

From: David Finbow [dfinbow@thebluemountains.ca]
Sent: September-27-12 10:49 AM
To: Reg Russwurm
Cc: s.jmoysey@rogers.com; Greg Miller; David Finbow
Subject: 170 Grand Cypress Lane (Lot 54, Plan 1078) - Steve Moysey

Reg,

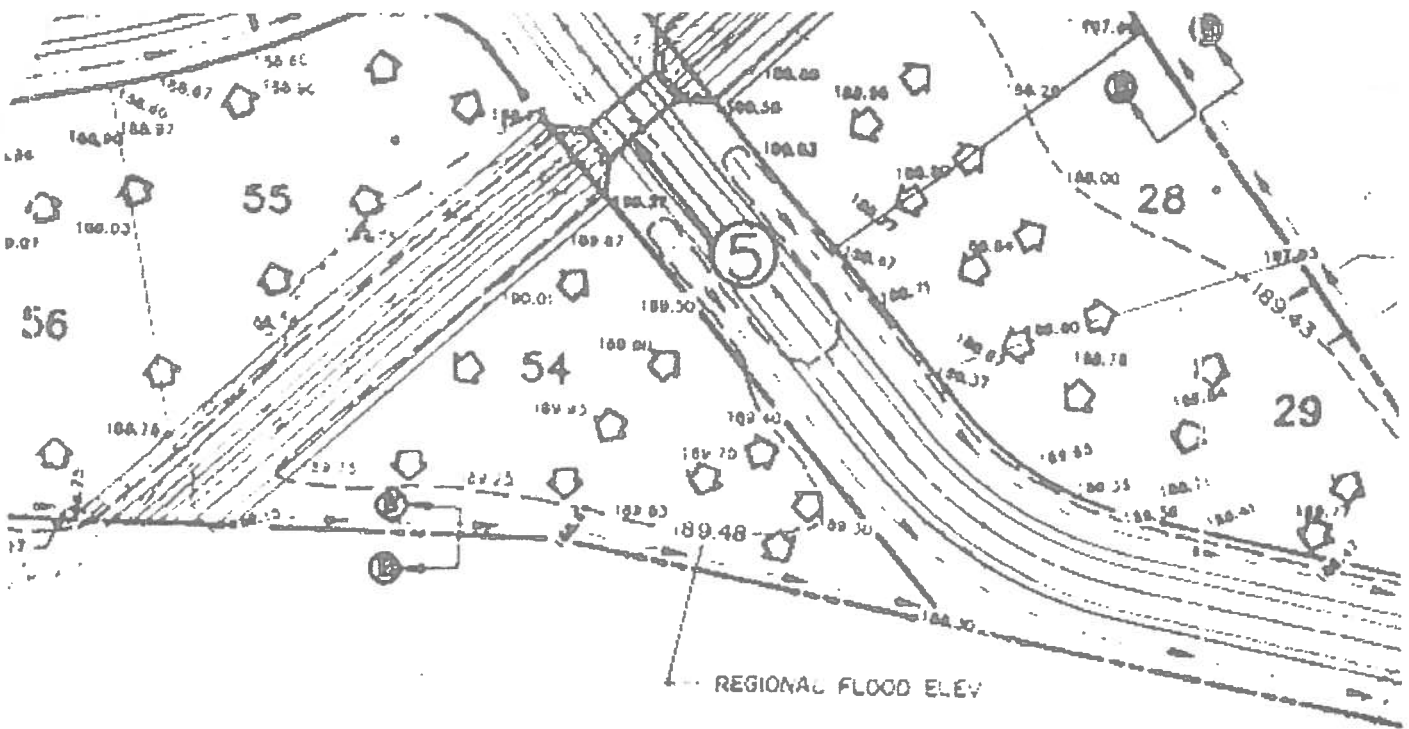
I returned a phone call from Steve Moysey this morning with respect to this property at 170 Grand Cypress Lane (he has been copied on this email). Steve relayed to me the issues that he is dealing with with the Town's Roads Division. They are:

- (1) the existence of two entrances to his property; and,
- (2) the purported filling in of the ditch fronting his property.

With respect to item (1), this was the subject of a referral from Roads to By-law Enforcement in 2009. By-law Enforcement communicated with Steve in June 2009 and Steve proceeded to demonstrate compliance with the Zoning By-law requirements related to minimum lot frontage requirements for a second entrance and then proceeded to obtain the necessary Entrance Permit (2010-26) on June 11, 2010 for the paving of two entrances.

As to item (2), I believe the contention is that Steve, or his forces, filled in the ditch within the municipal right-of-way. I will not comment on this other than to say that prior to the construction of Steve's house in 2008 I had reason to review this lot in somewhat great detail in and around 2003 and recall that there was simply a "depression" adjacent to the shoulder and not a "ditch". To assist, I have included below the Monterra "as-constructed" drawing for this general area.

I believe Steve has spoken to Mayor Anderson with respect to this matter and she has recommended that he appear as a delegation at the next Infrastructure & Recreation Meeting.



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OS-08-019-11-BM

July 6, 2009

 Steve and Jane Moysey
 c/o Tri-W
 209820 Hwy 26, West
 Collingwood, Ontario
 L9Y 3Z2



 Re: **Final Grade Check – Lot 54, Monterra Estates**
Town of The Blue Mountains

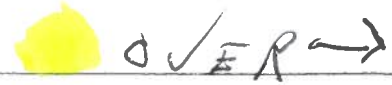
Dear Mr. and Mrs. Moysey,

 On Thursday, July 2nd, 2009 we carried out a final grade check at Lot 54, Monterra Estates at the builders request.

At the time of the survey, Lot 54 was graded to final elevations (not yet seeded) with gravel driveway and walkways.

 The following are the elevations taken at various important locations on the lot, and a comparison of these elevations to the required elevations, as per the Grading and Drainage Plan. Please note that the normal allowable difference between the required elevation and the actual elevation is ± 0.1 m unless other significant changes have been made that require the elevations to deviate from the proposed.

Location of Shot	Required Elevation (m)	Existing Elevation (m)	Difference From Required Elevation	Conformance with Plan	Requires Attention Prior to Certification
Edge of Pavement, CL Of Garage Doors	190.68	190.68	0.00 m	Yes	
Garage Floor	190.80	190.87	0.07 m	Yes	
N House CRN	190.80	190.87	0.07 m	Yes	
E House CRN	190.80	190.87	0.07 m	Yes	
S House CRN	190.55	190.49	-0.06 m	Yes	
W House CRN	190.80	190.80	0.00 m	Yes	
First Floor Elevation	192.96	192.92	-0.04 m	Yes	
Basement Floor Elevation	189.83	189.82	-0.01 m	Yes	



Please note the following abbreviations:

- "CRN" is short for "Corner"
- "PL" is short for "Property Line"
- "N, E, S, and W" are short for "North, East, South and West"
- "m" is short for "meters"

We do not believe there will be any significant negative drainage issues associated with Lot 54 and by way of this letter provide certification as constructed.

If you should have any questions, please do not hesitate to contact the writer.

Yours truly,

GENIVAR Consultants LP



Brandon R. Golden, C.E.T.
Civil Technologist
BRG/kmt

c.c. Mr. Kevin Gough, Country Craftsmen Ltd