

August 2024

To the council of Strathroy-Caradoc,

I am writing this letter regarding the semi-detached home located at 22706 and 22710 Adelaide Road in Mount Brydges. My two brothers and I are the owners of this home and we have gone through many difficulties that are still not solved as of today.

There was a house fire to this semi-detached home on January 9<sup>th</sup> of 2020 and it was a total loss. We called Matt Stephenson to assist us in the demolition and rebuild process. We received all the permits required to dispose of the remains, specifically focusing on gas, hydro, demolition, and Bell services. We then obtained a new permit from Matt Stephenson to start building (permit reference is SC-20 20-157), which was a total of \$6,345.70. On the new permit to build, it stated: water/sewer – permitted to install a new water service and sanitary sewer from the property line to the interior of the building (2 services).

On February 27<sup>th</sup>, 2020, I received a letter from Matt Stephenson stating that any re-developments will not be permitted on a class IV tertiary septic system, rather connection to the municipal sanitary sewer system is required due to the planned municipal sewer expansion to service across the road, as explained by Matt Stephenson. The sewer expansion project was indicated as starting summer of 2020, then postponed to fall of 2020, and then did not occur. I was then informed in spring of 2021 that the municipality was going to go ahead with the sewer expansion project.

Since the duplex rebuild was nearing completion in early 2021, we wanted to get it rented out due to loss of income and expenses. We had an onsite meeting with Matt Stephenson, Shawn from Gary Falconer Excavating, Milliken Plumbing & Heating, Paul Milliken, and myself to discuss the issue of no municipal sewer and water at the road to date.

It was agreed upon to have a holding tank installed by Gary Falconer Excavating at the expense of the municipality. It was also discussed to have the plumbing changed that was already installed and inspected indoors, to have a temporary sewage pump installed with required changes to divert from the installed building sewers to the holding tank, which was to be at the expense of the municipality as well. Property owners would have to pay to have it pumped until sewers (2) were connected at the property line by the construction company (Clarke).

Now that the sewer construction project has proceeded, we had a discussion with the site supervisor of the construction company to get a timeline and progress report, and he indicated that there is only “one” sewer connection. The occupancy permit that was issued to us on March 4<sup>th</sup> of 2021 included conditions of: (1) water meter in both sides, and (2) removal of waste tank.

We are frustrated because if Matt Stephenson would not have made us take out our septic tank, we could have used it until the new water and sewer system was installed, which he said was coming soon. At no time did Matt Stephenson say we had to sever the semi to get 2 services (water & sewer), which were already run to the road and inspected.

In the meantime, we had been in touch with councillors to get on "the committee of adjustment" meeting on June 9<sup>th</sup> of 2021 to approve a second service so we did not have to reopen the road again (in a few months). We paid for additional costs associated with additional SAN PDC \$2,076.41 and \$1,610.25, plus pay for Clarke construction to put in the second services, which one service has already been paid for in full.

We did all that was asked for and there were many changes along the way. As already stated, we paid for a building permit to run two water and sewer services to the road (which we had 2 water meters before the fire), and were both inspected by Strathroy-Caradoc building inspectors. We paid for surveyors and cost of severance, which we feel was not required to get. It went on hold because the committee of adjustment stated in rule #3 that the applicant provide \$1,000 in cash in-lieu of Parkland dedication to the municipality. We don't understand this because we are rebuilding on the same property where the fire occurred in January of 2020, as mentioned earlier.

I feel that I can go on for great lengths about this and the frustrations we have faced, but I am asking to receive some of the costs back that we should not have paid, or for costs that only required a deposit. Some of the dates have come and gone without other things being finished.

As of today, each tenant pays for their water and the sewer. The sewer pumps the sewer from one side to the other. Both sewers are connected to the road. We need to get that pump out of the other tenants' side.

We are asking for:

- 1) Money back for the 2 new water meters, even though we already had 2, which costed \$960.
- 2) Money back for the lot grade deposit, which cost \$2,500.
- 3) Money back for the digging of the holding tank, which cost \$1,233.53.
- 4) Money back for the cost of the plumbing company to revert sewer from both units to the septic holding tank, which was already hooked up and inspected, which cost \$1751.30 (\$227.67 in tax).
- 5) Money back to take out sewer pump and put plumbing back to the ordinary way; two sewers hooked up to the road. Approximate cost of quote \$980 (\$127.40 in tax). Total for both was \$3086.37.
- 6) If we don't have to pay \$1000 for Parkland dedication, we will still continue with severance. If not, we will be looking for our severance money back.

It would be greatly appreciated if you would consider what we are asking for. If there are any questions, you can call Dave at [REDACTED].

