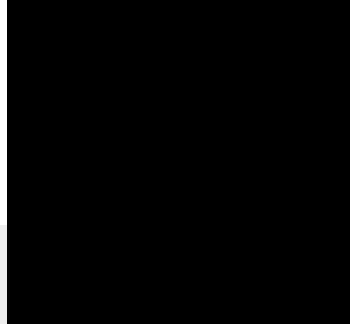
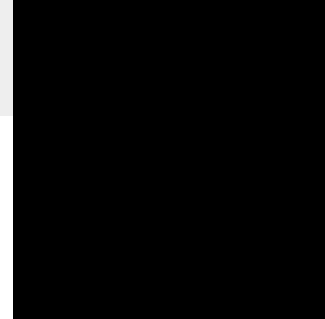
October 6th 2020
[REDACTED] Permit
Closure/Inspection Passed



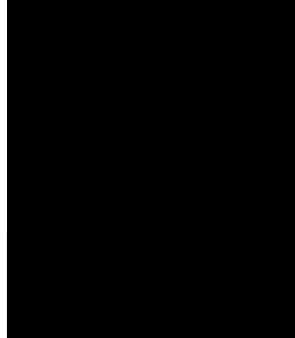
May 4th 2021
Pool Permit Application



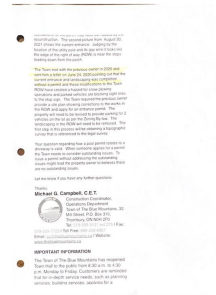
September 28th 2021
Pool Permit Granted



June 2020
City informs [REDACTED] of
driveway issue



September 2020
May Purchase

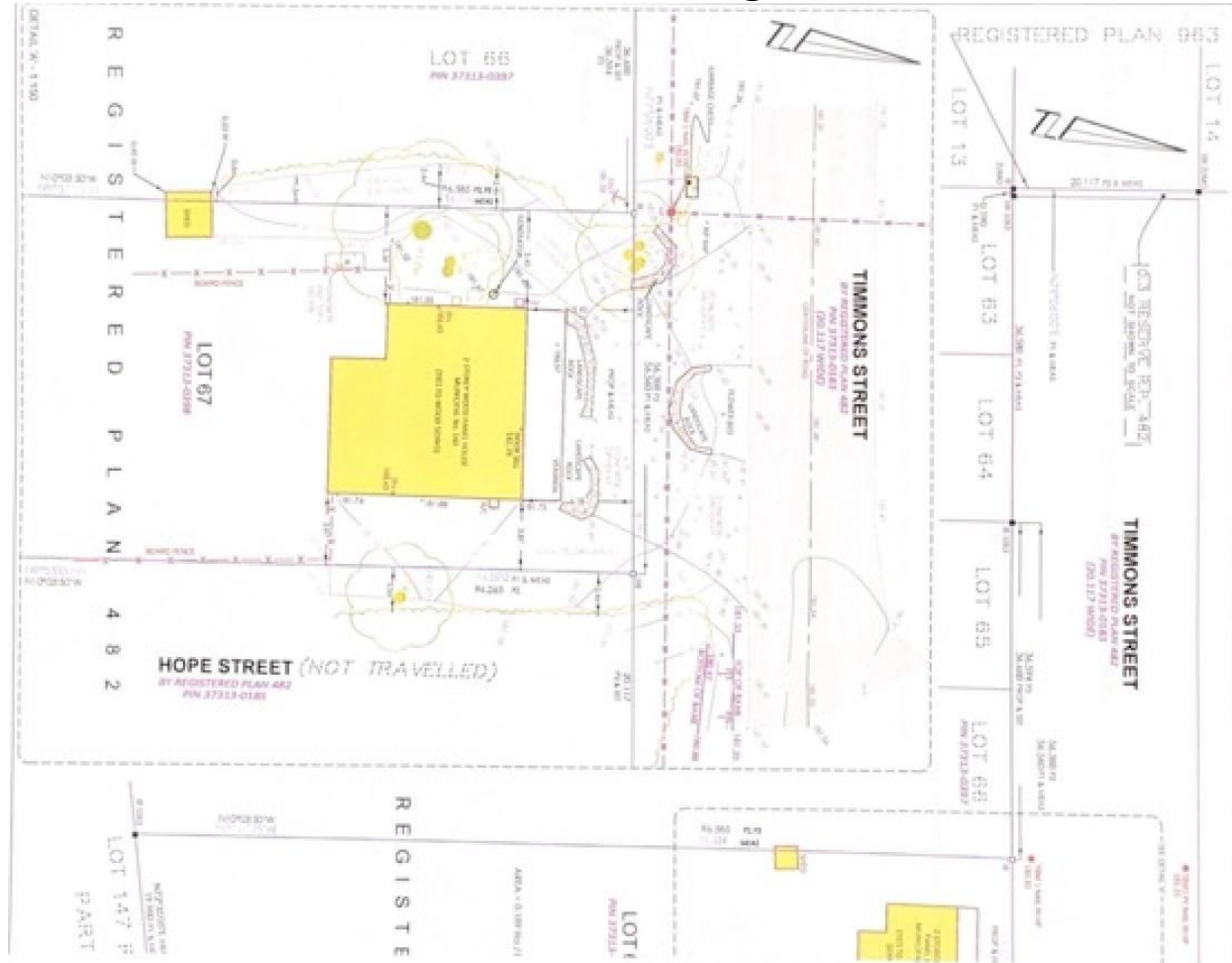


September 7th 2021
May informed by Town of
issue with driveway

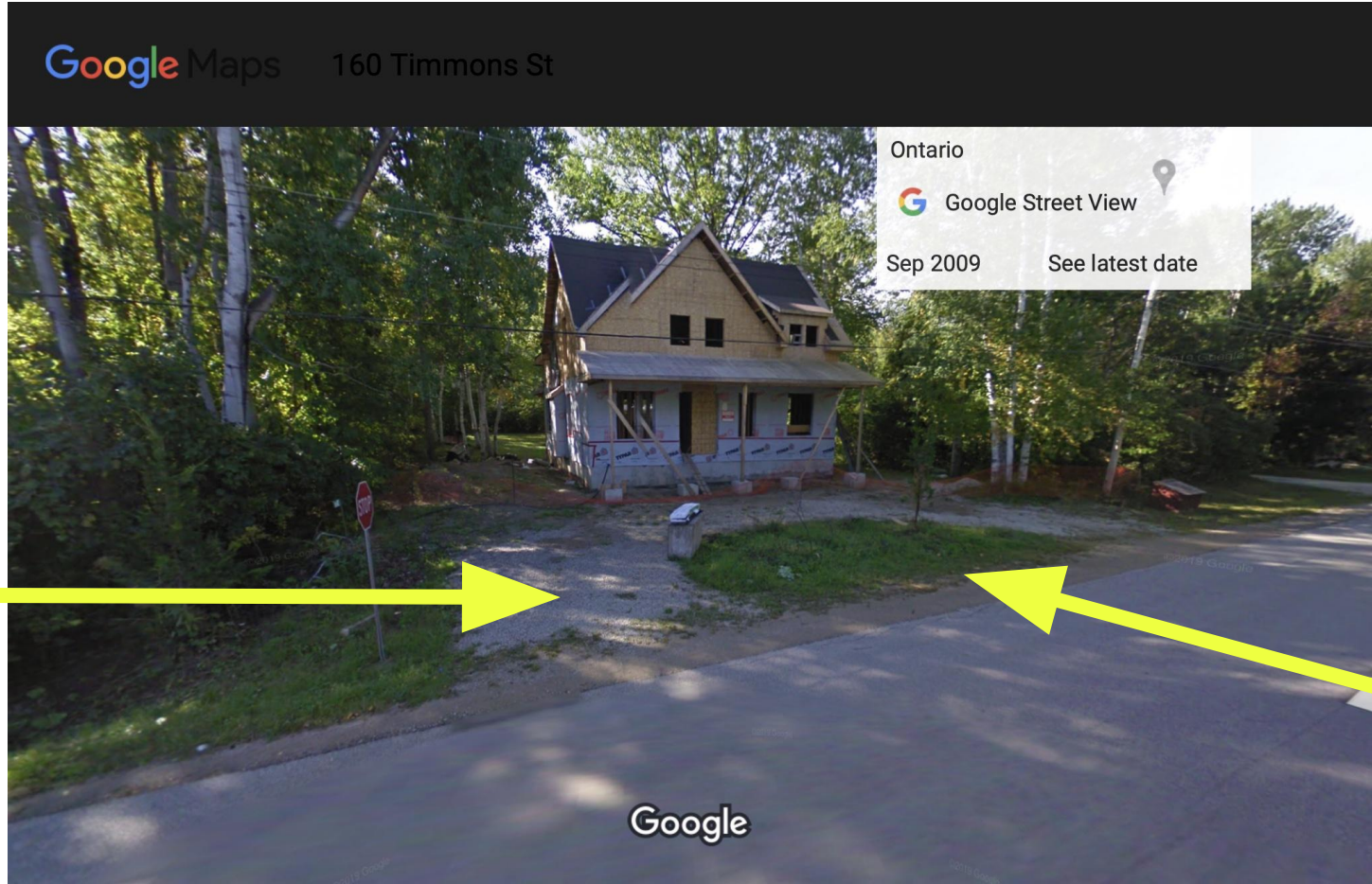


April 2022
RestorX Proposal
