

**B13-2024**

**B14-2024**

**From:** planning@grey.ca  
**Sent:** July 5, 2024 2:31 PM  
**To:** Planning General  
**Subject:** County comments for B13-2024 & B14-2024 Garpan Holding Inc.

## County comments for B13-2024 & B14-2024 Garpan Holding Inc.



Hello TBM,

Please see below for the County comments for Consent application B13-2024 & B14-2024 Garpan Holding Inc. - Garpan Holding Inc..

County Planning staff have reviewed the subject application. Schedule A of the County OP designates the subject lands as 'Recreational Resort Settlement Area'. Section 3.8(2) states,

*New development in the Recreational Resort Settlement Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.*

The proposed development would create two new vacant residential lot and permit dwellings on the severed and retained lots. The proposed severance meets these requirements as it would create growth within the settlement area by creating two new residential lots and permitting the development of the severed and retained lots, as well as help support nearby recreational facilities. Further, the proposed development would use full municipal servicing. In addition, the existing dwelling would be located on two separate lots; however, the applicant has stated that the existing dwelling will be demolished. Provided the existing dwelling is demolished; County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

*The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is Grey County staffs understanding that the proposed development will be located adjacent to the features. As such, it is Staffs opinion that the potential impact to natural heritage would be negligible and*

*the requirement for an Environmental Impact Assessment (EIS) can be waived.*

*Stormwater Management*

*It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.*

Provided the existing dwelling is demolished; County Planning staff have no concerns with the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

## Carter Triana

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**From:** Karen Long  
**Sent:** June 27, 2024 3:30 PM  
**To:** CA - Circulations  
**Cc:** Planning General  
**Subject:** RE: Consent Applications - Decision Date July 17, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email,



### Karen Long

Administrative Assistant for Planning Services  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723  
Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

#### IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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**From:** CA - Circulations <CA.Circulations@wsp.com>  
**Sent:** Thursday, June 27, 2024 3:25 PM  
**To:** Karen Long <klong@thebluemountains.ca>  
**Subject:** RE: Consent Applications - Decision Date July 17, 2024  
**Importance:** Low



**Your E-mail was Received on:** Thursday, June 27, 2024

**Thank you for your email on:** Consent Applications - Decision Date July 17, 2024

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at [circulations@wsp.com](mailto:circulations@wsp.com) on any future materials related to this

development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

## **1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:**

### **Pre-consultation Circulations**

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

### **Complete Application Circulations & Recirculations**

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

## **2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:**

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

### **Concluding Remarks:**

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



**Juan Corvalan**

**Bell Canada**

Senior Manager – Municipal Liaison

Network Provisioning

[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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**From:** Karen Long <[klong@thebluemountains.ca](mailto:klong@thebluemountains.ca)>  
**Sent:** Thursday, June 27, 2024 7:17:43 PM  
**Subject:** Consent Applications - Decision Date July 17, 2024

Good afternoon,

Kindly use the link below to view the Consent Applications for the Decision date of July 17, 2024 .

If you have any questions or concerns, please email [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Citrix Attachments	Expires July 27, 2024
B06-2024 Application Package (Saladino and ...ll).pdf	6.3 MB
B09-2024 Application Package (Elmes).pdf	3.1 MB
B10-2024, B11-2024, B12-2024 Application ...ns).pdf	23.9 MB
B13-2024 & B14-2024 Application Package (...c.).pdf	31.4 MB
B15-2024 Application Package (Bolland).pdf	2.7 MB

[Download Attachments](#)

Blue Mountains Planning uses Citrix Files to share documents securely.

At this time, I trust you find this in order,



**Karen Long**

Administrative Assistant for Planning Services  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723  
Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

**IMPORTANT INFORMATION**

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Manuel Rivera

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**From:** mark maskens <maskens1957@gmail.com>  
**Sent:** July 13, 2024 12:21 AM  
**To:** Planning General  
**Subject:** Opposition to the division of property at 103 Patricia Drive into 3 lots  
**Attachments:** 105 Patricia - Application for Consent - June 2024.pdf

At the beginning I would like to state that a split into two lots would not be unreasonable as it is after all a double lot.

