

## Holly Willford

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**From:** Xenia Pasiecznik  
**Sent:** Wednesday, October 30, 2019 3:33 PM  
**To:** Holly Willford  
**Cc:** Derek Young  
**Subject:** RE: 2978-2008 - Dev Agreement - Irek and Redekop  
**Attachments:** Sumbler Road Extension; Letter to Resident June 2018.pdf; Registered Mail Receipt (4) - June 2018.pdf

Hi Holly,

Please find attached the email correspondence with Upper Canada Consultants (design engineers) and letter sent via registered mail to the Developer (Irek – former wife of Mr. Redekop) back in June 2018 with no follow-up response.

Regards,

Xenia



**Xenia Pasiecznik, C. Tech.**  
Engineering Technologist  
Town of Pelham  
T: 905-892-2607 x330 | E: [xpasiecznik@pelham.ca](mailto:xpasiecznik@pelham.ca)  
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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**From:** Derek Young  
**Sent:** October 29, 2019 3:38 PM  
**To:** Xenia Pasiecznik <[XPasiecznik@pelham.ca](mailto:XPasiecznik@pelham.ca)>  
**Cc:** Holly Willford <[HWillford@pelham.ca](mailto:HWillford@pelham.ca)>  
**Subject:** FW: 2978-2008 - Dev Agreement - Irek and Redekop

Hi Xenia, can you please forward the previous correspondence with Mrs. Irek with regards to the outstanding \$15,000.

Regards,

Derek



**Derek Young**  
Manager of Engineering  
Town of Pelham  
T: 905-892-2607 x314 | E: [dyoung@pelham.ca](mailto:dyoung@pelham.ca)  
20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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## Holly Willford

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**From:** Xenia Pasiecznik  
**Sent:** Friday, June 15, 2018 2:41 PM  
**To:** Jason Schooley  
**Cc:** Derek Young  
**Subject:** Sumbler Road Extension  
**Attachments:** UCC - final certification & request for securities.pdf; Letter February 22, 2013 - J. Schooley, Sumbler Ext..docx.pdf; Letter to Resident June 2018.pdf

Hi Jason,

We have had some back and forth with the Developer of the Sumbler Road extension, west of Church Street to the dead end, for assumption by the Town.

In 2013, you sent Al, the former Public Works Director, a letter (attached) certifying that all works have been completed. Al sent a response letter (attached) back advising of some deficiencies that were outstanding. Nothing was done to repair these deficiencies and they still exist today. We do not have a Statutory Declaration on file or as-built drawings as well. The Developer is stating that UCC did send the Town a Statutory Declaration. If you could please confirm and send the original copy to the Town, if it was provided, that would be greatly appreciated.

I have also attached a copy of the letter being sent back to the Developer advising her that until these repairs are made, the Town is unable to assume this portion of road.

Regards,

Xenia



**Xenia Pasiecznik**  
*Engineering Technologist*  
**Public Works**

**e:** [xpasiecznik@pelham.ca](mailto:xpasiecznik@pelham.ca)  
**p:** 905.892.2607 x330  
[pelham.ca](http://pelham.ca)

20 Pelh  
P.O. Bo  
Fonthill

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*Vibrant • Creative • Caring*

June 15, 2018

Barbara Irek  
1760 Effingham Street  
Pelham, ON L0S 1M0

Dear Ms. Irek:

RE: Sumbler Road Extension  
Request for Release of Development Securities

This letter is to follow-up on the letter received May 28, 2018 from the Developer in reponse to the Town's proposed solution regarding the state of the extension of Sumbler Road.

The Town understands that the Developer has declined the Town's proposal to repair the road on behalf of the Developer, and as such, the Town is unable to assume the road at this time per Section 13, subsection (g) of the Development Agreement due to outstanding and failed items. These outstanding and failed items were noted in the letter sent back in 2013 and were never addressed or repaired.

Please advise the Town when these outstanding and failed items have been repaired and the Town will schedule a final inspection for assumption to be completed.

