

Sent Via Email From Tom Bevan

To:

October 28, 2020

Members

Mitch Twolan, Mayor

Don Murray, Deputy Mayor

Lillian Abbott, Councillor

Jeff Elliott, Councillor

Jim Hanna, Councillor

Ed McGugan, Councillor

Carl Sloetjes, Councillor

Staff

Mary Rose Walden, Chief Administrative Officer

Emily Dance, Clerk

Jodi MacArthur, Treasurer

John Yungblut, Director of Public Works

Mike Fair, Director of Community Services

RE: Lot 6 & 7 Sommerville Street Lucknow Ontario

Hello All,

I am the current owner of the above noted building lots. I am hoping to sell my lots to Ms. Christine Welsh. Ms. Welsh would like to build on one of the lots as soon as possible. Ms. Welsh has brought it to my attention that during the Council meeting on Oct 19 2020 that Council approved to service one of the building lots but required Ms. Welsh to enter into an agreement the township regarding assuming a percentage of the future costs to service the other building lots on Sommerville street.

Ms. Welsh had advised me that such an agreement with the township would not be something she would be willing to agree to as it would interfere with her getting a mortgage on the property, sell the property in the future etc.

As outline in the report to council (attached). Council has said it is very unlikely that they will proceed with servicing the other lots any time new and they would most likely not be serviced in the next 7 years due to the existing costs.

I have also attached the email that I received from John Yungblut advising that I could service one of the lots (either 6 or 7 sommerville street) and at no time was I required to enter into any agreement regarding future servicing costs with the town.

I also feel that such an agreement would not be viable as you would not be able to obtain any lending on the property with such an agreement in place. I would not be able to get a mortgage on the property or to sell the property in the future to another owner with out suffering a significant financial loss.

I would like to ask that council approve to have one building lot serviced with out entering into an agreement with the town as the town approved as referenced in the letter to council from township employees (option 1 was approved during last council meeting) would like to have revised to no agreement with township as it was approved on Bob street in Lucknow.

Based on the fact that the town has advised that based on the costs that it is very unlikely that these lots will be serviced in the next 7 years.

My lot can be very easily serviced as advised by John Yungblut. See attached email.

I am formally asking in writing that Council approves to allow my Purchaser Ms. Christine Welsh be allowed to service one building lot with out entering into an agreement with the town as was approved on Bob street and as I was led to believe was approved.

Please approve this request during this council meeting on Nov 2 2020 as Ms. Christine Welsh would like to purchase and build As soon as possible.

I do not feel that having Ms. Welsh or myself enter into an agreement with the township is a reasonable or fair based on the below:

- See attached email from John Yungblut leading me to believe that I could build and service one lot with no mention of entering into an agreement with the town.
- The owner of BOB street was not required to enter into such an agreement with the town and Myself and Ms. Welsh would like to have the same consideration. (see as noted on attached report to council)
- The likely hood of this servicing taking place in the next 7 year is next to Nil as outline in report to council based on the costs (if lots apricate in value as would the servicing costs as noted by John Yungblut during the council meeting on Oct 19 2020.
- My lot is easily serviced and should be allowed to be serviced by the town with out an agreement as it will creature housing in the community and work for local trades
- Such an agreement with the town would not be acceptable as it would prevent a purchaser or myself from obtaining a mortgage on the property as no reasonably priced lender would agree to placing a mortgage on the property with such a financial obligation in place.
- It would prevent the sale of the property either as vacant lot or with a future dwelling with such an agreement in place. If sold it would be for a considerable financial loss.

I was led to believe that I could have my lot serviced without such an agreement. The owners of BOB street were also allowed to service their lot with out an agreement in place.

Please approve for Ms. Christine Welsh to have lot serviced as I was previously advised with out an agreement in place with the town at the meeting on Nov 2/2020. I would like the approval to be revised to allow for the serving of one lot with out an agreement with the town. That most likely will never be acted on but will prevent the sale or future development of my lot.