The objection is that when the lot is split three ways, the character and unique charm afforded to the residents of the Prices Subdivision and to a greater extent the residents of Patricia Drive that has existed for close to 50 years will be lost.

The town of Blue Mountains should cherish and protect one of its oldest developments by preventing the partitioning of this lot, in the same way that it protects all developments against the onslaught of STAs and other cash grabs that target our community



July 9, 2024

Planning Services  
Town of Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

Re: 105 Patricia Drive – Application for Consent for New Lot  
Town File #B13-2024 and B14-2024 (Garpan Holding Inc.)  
Roll #4242000002121010000

Dear Planning Services:

I am writing to you to contest the application (B13-2024 and B14-2024) to sever the property located at 105 Patricia Drive, The Blue Mountains. The Applicant is effectively requesting to sever the single lot at 105 Patricia Drive into 3 separate lots of equal size. Currently the lot has 60.95m of frontage, and the request is to split the lot into 3 separate lots with 20.32m of frontage.

Given that the property at 105 Patricia is a “double lot” (i.e. twice the size of all other lots in the Price’s Subdivision), we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. It is worth noting that all the other lots in the Price’s Subdivision have a minimum of 30.48m of frontage.

The Applicant previously made a request to the Town of Blue Mountains for this same application, which was rejected by the Town of Blue Mountains Committee of Adjustment in August 2021. At the time of the initial application, there was significant opposition from other residents in Price’s subdivision, and we submitted a letter of opposition (attached) which was signed by 19 different property owners in Price’s Subdivision. The Committee of Adjustment clearly heard the concerns of a large number of residents when making their decision.

It is my understanding that subsequent to the initial decision by the Committee of Adjustment, the Applicant appealed the decision to the Ontario Land Tribunal, and was successful in their appeal. Despite having a number of residents attend the initial Committee of Adjustment hearing and make formal submissions, none of the residents of Price’s Subdivision (myself included) were ever notified of the Appeal to the Ontario Land Tribunal, so we were never given the opportunity to express our opposition as part of the OLT Appeal process. This was very disappointing, and I am quite sure this was a breach of the OLT Appeal process rules.

It now appears that the Applicant let their previous approval lapse, so is required to re-apply to sever the lots. Consequently, we are once again expressing our opposition to the application as presented. As stated above, we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. Please refer to the attached letter (which we submitted at the time of the initial Committee of Adjustment hearing in August 2021) which contains the arguments in opposition to the application. These same arguments still apply.

Many thanks for your consideration of our position, which represents the opinion of a large number of residents in Price's Subdivision as evidenced by the 19 signatures to the attached letter outlining our position. We would hope the Planning Services Committee will also take into consideration the fact that residents in opposition were not notified of (and therefore not allowed to participate in) the Appeal by the Ontario Land Tribunal, which is surely a breach of the OLT Appeal process rules.

Best regards,

Andrew Sclater  
106 Martin Grove  
The Blue Mountains, Ontario  
L9Y 0N6

## Manuel Rivera

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**From:** Lindsay Robinson <blackolive5@hotmail.com>  
**Sent:** July 14, 2024 10:38 AM  
**To:** Planning General  
**Subject:** 105 Patricia Blue Mountains

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,  
Peter & Lindsay Weismann  
112 Blue Mountain Rd.

July 9, 2024

Planning Services  
Town of Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

Re: 105 Patricia Drive – Application for Consent for New Lot  
Town File #B13-2024 and B14-2024 (Garpan Holding Inc.)  
Roll #4242000002121010000

Dear Planning Services:

I am writing to you to contest the application (B13-2024 and B14-2024) to sever the property located at 105 Patricia Drive, The Blue Mountains. The Applicant is effectively requesting to sever the single lot at 105 Patricia Drive into 3 separate lots of equal size. Currently the lot has 60.95m of frontage, and the request is to split the lot into 3 separate lots with 20.32m of frontage.

