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Hi Connor,

I hope that you will be taking some time off this summer to enjoy what we hope will be the better weather. As you know, Canadian summers have become somewhat unpredictable these last few years.

Further to meeting that I had with you and Natalie Thomson, I have followed up in answer to your statement that the Town has nothing in its file regarding the capping of the sanitary sewer lateral. While the Town did have that information with respect to water and hydro, it did not have information re : the status of the sanitary sewer lateral.

I agreed with you that the answer to this question would be of great assistance to Town Engineering staff regarding clearance of Condition No. 1.1.5 of the decision of the Committee of Adjustment re : the Consent to Sever for 479 Butler Street. As we know, this is the last condition that needs to be fulfilled.

So, in response to this question Betty Disero (the principal and sole director of the numbered company), which company and myself personally are the tenants in common in the ownership of 479 Butler Street, we undertook a series of investigations.. As you know, even though we purchased the property as tenants in common in January 2020, in order to sever the property into two parcels of land to be joined with 477 Butler (owned by Betty) and the other parcel joined with 485 Butler Street (my property), a Consent to Sever is required. However, there will be no physical change to the property; it will simply be a change in the status of legal title to the property at 479 Butler.

The results of our detailed investigations (with the assistance of Sacco Construction) are as follows :

1. Previously, there was a very small house on the property when we purchased 479 Butler. It was approximately 12 feet by 20 feet in size. It had a toilet located in the southwest corner of the structure. Its sole occupant for many years was a gentleman named Igor Mawrocin;
2. In June 2020, the small house was demolished and you had advised me that the Town did indeed have a file on this, and did issue a demolition permit;
3. While there was confirmation that the laterals for water and hydro had been capped at the property line, there was no information regarding the status of the sanitary sewer lateral;
4. So we retained Sacco Construction who did the demolition and is experienced in the capping of municipal services. They advised that the sanitary sewer lateral had been capped at the location of the toilet in the former house. When we advised them that we needed to confirm that the lateral is capped at the property line, we were told that excavation work would be required to do this. Indeed, the excavation work was done and we were presented with, and paid, an invoice of \$2486.00. That excavation did provide helpful information.

5. I will forward to you under separate message, photos of the excavation and findings re; the comparative locations of the water, hydro and sanitary sewer laterals. A trench approximately 7 to 10 feet deep was dug across the front location of the former house. With further trenching, Sacco was able to determine the location of the sanitary sewer lateral. As shown on the photos that I will send you, unlike the water and hydro laterals which went out to Butler Street, the sanitary sewer lateral did not go to the street. Rather it ran roughly parallel to the road, under a large tree and onto the property at 485 Butler;

6. Sacco proceeded to cap the sanitary sewer lateral at the property line. The Town building inspector John [whose last name no one seems to know, but I understand that John has been the inspector for the Town for some time] was contacted and he attended the site and verified that the sanitary sewer lateral had been properly capped at the property line. John advised that he would report this to the Town and try to find any documentation as to how the sanitary sewer connection had originally been installed;

7. Based upon what is shown in the highlighted portion of one of the photos, it is clear that the lateral does not go to the street (to the east) but rather it goes to the south and onto the property at 485 Butler Street. Based upon its experience with these matters, Sacco believes that the sanitary sewer lateral most likely connected with the sanitary sewer lateral for 485 Butler Street. Indeed, one of the photos clearly shows that the sanitary sewer lateral crosses underneath the water and hydro lateral which proceed to the street, while the sanitary sewer lateral does not go in that direction;

8. Therefore, it is impossible for 479 Butler Street to comply with the requirement for terminating the lateral at the main, because it does not go to the main. In these circumstances, as documented in the photos I will provide next, we would respectfully ask the Town Engineering department to re-consider its position and clear the condition;

9. As you know, one of the purposes of these investigations was to provide evidence that would serve as the basis for an application for a further application to the Committee of Adjustment asking it to remove this condition. There is a \$1200 fee that would be required to be paid. In light of the time and expense already incurred with respect to this matter, we would request that Town Engineering staff clear the condition and not require us to go through this further re-consideration process.

As noted above, I will provide under separate cover the photos of Sacco Construction's excavation. After reviewing this message and the photos, if you require anything further, please just let me know as soon as possible. If for some reason, Town Engineering staff will not clear the condition, we will be forced to file the further re-consideration application and pay the \$1200 fee. In all of the circumstances, using the evidence provided and relying upon the good faith of the Town, we hope that this will not be necessary. However, if it is, we want the matter to be resolved as soon as possible. So if this is not resolved prior to Monday, July 7th (which is the deadline for submission of the application to be considered at the August 21st hearing of the Committee of Adjustment), we will file the application and pay the further fee.

Yours truly,

Patrick Devine

as you well

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Finally, a series of photos showing various aspects of the excavation. Of particular note are the photos which show the laterals for the water and hydro (white and pink in colour) proceeding towards Butler in what would generally be a west to east direction. The sanitary sewer lateral is the black one at the bottom of the trench. Unlike the water and hydro laterals, the sanitary sewer lateral is proceeding in a roughly north to south direction.

If you have any questions with respect to any of these photos, or about my previous reporting email message, please don't hesitate to contact me. I have taken all the vacation that I will take until the fall. So I will be around and easily reachable by email, text or phone (416-565-8157). I want to know as soon as possible if I need to expend the further time and expense to file the condition removal application with the Committee of Adjustment by its deadline of Monday, July 7th.

Thank you for your attention to this matter.