Received

160 Timmons Street - Registered Plan 482



160 Timmons Street - 2009



Circular
driveway
to road

Landscaping

160 Timmons Street - 2011

Google Maps

160 Timmons St

Ontario



Google Street View



Sep 2011

See latest date

Circular
driveway
to road

Landscaping

Google

160 Timmons Street - 2015

Google Maps

160 Timmons St

Ontario



Google Street View



Jun 2015

See latest date

Circular
driveway
to road

Landscaping

Google




160 Timmons Street - 2022

Google Maps

160 Timmons St

Ontario

 Google Street View

Nov 2022 See latest date



Circular
driveway
to road

Landscaping

Google

Stop sign



R.R.O. 1990, Reg.
615: SIGNS

Section 9: A stop sign shall be erected so that the bottom edge is not less than 1.5 metres and not more than 2.5 metres above the level of the roadway. R.R.O. 1990, Reg. 615, s. 9.

Listing Preview Sheet - 160 Timmons Street

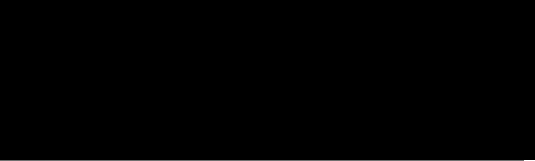
Property Client Full with Close Price
160 TIMMONS Street, The Blue Mountains, Ontario L9Y 0L9

Client Full
Closed / Residential

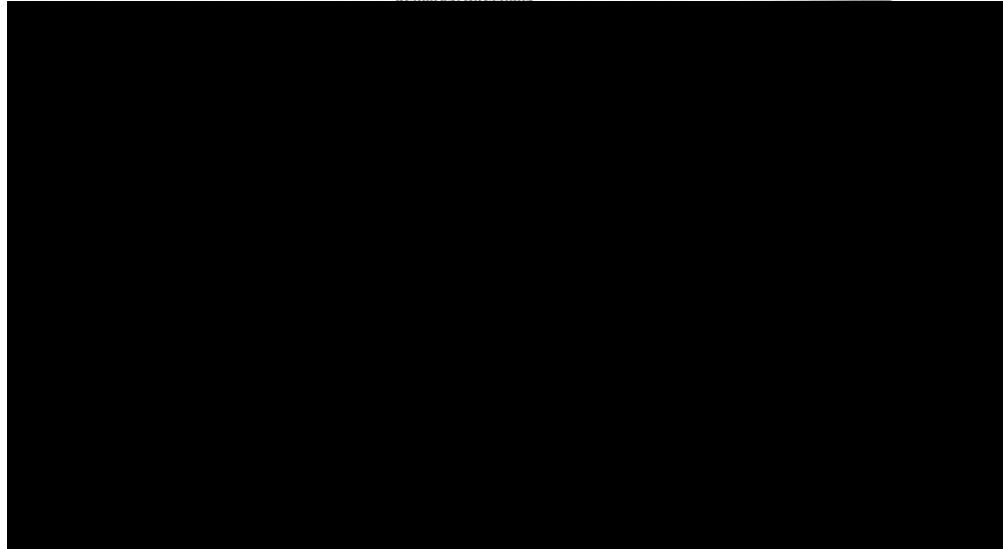
[160 TIMMONS St The Blue Mountains](#)



