

Kelly,Michael

From: Jeff Scheper <jeff@thelandmarkgroup.ca>
Sent: August-21-14 12:23 PM
To: Kelly,Michael
Subject: 108 Pioneer Lane - building set backs
Attachments: 3918_001.pdf; this building is 54' from 19 centreline.JPG; grey road 19 abutting back of 108 pioneer lane (1).JPG; grey road 19 abutting back of 108 pioneer lane (2).JPG; grey road 19 abutting back of 108 pioneer lane (3).JPG; newly installed foundation (1).JPG; newly installed foundation (2).JPG; newly installed foundation (3).JPG

Importance: High

Hi Michael, thanks for your time on the phone today.

I would like to request an exemption regarding the bylaw that stipulates a bldg set back of 75' from centre line of county roads is required

Allow me to provide some background – we are currently working on a large landscape project at 108 Pioneer Lane near Blue Mountain, backing onto County Rd 19 near the Blue Mountain Inn. An integral part of the project is a large pool cabana with a full depth basement. As part of the process we applied for and received a building permit for this building from the Town of the Blue Mountains. The permit was issued on July 14th. We started construction the following day and the full foundation has now been installed, backfilled & services are installed etc. To the tune of over \$ 30,000 spent by our client in good faith.

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Tuesday I received a call from Leah Hewgill, a bldg inspector with TOBM indicating we may not be in compliance with the county bylaw pertaining to building setbacks from the centre of county roads and it was suggested I needed to follow up with the County which I have done.

The corner of the existing foundation closest to County Rd 19 is 56' from the centreline.

I'm in a real dilemma. I've had a crew working on this project for almost 6 weeks and the client has spent a lot of money already, and now this issue arises. I would respectfully ask due consideration be given to these facts in your deliberations.

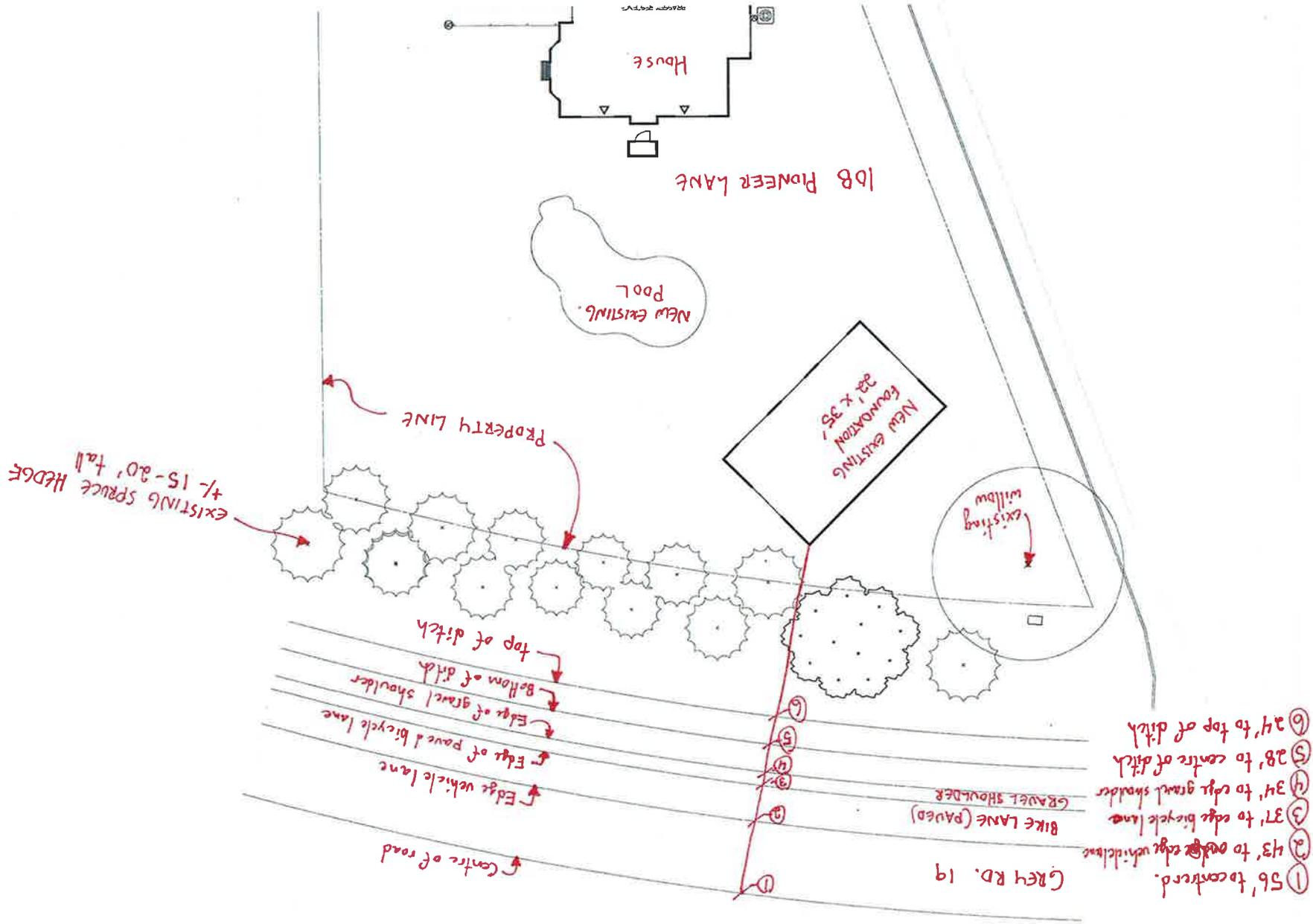
Attached is a drawing with measurements showing a large mature spruce hedge between the clients property line and the ditch adjacent Cty Rd 19, as well as the ditch, bicycle lane, and centre line of the road. Also attached are some photos for your reference. It should be noted that upon investigation, we also see other bldg structures that do not comply with the 75' set back by law as well.

I'm very hesitant to continue working on this project given everything hinges on the pool cabana, and I don't know if this exception will be approved. I'd send my crew to another job, but I don't have another job to send them too, plus our client of course wants to see this project completed. Is there a way to have the process expedited from the currently planned Sept 18 TAPS meeting considering all of the above?

I look forward to hearing from you

Thanks

Jeff



108 Pioneer Lane

New existing
Pool

New existing
Foundation,
22' x 35'

Existing
willow

PROPERTY LINE

EXISTING SPRUCE HEDGE
+/- 15-20' tall

Center of road
Edge vehicle lane
Edge of paved bicycle lane
Edge of gravel shoulder
Bottom of ditch
Top of ditch

Grey Rd. 19

Bike lane (paved)

Gravel shoulder

- 1 56' to centerd.
- 2 43' to edge vehicle lane
- 3 37' to edge bicycle lane
- 4 34' to edge gravel shoulder
- 5 28' to center of ditch
- 6 24' to top of ditch