Thank you,

Doug, Paul, and Dave Milliken

# Milliken Plumbing/Heating Ltd

TSSA Contractor #: 0038197001  
 28592 Centre Rd., Unit F  
 Strathroy, Ontario N7G 3H6  
 Canada

# QUOTE

Quote No.: 1309  
 Date: 09/09/2024  
 Page: 1  
 Ship Date:

Sold To:

David Milliken

Ship To:



Business No.: 10369 8585 RT0001

| Item No.     | Quantity | Unit   | Description   | Tax | Unit Price   | Amount   |
|--------------|----------|--------|---|-----|--------------|----------|
|              |          |        | Re: Email dated May 26, 2021<br>To: Jennifer Huff<br>CC: Paul Zuberbuhler, Jake Strakus, John Brennan, Shawn Bilinski, David Milliken.<br>-----<br>Re: Building Permit Number SC-2020-157<br>Issued By: Matthew Stephenson<br>- advised for (2) municipal sanitary to be run to property line, as future development of sanitary infrastructure would be available to connect to, this got put off several times and was not available at time of occupancy.<br>-----<br>Invoicing for 22706 and 22710 plumbing requirements to connect to a temporary holding tank, has not been issued, as had been waiting for sanitary connection on 22710 and not completed to date.<br>-----<br>Plumbing installations for both had been roughed-in, tested and inspected with building drains connected to sanitary and extended to property line.<br>This required cutting into main plumbing stacks and diverting into a indoor sewage pit/pump.<br>22706 had to be pumped across basements (2) connecting to 22710 main stack and core through foundation to holding tank, it also had to have a sewage pump/pit installed with main stack changes.<br>- 3/4" pex water line installed from 22706 to 22710 with one water meter in service.<br>-----<br>Nov.24/25 /20 - Journeymen: Jeff/Mike 7 hrs. ea. = 14 hrs.<br>Shop Rate: Journeyman | HT  |              |          |
| 2            | 14       | Hour   | Shop Rate: Journeyman   | HT  | 90.00        | 1,260.00 |
| 2absp        | 5        | length | 2" x 12' ABS solid pipe 2020  | HT  | 33.00        | 165.00   |
| 112absp      | 1        | length | 1-1/2" x 12' ABS solid pipe 2020  | HT  | 25.00        | 25.00    |
| 3absp        | 3        | feet   | 3" ABS solid pipe per ft.   | HT  | 4.60         | 13.80    |
| fermco4x3    | 2        | Each   | 1056-43 Fernco 4" x 3" CI/Plas/cop  | HT  | 13.75        | 27.50    |
| silentcheck2 | 2        | Each   | silent check valve 2"   | HT  | 55.00        | 110.00   |
| 5            | 1        | all    | Materials: ABS fittings, 3/4" pex   | HT  | 150.00       | 150.00   |
| Comments     |          |        |   |     | Continued... |          |

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| Item No.   | Quantity | Unit | Description  | Tax | Unit Price          | Amount          |
|------------|----------|------|--|-----|---------------------|-----------------|
|            |          |      | Note: sewage pits not invoiced.  |     |                     |                 |
|            |          |      | Estimate: remove sewage pit from 22710 and reconnect to building sewer (2024) labour and materials |     |                     |                 |
| 2          | 8        | Hour | Stop Rate: Journeyman (2) at 4 hrs. ea.  | HT  | 110.00              | 880.00          |
| 5          | 1        | all  | Materials  | HT  | 100.00              | 100.00          |
|            |          |      | Subtotal:  |     |                     | 2,731.30        |
|            |          |      | HT - HST 13%   |     |                     |                 |
|            |          |      | HST  |     |                     | 355.07          |
| Shipped by |          |      |  |     |                     |                 |
| Comments   |          |      |  |     | <b>Total Amount</b> | <b>3,086.37</b> |
| Sold By:   |          |      |  |     |                     |                 |

[REDACTED]

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**From:** Jennifer Huff <jhuff@strathroy-caradoc.ca>  
**Sent:** May 31, 2021 5:42 PM  
**To:** [REDACTED] PaulMilliken17  
**Cc:** Paul Zuberbuhler; Jake Straus; John Brennan; Shawn Bilinski; David Milliken  
**Subject:** RE: Permit number SC-2020-157

Good afternoon Paul,

I've had a chance to get myself up to speed on this one. In order for there to be 2 sanitary and 2 water services to this property, a severance will be required. To start the severance process, I can assist you and arrange a pre-consultation meeting to go over the application requirements. I would note that severances are considered once a month by the Committee of Adjustment. If you would like to discuss this with me directly, please feel free to reach me at [REDACTED]  
[REDACTED]