I can be contacted at 905-892-2607 extension 330.

Yours truly,

TOWN OF PELHAM

A handwritten signature in black ink, appearing to read "Xenia Pasiecznik", written over a light blue horizontal line.

Xenia Pasiecznik  
Engineering Technologist

cc. Jason Schooley, Upper Canada Consultants (via email)



From the Department of

**Public Works  
& Utilities**

# MAIL POSTE

Canada Post Corporation / Société canadienne des postes

## Security or Registered Receipt (Bulk)

This receipt is necessary if enquiry is desired  
Fragile and perishable articles are not indemnified  
against damage. Indemnity and loss information  
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Sender

Expéditeur



**REGISTERED DOMESTIC**  
2018-05-15  
RÉGIME INTÉRIEUR  
CUSTOMER RECEIPT



To Destinataire  
Name Nom  
John Maier  
Address Adresse  
55 Briarsdale Cres  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Welland ON L3C 6S7

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
www.canadapost.ca www.postescanada.ca  
or/ou  
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP

RN 252 692 656 CA

33-086-584 (14-06)

### Sender Instructions

Note: Bulk Receipt is to be completed for 3 or more items. Present mailings at any Postal Outlet.

- A Complete and remove customer receipt.
- B Remove paper backing from receipt.
- C Affix receipt to this form.
- D Remove bottom bar code and affix to "Trace Mail Data Capture Document"
- E Remove paper backing from label
- F Apply label to envelope

### Instructions pour l'expéditeur

Avis: Réceptissé en nombre, pour 3 items plus. Doit être complété avant de déposer à l'installation postale.

- A Remplissez et retirez le réceptissé du
- B Retirez la pellicule protectrice du réc
- C Collez le réceptissé sur cette formule.
- D Retirez le code à barres du bas et l'a sur le "Document de saisie des don pour le courrier repérable.
- E Retirez la pellicule de l'étiquette.
- F Collez l'étiquette sur l'enveloppe



**REGISTERED DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDE RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To Destinataire  
Name Nom  
Michael Anderson  
Address Adresse  
5 Peachtree Park  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Fonthill ON L3C 1E0

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
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or/ou  
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP

RN 252 692 660 CA

33-086-584 (14-06)



**REGISTERED DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDE RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To Destinataire  
Name Nom  
Barbara Irek  
Address Adresse  
1760 Effingham Street  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Ridgville ON L4S 1M0

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
www.canadapost.ca www.postescanada.ca  
or/ou  
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP

RN 252 692 673 CA

33-086-584 (14-06)



**REGISTERED DOMESTIC**  
CUSTOMER RECEIPT

**RECOMMANDE RÉGIME INTÉRIEUR**  
REÇU DU CLIENT



To Destinataire  
Name Nom  
Scott Woon  
Address Adresse  
119 Canboro Road  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Fenwick ON L0S 1C0

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
www.canadapost.ca www.postescanada.ca  
or/ou  
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP

RN 252 692 687 CA

33-086-584 (14-06)

FOR DELIVERY CONFIRMATION CONFIRMATION DE LA LIVRAISON  
www.canadapost.ca www.postescanada.ca  
or/ou  
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP

RN 252 692 695 CA

To Destinataire  
Name Nom  
Barbara Irek  
Address Adresse  
1760 Effingham Street  
City / Prov. / Postal Code Ville / Prov. / Code postal  
Ridgville ON L4S 1M0  
Declared Value Valeur déclarée \$

33-086-584 (14-06)

## Holly Willford

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**From:** Holly Willford  
**Sent:** Monday, October 28, 2019 11:45 AM  
**To:** Derek Young  
**Subject:** RE: 2978-2008 - Dev Agreement - Irek and Redekop

Hi Derek,

Hope you had a nice weekend.

Further to the below e-mail exchange, I am following up on this matter for Nancy. I understand Mr. Redekop indicated the Town is inappropriately withholding from him a \$15,000.00 deposit. Has this matter been resolved?