Grey/Blue Mountains/Blue Mountains

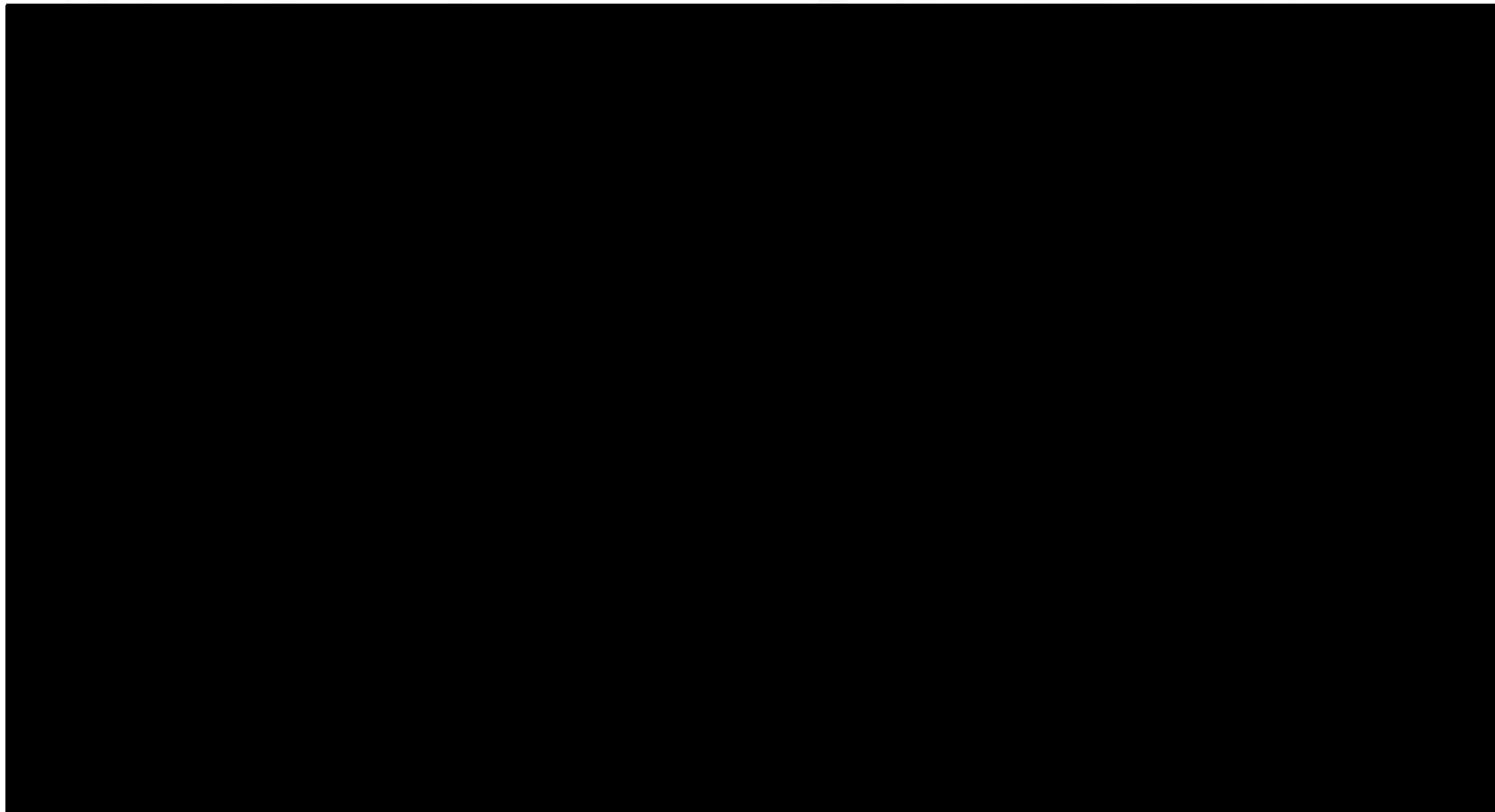


Remarks/Directions

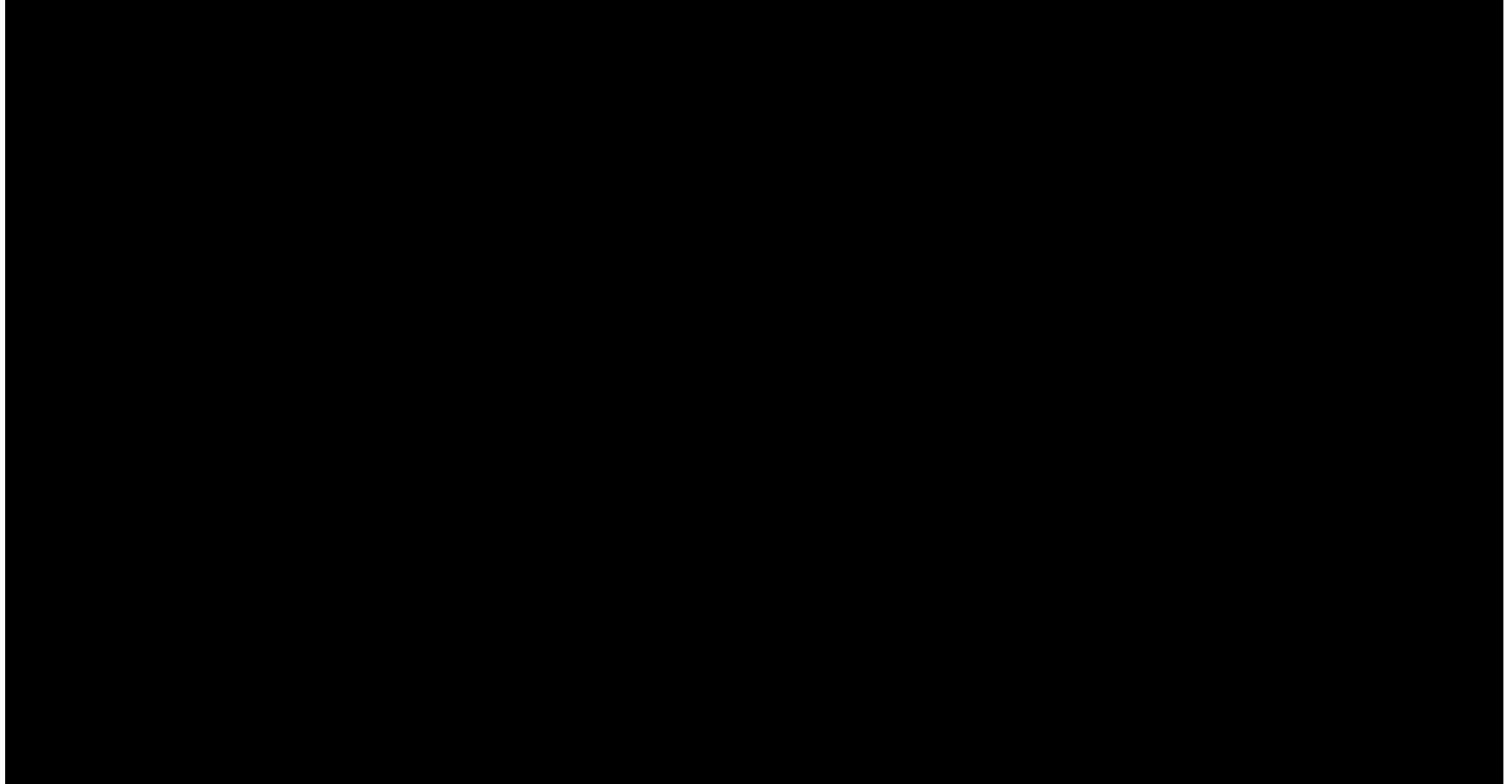


May Lawyer Info Request

October 7, 2020

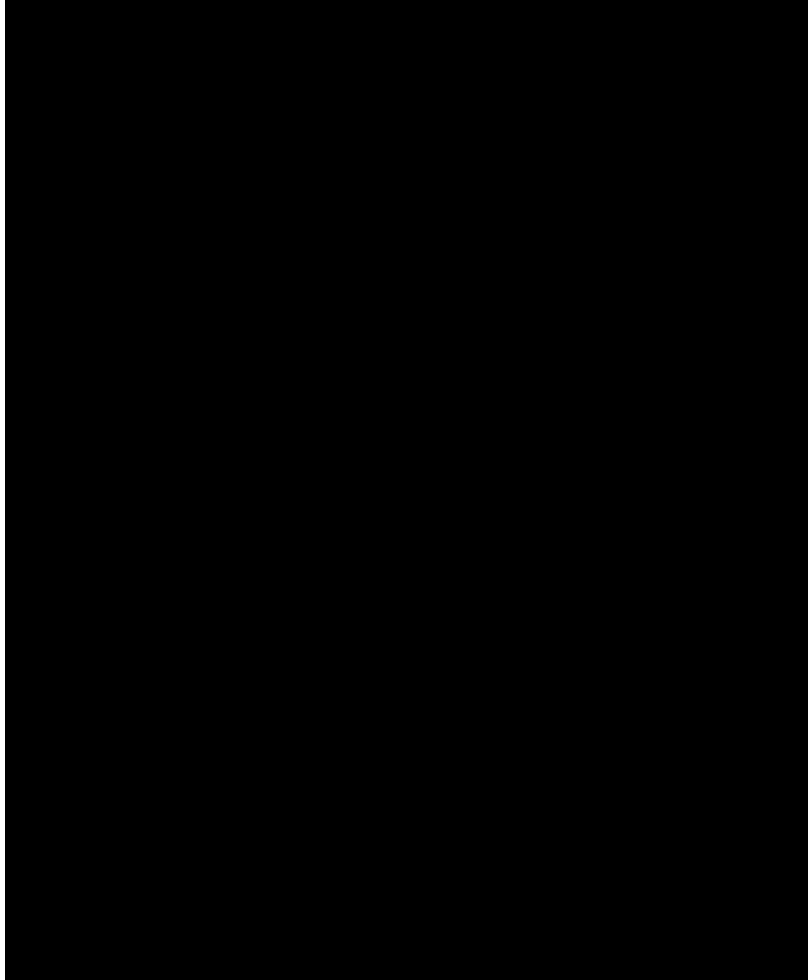


Building Permit Closure from Town of the Blue Mountains

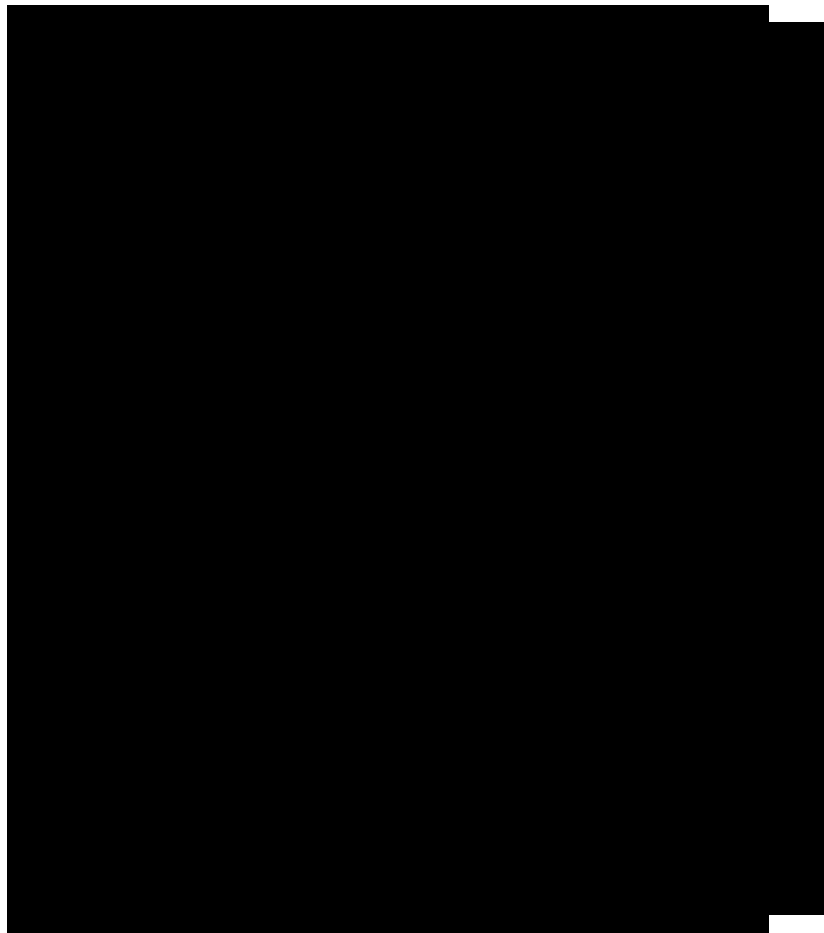
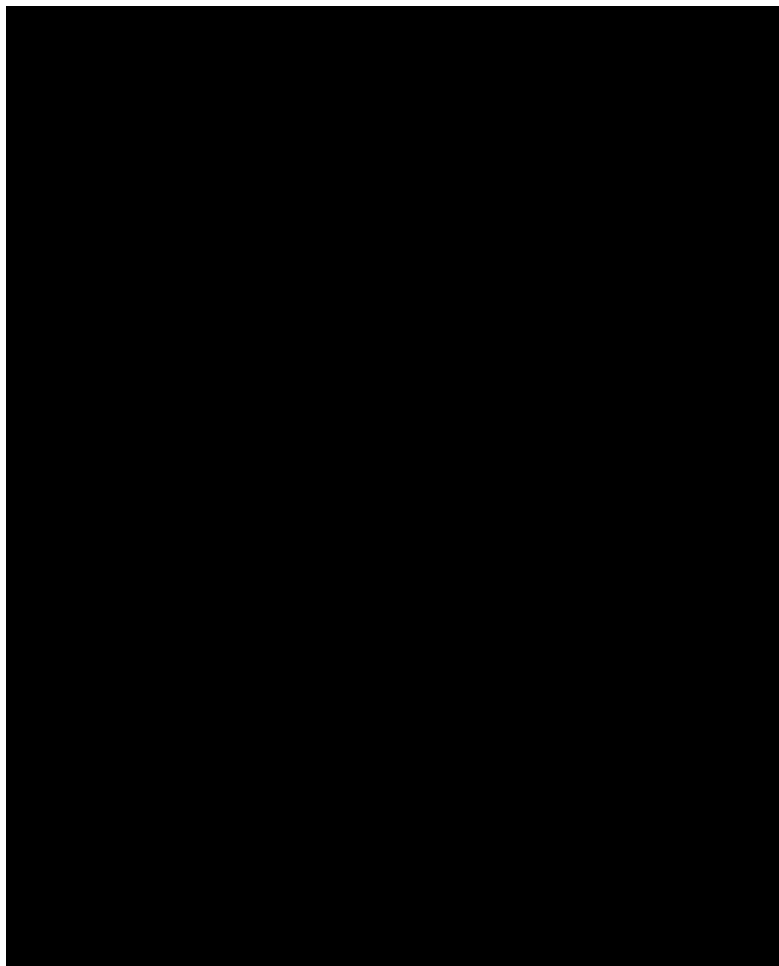


I Declaration to O. May Made Under Oath

Letter from Town of Blue Mountains to



Granted Pool Permit but with Conditions



Email from M. Campbell to O. May

September 7, 2021

reconstruction. The second picture from August 30, 2021 shows the current entrance. Judging by the location of the utility pole and its guy wire it looks like the edge of the right of way (ROW) is near the steps.

The Town met with the previous owner in 2020 and sent him a letter on June 24, 2020 pointing out that the current entrance and landscaping was completed without a permit and these modifications to the Town ROW have created a hazard for snow plowing operations and parked vehicles are blocking sight lines to the stop sign. The Town required the previous owner provide a site plan showing corrections to the works in the ROW and apply for an entrance permit. The property will need to be revised to provide parking for 2 vehicles on the lot as per the Zoning By-law. The landscaping in the ROW will need to be removed. The first step in this process will be obtaining a topographic survey that is referenced to the legal survey.

Your question regarding how a pool permit relates to a driveway is valid. When someone applies for a permit the Town needs to consider outstanding issues. To issue a permit without addressing the outstanding issues might lead the property owner to believe there are no outstanding issues.

Let me know if you have any further questions.

Thanks,

Michael G. Campbell, C.E.T.