Thank you for your time on this matter.

Regards,

DocuSigned by:

THOMAS BEVAN

EE6D3E1E8EEE47E...

Tom Bevan

----- Forwarded message -----

From: **Tom Bevan** [REDACTED]
Date: Sat, May 9, 2020 at 9:55 AM
Subject: Re: Residential build Somerville street Lucknow lots 6&7 plan 112 Tom Bevan
To: John Yungblut <jyungblut@huronkinloss.com>

Thanks John.

On Sat, May 9, 2020 at 9:54 AM John Yungblut <jyungblut@huronkinloss.com> wrote:
Hi Tom,

That is not what I'm saying at all.

John Yungblut, C.E.T.

Director of Public Works

Township of Huron-Kinloss

[\(519\) 395-3735 ext. 130](tel:5193953735)

----- Original message -----

From: Tom Bevan <[b\[REDACTED\]@huronkinloss.com](mailto:b[REDACTED]@huronkinloss.com)>
Date: 2020-05-09 9:40 a.m. (GMT-05:00)
To: John Yungblut <jyungblut@huronkinloss.com>, [REDACTED]
[REDACTED]
Subject: Re: Residential build Somerville street Lucknow lots 6&7 plan 112 Tom Bevan

Hello John, thank you for your response,
to be clear are you saying that I am not permitted to having full service to my property?
best regards,
Tom Bevan.

On Sat, May 9, 2020 at 9:24 AM John Yungblut <jyungblut@huronkinloss.com> wrote:

Hello Steve/Tom,

Township staff have discussed your request and we have the following response with respect to the servicing requirements for your new house on Lot 7 on Somerville Street:

1. New water and sanitary services will required as there are currently no existing services for Lot 6 or Lot 7.
2. The Township will make the necessary arrangements for the installation of the required services from the existing sanitary sewer and watermain to the municipal property line at the location and depth requested by the property owner. The property owner will be responsible for 100% of these costs. The reasoning for this is the Township must ensure that all services installed within the municipal road allowance is completed by Township standards and that proper documentation is collected.
3. If the property owner is requesting the servicing of more than one lot, the existing sanitary sewers and watermains will have to be extended to ensure adequate servicing capacity is maintained.
4. If the property owner has a preferred servicing contractor, the Township will consider hiring said contractor if they have sufficient experience in this type of work.
5. An Entrance Permit will also be required in order for the installation of a driveway to occur.

At this time, the Township does not believe it will be feasible to extend the existing road and services in order to provide servicing for the vacant lots along the west side of Somerville Street.

If you have any questions, please feel free to contact me.

Best Regards,

John Yungblut, C.E.T.

Director of Public Works

Township of Huron-Kinloss

519-395-3735

From: Matt Farrell <mfarrell@huronkinloss.com>

Sent: May 5, 2020 10:26 AM

To: John Yungblut <jyungblut@huronkinloss.com>

Subject: FW: Residential build Somerville street Lucknow lots 6&7 plan 112 Tom Bevan

FYI

From: Tom Bevan [REDACTED]

Sent: April 28, 2020 10:53 AM

To: Matt Farrell <mfarrell@huronkinloss.com>

Subject: Residential build Somerville street Lucknow lots 6&7 plan 112 Tom Bevan

Hello Matt, I'm asking for your advice and guidance to build on my property, I grew up and live in Hamilton Ontario, "enough said!", most of my adult life I dreamed to live in Huron county

and have finally accomplished a foot hold, at 59 years of age my legacy will be to assist my 23 year old daughter Vanessa with a great opportunity in life, she's on board,

I'll be looking for fulltime employment in the area for my remaining years, as of now my choice contractor is Stephan Macpherson owner of Hometown custom builder, may I ask your opinion on his workmanship,

I'm inexperienced with this and would really appreciate your assistance,

Best regards,

Tom Bevan.