Thank you,

Holly



**Holly Willford, B.A**

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: [hwillford@pelham.ca](mailto:hwillford@pelham.ca)

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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**From:** Holly Willford  
**Sent:** Friday, October 11, 2019 10:12 AM  
**To:** Derek Young <[DYoung@pelham.ca](mailto:DYoung@pelham.ca)>  
**Subject:** FW: 2978-2008 - Dev Agreement - Irek and Redekop

Hi Derek,

To aid in your review I have attached correspondence from Nancy to Jason back in May.

Thanks,

Holly



**Holly Willford, B.A**

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: [hwillford@pelham.ca](mailto:hwillford@pelham.ca)

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**From:** Jason Marr <[JMarr@pelham.ca](mailto:JMarr@pelham.ca)>

**Sent:** Friday, October 11, 2019 10:10 AM

**To:** Holly Willford <[HWillford@pelham.ca](mailto:HWillford@pelham.ca)>

**Cc:** Derek Young <[DYoung@pelham.ca](mailto:DYoung@pelham.ca)>

**Subject:** RE: 2978-2008 - Dev Agreement - Irek and Redekop

I'm not up to speed on this one. I have copied Derek on it for review.



**Jason Marr, P.Eng**

Director of Public Works

Town of Pelham

T: 905-892-2607 x313 | E: [jmarr@pelham.ca](mailto:jmarr@pelham.ca)

20 Pelham Town Square | PO Box 400 | Fonthill, ON | L0S 1E0

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**From:** Holly Willford

**Sent:** Thursday, October 10, 2019 3:54 PM

**To:** Jason Marr <[JMarr@pelham.ca](mailto:JMarr@pelham.ca)>

**Subject:** 2978-2008 - Dev Agreement - Irek and Redekop

Hi Jason,

Further to my below e-mail I am following up for Nancy.

Has this matter been resolved?

Thank you,

Holly



**Holly Willford, B.A**

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: [hwillford@pelham.ca](mailto:hwillford@pelham.ca)

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**From:** Holly Willford

**Sent:** Tuesday, September 24, 2019 2:02 PM

**To:** Jason Marr <[jmarr@pelham.ca](mailto:jmarr@pelham.ca)>

**Subject:** 2978-2008 - Dev Agreement - Irek and Redekop

Hi Jason,

Hope all is well.

Kindly find attached a copy of an e-mail from Nancy to you dated May 16<sup>th</sup>, 2019 regarding a \$15,000.00 deposit Mr. Redekop indicated the Town is inappropriately withholding from him.

Has this matter been resolved?

Thank you,

Holly



**Holly Willford, B.A.**  
Deputy Clerk  
Administration Services

**e:** [hwillford@pelham.ca](mailto:hwillford@pelham.ca)  
**p:** 905.892.2607 x320  
[pelham.ca](http://pelham.ca)

20 P  
P.O.  
Font

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## Holly Willford

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**From:** Holly Willford  
**Sent:** Thursday, October 10, 2019 3:54 PM  
**To:** Jason Marr  
**Subject:** 2978-2008 - Dev Agreement - Irek and Redekop  
**Attachments:** NB to JM email May 16 2019 re Redekop Deposit.pdf

Hi Jason,

Further to my below e-mail I am following up for Nancy.

Has this matter been resolved?

Thank you,

Holly



**Holly Willford, B.A**

Deputy Clerk

Town of Pelham

T: 905-892-2607 x320 | E: hwillford@pelham.ca

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**From:** Holly Willford  
**Sent:** Tuesday, September 24, 2019 2:02 PM  
**To:** Jason Marr <jmarr@pelham.ca>  
**Subject:** 2978-2008 - Dev Agreement - Irek and Redekop

Hi Jason,

Hope all is well.

Kindly find attached a copy of an e-mail from Nancy to you dated May 16<sup>th</sup>, 2019 regarding a \$15,000.00 deposit Mr. Redekop indicated the Town is inappropriately withholding from him.

Has this matter been resolved?