Construction Coordinator,
Operations Department
Town of The Blue Mountains, 32
Mill Street, P.O. Box 310,
Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext.275 | Fax:

519-599-7723 | Toll Free: 888-258-6867

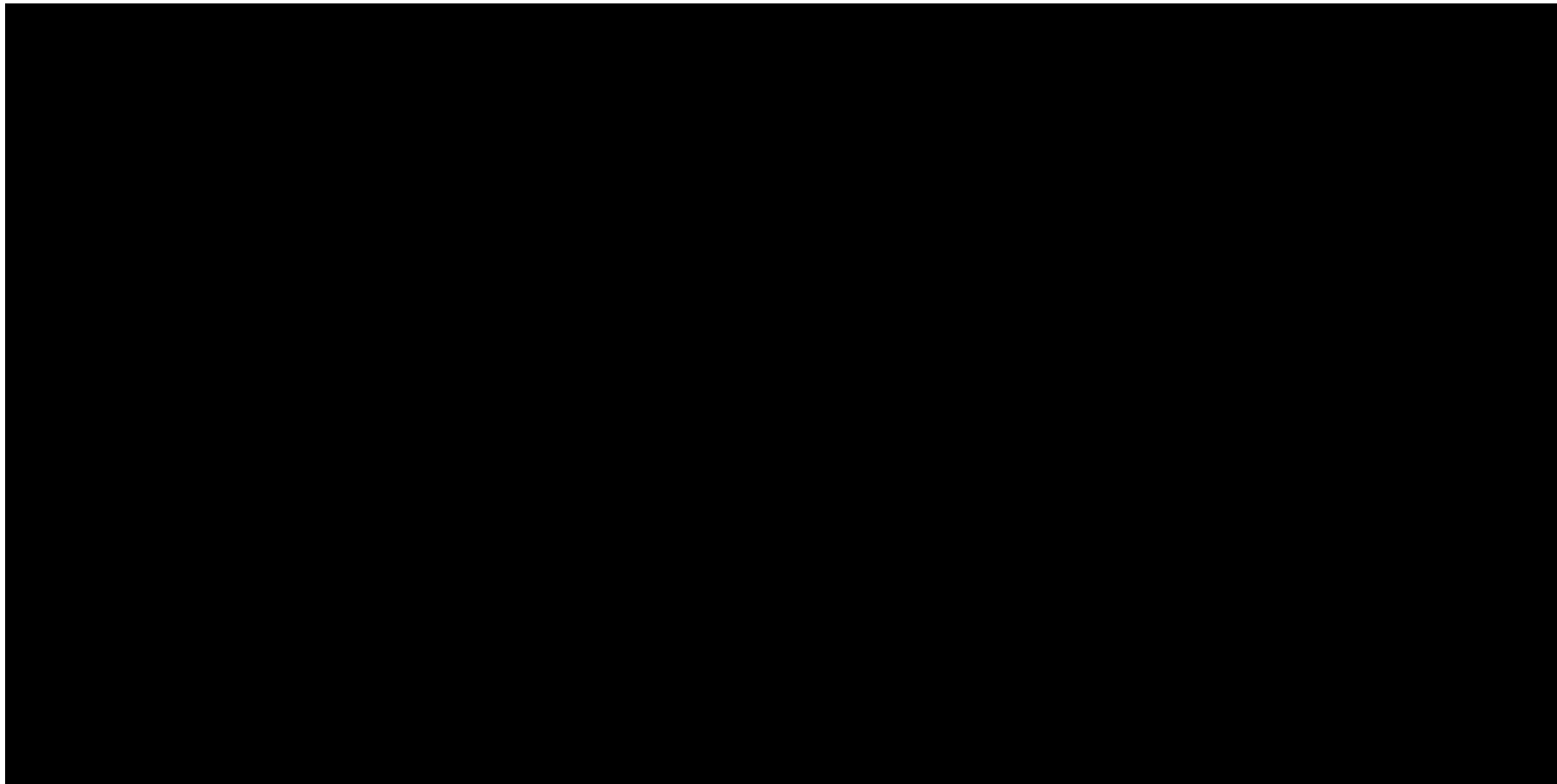
Email: cc@thebluemountains.ca | Website:

www.thebluemountains.ca

IMPORTANT INFORMATION

The Town of The Blue Mountains has reopened

Email exchange between May and Stewart Title



[illegible]

Our Request

- I trust council will demonstrate the leadership to allow me to understand what is happening on my property
- The town reevaluates its position on this matter
- I would appreciate less evasiveness from the town and open communication
- I would like to believe that we can come to a win-win resolution on this issue