Given that the property at 105 Patricia is a “double lot” (i.e. twice the size of all other lots in the Price’s Subdivision), we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. It is worth noting that all the other lots in the Price’s Subdivision have a minimum of 30.48m of frontage.

The Applicant previously made a request to the Town of Blue Mountains for this same application, which was rejected by the Town of Blue Mountains Committee of Adjustment in August 2021. At the time of the initial application, there was significant opposition from other residents in Price’s subdivision, and we submitted a letter of opposition (attached) which was signed by 19 different property owners in Price’s Subdivision. The Committee of Adjustment clearly heard the concerns of a large number of residents when making their decision.

It is my understanding that subsequent to the initial decision by the Committee of Adjustment, the Applicant appealed the decision to the Ontario Land Tribunal, and was successful in their appeal. Despite having a number of residents attend the initial Committee of Adjustment hearing and make formal submissions, none of the residents of Price’s Subdivision (myself included) were ever notified of the Appeal to the Ontario Land Tribunal, so we were never given the opportunity to express our opposition as part of the OLT Appeal process. This was very disappointing, and I am quite sure this was a breach of the OLT Appeal process rules.

It now appears that the Applicant let their previous approval lapse, so is required to re-apply to sever the lots. Consequently, we are once again expressing our opposition to the application as presented. As stated above, we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. Please refer to the attached letter (which we submitted at the time of the initial Committee of Adjustment hearing in August 2021) which contains the arguments in opposition to the application. These same arguments still apply.

Many thanks for your consideration of our position, which represents the opinion of a large number of residents in Price's Subdivision as evidenced by the 19 signatures to the attached letter outlining our position. We would hope the Planning Services Committee will also take into consideration the fact that residents in opposition were not notified of (and therefore not allowed to participate in) the Appeal by the Ontario Land Tribunal, which is surely a breach of the OLT Appeal process rules.

Best regards,

Andrew Sclater  
106 Martin Grove  
The Blue Mountains, Ontario  
L9Y 0N6

## Manuel Rivera

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**From:** steveriedel <steveriedel@rogers.com>  
**Sent:** July 14, 2024 12:50 PM  
**To:** Planning General  
**Subject:** 105 Patricia dr

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,

Steve Riedel

128 Claire Glen.

Sent from my Galaxy

**Manuel Rivera**

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**From:** CATHERINE CUNNINGHAM <cathy.cunningham@rogers.com>  
**Sent:** July 14, 2024 1:04 PM  
**To:** Planning General  
**Subject:** 105 Patricia - subdividing into 3 lots  
**Attachments:** 105 Patricia - Opposition Letter - July 2024.docx

**Dear Planning Department,**

**Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.**

**I would also like to be kept up to date on this file.**

**Sincerely,**

**Cathy Cunningham**

**130MartinGrove**

**Sent from my iPhone**

## Manuel Rivera

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**From:** Sarah Cutt <sarahcutt@rogers.com>  
**Sent:** July 14, 2024 3:33 PM  
**To:** Planning General  
**Subject:** 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.  
**Attachments:** 105 Patricia - Opposition Letter - July 2024.docx

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

We also sent a letter when the previous application was submitted. This letter is still valid.  
Thank you.

Sincerely,

Sarah and Lawrence Cutt  
111 Patricia Drive

Sent from Sarah's iPhone



## Manuel Rivera

---

**From:** Bonnie Wood <woodys@bmts.com>  
**Sent:** July 14, 2024 4:35 PM  
**To:** Planning General  
**Subject:** 105 Patricia Drive

The Planning Department

The Blue Mountains

It seems we have already gone through all this and apparently Garpan Holdings did not comply with the OLT rulings, which, by the way, we were never informed about after the meeting with OLT. So here we are, again, having to go through the process. Below is the letter I sent to the Town Blue Mountains the first time around. Everything said in the letter still stands now.

We are also in agreement with Mr Sclater's letter of July 9th so please consider this write as our signature attached to his letter.

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

Letter previously sent to the Town.