Thank you,

Holly

## Holly Willford

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**From:** Holly Willford  
**Sent:** Tuesday, September 24, 2019 2:02 PM  
**To:** Jason Marr  
**Subject:** 2978-2008 - Dev Agreement - Irek and Redekop  
**Attachments:** NB to JM email May 16 2019 re Redekop Deposit.pdf

Hi Jason,

Hope all is well.

Kindly find attached a copy of an e-mail from Nancy to you dated May 16<sup>th</sup>, 2019 regarding a \$15,000.00 deposit Mr. Redekop indicated the Town is inappropriately withholding from him.

Has this matter been resolved?

Thank you,

Holly



**Holly Willford, B.A.**  
Deputy Clerk  
Administration Services

**e: [hwillford@pelham.ca](mailto:hwillford@pelham.ca)**  
**p: 905.892.2607 x320**  
[pelham.ca](http://pelham.ca)

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P.O.  
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## Nancy Bozzato

---

**From:** Nancy Bozzato  
**Sent:** Thursday, May 16, 2019 3:00 PM  
**To:** 'rredkop08@hotmail.com'  
**Cc:** Jason Marr  
**Subject:** Development Agreement Enquiry  
**Attachments:** 2978-2008 - Dev Agreement - Irek and Redekop.pdf

Dear Mr. Redekop

This is a follow-up to our meeting of earlier this afternoon. Mr. Marr is not available this afternoon, however I have left a detailed message of your queries with him to review.

I have attached a copy of the signed Development Agreement you referenced.

Best regards,  
Nancy



**Nancy Bozzato, Dipl.M.M.**  
*Town Clerk*  
**Administration Services**

**e: njbozzato@pelham.ca**  
**p: 905.892.2607 x315**  
**pelham.ca**

20 Pelham Town Square  
P.O. Box 400  
Fonthill, ON L0S 1E0

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## Nancy Bozzato

---

**From:** Nancy Bozzato  
**Sent:** Thursday, May 16, 2019 2:57 PM  
**To:** Jason Marr  
**Subject:** Development Agreement - Richard Redekop - By-law 2978(2008)

Hi Jason

I had a visit today from Richard Redekop, who through the attached by-law entered into a Development Agreement with the Town to enable him to construct a road to provide access to his property at 950 Sumbler Road.

According to Mr. Redekop, we are continuing to withhold \$15,000 of his \$30,000 deposit. He did not seem to be aware of why we are withholding 50% but cited difficulties and/or disagreements he was experiencing with former Director Al Mannell.

Mr. Redekop has subsequently withheld payment of his property taxes, until he has now received a letter indicating that the Town will proceed with a tax sale of his property if he does not make his tax payment. I believe he made that payment today, after I explained that the two issues are not related and he would be at risk of losing his property.

He is interested in receiving what he feels is due, being the remaining \$15,000. He plans to make application for a building permit for a residential dwelling for this property and indicated he is amicable to transferring funds toward the building permit fees.

I advised him that I would be in touch with you to review his file and that you will contact him to discuss any outstanding items that may have been noted.

If you have a moment to review the file and see what notes might be available to tell you why we are withholding funds, can you please do so and contact Mr. Redekop at either [redekop08@hotmail.com](mailto:redekop08@hotmail.com) or his cellphone, 905 941-6388?

Thank you,  
Nancy



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**Nancy Bozzato, Dipl.M.M.**  
*Town Clerk*  
**Administration Services**

**e: [njbozzato@pelham.ca](mailto:njbozzato@pelham.ca)**  
**p: 905.892.2607 x315**  
**[pelham.ca](http://pelham.ca)**

20 Pelham Town Square  
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May 16/19.

rec'd letter re traps.

Cell #.

905-941-6388

rredetkop08@hotmail.com.

- Richard Redetkop - 950 Summer Road.
  - built own road
  - put deposit & was get back; dealing to G. Marnie
- only rec'd \$15,000 of \$30,000.

Agreement 2007 - bylaw -

- is amicable for consideration of putting remaining deposit toward upcoming bldg permit fees.