Regards,

Jenn

**From:** [REDACTED] PaulMilliken17 [mailto:[REDACTED]]  
**Sent:** May 26, 2021 4:04 PM  
**To:** Jennifer Huff <jhuff@strathroy-caradoc.ca>  
**Cc:** Paul Zuberbuhler <pzuberbuhler@strathroy-caradoc.ca>; Jake Straus <jstraus@strathroy-caradoc.ca>; John Brennan [REDACTED]; Shawn Bilinski [REDACTED]; David Milliken [REDACTED]  
**Subject:** Permit number SC-2020-157

Re: municipal sewer and water connections @ 22706 and 22710 Adelaide Rd., Mt. Brydges, Ont. Attention to Strathroy-Caradoc Staff , Jennifer Huff, Paul Zuberbuhler, Jake Strakus, and councillor John Bennan.

Building permit was issued 2020-04-03 by former Chief Building Official, Matthew Stephenson for the rebuild of duplex due to complete loss due to fire.

Existing duplex was on septic system, and after verbal discussion with Matthew regarding the redevelopment of the future duplex on the above land I received and email confirming the rebuild would not be permitted on a septic system, rather connection to the municipal sanitary sewer. An estimated connection fee was given per unit and a "Notation" that (2) PDC would be required. Email dated Feb. 27/20

Due to the planned municipal sewer expansion to service a development project across the road from the rebuild of the duplex, was advised to run services 4 inch sewer and 1" Municipex water service tube w/ tracer wire to the property line of each address for future connection. Services were installed accordingly and inspected before covering.

The sewer expansion project was indicated as starting summer 2020, then fall 2020 and did not occur, then informed Spring 2021, it is now started with dewatering.

Since duplex rebuild was nearing completion early in 2021 and we wanted to get it rented due to loss of income and expenses, we had a on site meeting with Matthew Stephenson, John Brennan, Shawn from Gary Falconer Excavating, Milliken Plumbing & Heating to discuss the issue of no municipal sewer at road yet.

It was agreed upon to have a holding tank installed by Falconer at municipality expense, plumbing to be changed indoors with a temporary sewage pump installed with required changes to divert from the installed building sewers to the holding tank at municipal expense, property owners would have to pay to have tank pumped until sewers (2) were connected at the property line by the construction company. Note tank is being pumped every two weeks.

Now that the sewer construction project has proceeded, we had a discussion with the site supervisor of the construction company to get a time line and progress report, he indicated that there is only "one" PDC (public drain connection) specified in his work order. This is a major concern at this point in time as contractor needs to be informed of "two" PDC connections are to be provided for, as their time line progress is underway.

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The municipal water that was to the property line in 1 inch for two services, as required was connected to an existing single service, 3/4" at curb stop, with the second to be provided in future, when sewers were installed, even though that is not the sewer contractor. A single 3/4" service will not supply fixture unit requirements of duplex plumbing count. Building permit had fees for two municipal water meters that was paid.

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PLEASE CONFIRM RECEIPT OF THIS EMAIL.

Thanks for your attention to this matter.

Paul Milliken.

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This email was scanned by Bitdefender

[REDACTED]

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**From:** [REDACTED] PaulMilliken17 <[REDACTED]>  
**Sent:** March 10, 2022 10:15 AM  
**To:** David Milliken  
**Subject:** Fw: 22710 - 22706 Adelaide Rd. Mt.Brydges

**From:** Matt Stephenson  
**Sent:** Thursday, February 27, 2020 2:18 PM  
**To:** paulmilliken17 [REDACTED]  
**Subject:** 22710 - 22706 Adelaide Rd. Mt.Brydges

Hi Paul,

This email will confirm our verbal discussion regarding the redevelopment of the duplex on the above lands. This email will also confirm that any re-development will not be permitted on class IV tertiary septic system, rather connection to the municipal sanitary sewer will be required at a estimated connection fee of \$17,500.00 - \$20,000.00 per unit (Note 2 PDC will be required for a duplex.) this amount to be confirmed by Municipal Council.

Should you require anything further please advise.

Regards,

*Matthew Stephenson C.B.C.O*  
*Director of Building / Planning & Waste Services*



*Municipality of Strathroy-Caradoc*  
*52 Frank St., Strathroy, Ontario N7G 2R4*  
*Phone: (519)245-1105 ext.246*  
*Fax: (519)245-6353*  
*Email: [mstephenson@strathroy-caradoc.ca](mailto:mstephenson@strathroy-caradoc.ca)*  
*Website: [www.strathroy-caradoc.ca](http://www.strathroy-caradoc.ca)*

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