We are long time residents (48 years) on Patricia Drive and it has come to our attention that the person(s) who own the two lots at 105 Patricia Drive would like to sever them and make them *into three lots approximately 60' x 152' with single family dwellings on each lot.*

Here is a little history on Prices' Subdivision. Bruce and Trudy Ryding owned that property for a number of years. Bruce, who was a town councillor for some time, wanted to sever that lot. He wanted an eight foot easement as his dwelling was too close to the property line. He was denied that and therefore could not sever his lot.

Mr. Price divided this parcel into 100' x 152' lots allowing for **one** single family dwelling on each lot. Up until now they have remained that way. By allowing this lot to be severed into three lots and building three homes crammed into what should be a two home parcel this community will lose its uniqueness and rural feel that brought us here.

When the dwelling at 101 Patricia Drive was built, we were told it was going to be a "single family dwelling". There are 3 apartments in that building. So you can see why we are a little reluctant in believing that these 3 new dwellings will be "single family homes".

I know these are changing times but is it really necessary to destroy the rural look and feel of a beautiful development for someone's personal gain?

We are adamant that this application does not go through and Price's Subdivision remains as it was meant to be. One lot, one dwelling!

Something to think about. If this was happening on **your** street, where **you** have chosen to live, would you be embracing this change?

Glenn and Bonnie Wood

Patricia Drive

NB- This application has not been approved yet so why are there 3 sewage lines already staked out on this property.

## Manuel Rivera

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**From:** Angela Greenway <angelagreenway@hotmail.com>  
**Sent:** July 15, 2024 8:31 AM  
**To:** Planning General  
**Subject:** Application of Consent for New Lot Town File #B13-2024 and B14 - 2024

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,

Angela and Jim Greenway  
135 Claire Glen  
The Blue Mountains

## Manuel Rivera

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**From:** Silvia Weismann <silviaweismann@yahoo.ca>  
**Sent:** July 15, 2024 10:56 AM  
**To:** Planning General  
**Subject:** 105 Patricia Drive

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Silvia Weismann & Steve Riedel  
128 Claire Glen

Sincerely,

Sent from my iPhone

## Manuel Rivera

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**From:** Jim MacKay <jim.mackay429@gmail.com>  
**Sent:** July 15, 2024 11:07 AM  
**To:** Planning General  
**Subject:** 105 Patricia Drive Application for Consent

Planning Services,

My family has owned 113 Martin Grove since 1971 and as a long term resident I am opposed to the severance of 105 Patricia Drive into 3 separate building lots.

I am in agreement with Andrew Sclaters letter dated July 9th, 2024 opposing this severance. Much of the appeal of the neighbourhood is single family residences on 100 ft plus lots. Developers will continue to pressure planning departments to reduce frontages for profit - if I want a new home on a postage size lot there are many new developments such as Windfall to choose from!

The fact that Garpan Holdings did not meet the conditions as set out by the OLT requiring another application is a concern.

Please keep us updated on any decisions related to this application.

Thank You,

Jim and Colleen MacKay  
113 Martingrove

## Manuel Rivera

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**From:** MADGE LE GRICE <madgele@hotmail.com>  
**Sent:** July 15, 2024 6:36 PM  
**To:** Planning General  
**Subject:** Re: 105 Patricia Drive Applicaion for Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll # 42420000212101000

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Whom it May Concern

I am writing to contest the application (B13-2024 and B14-2024) to sever the property located at 105 Patricia Drive, The Blue Mountains.

Given that Andrew Sclater has already submitted the exact same letter that I would have written, please consider this email as a signature of agreement to Mr. Sclater,s letter dated July 9 2024 regarding this application.

I would also appreciate being informed as to what is happening with this file.

Thank you.

Madge LeGrice  
131 Patricia Drive  
Blue Mountains

## Manuel Rivera

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**From:** Frank Forbes <frankf@svsmarketing.com>  
**Sent:** July 15, 2024 9:48 AM  
**To:** Planning General  
**Subject:** Re: 105 Patricia Dr.

To Planning Dept

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,  
Frank Forbes  
109 Claire Glen