Patrick

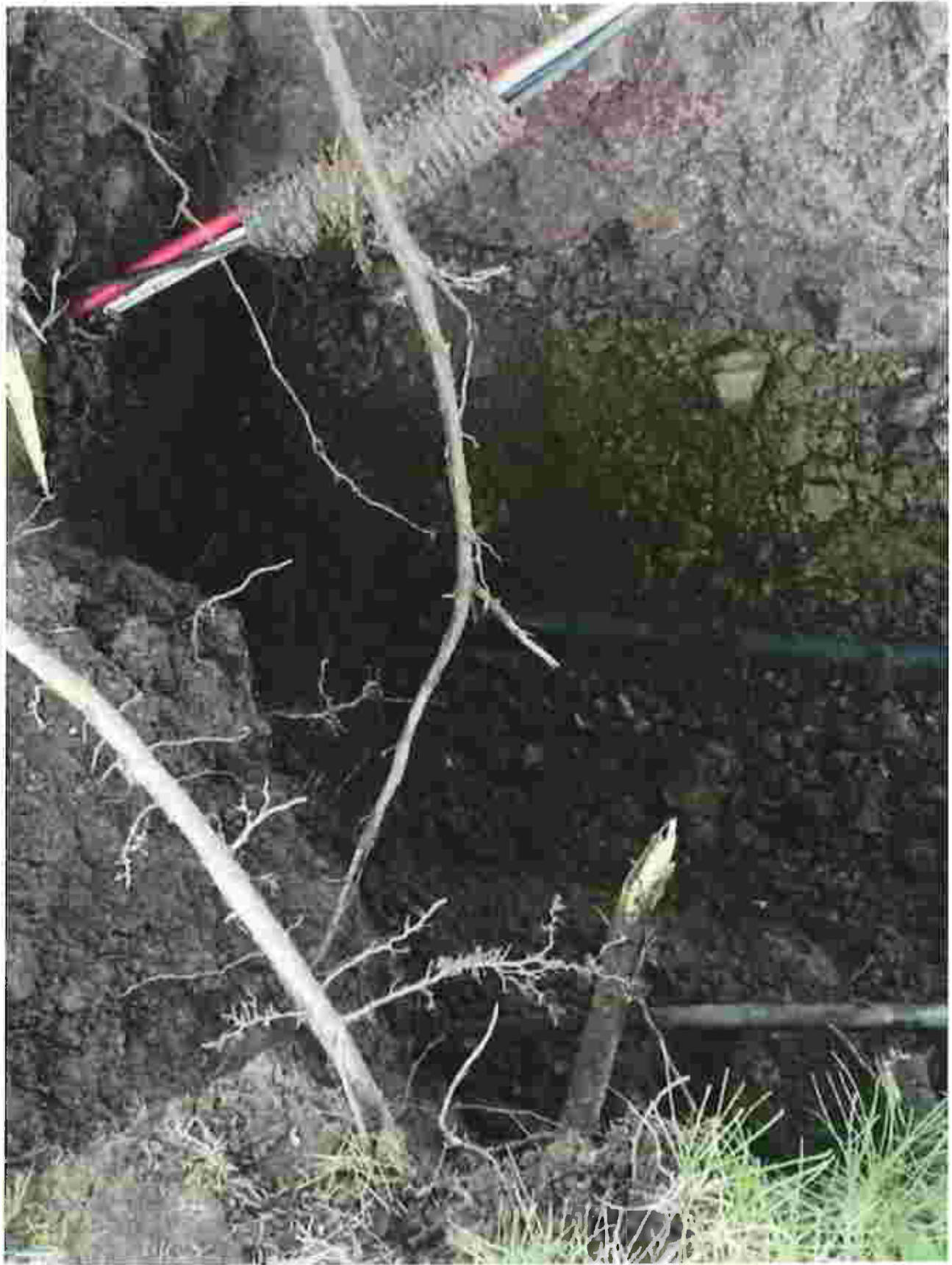
----- Forwarded Message -----

From: Betty Disero <bdisero@icloud.com>

To: Patrick Devine <pjdevine@rogers.com>

Sent: Monday, June 9, 2025 at 10:11:39 a.m. EDT

Subject: Sewer dig





















Betty Disero
bdisero@gmail.com
905-246-4653

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Further to my previous message, please see below two photos which show the location of the sanitary sewer lateral as it meets the boundary line with 485 Butler (my house). The brick structure you see in the upper left of the photo is my home at 485 Butler, together with my fence.

----- Forwarded Message -----

From: Betty Disero <bdisero@icloud.com>
To: Patrick Devine <pjdevine@rogers.com>
Sent: Wednesday, June 4, 2025 at 02:15:49 p.m. EDT
Subject: Sewer Cap

Ok it's done and signed off by the Town. John the inspector came and signed off.

The pipe, you will see from the highlighted area, ran from Igor's house sideways, under a big tree, toward your property. Sacco figures it is not even connected to the main but to your pipe.



12:37



Today
9:15 AM



Betty Disero
bdisero@gmail.com
905-246-4653

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This is a photo of the trench taken from a different angle but showing, once again, my fence and my house. I would estimate that this location is approximately 50 feet from the street (i.e. Butler)

----- Forwarded Message -----

From: Betty Disero <bdisero@icloud.com>

To: Patrick Devine <pjdevine@rogers.com>
Sent: Friday, June 6, 2025 at 05:01:41 p.m. EDT
Subject: The trench following the pipe

