

Backgrounder on 1388 Bridge Street Property

Timeline of Events:

- **September 2024** – Town receives initial documented complaint, which triggered investigation.
- **November 4, 2024** – First Notice of Violation issued to owner of 1388 Bridge Street – Zoning and Fire.
- **November 15, 2024** – Discussion with property owner of 1388 Bridge Street about non-compliance and winding down operations by Spring 2025.
- **December 11, 2024** – Site visit by Fire and By-law to 1388 Bridge Street.
- **December 12, 2024** – Fire Order issued regarding fire risks on Bridge Street site.
- **February 20, 2025** – Site visit to Bridge Street property by Fire and By-law – identified that voluntary compliance was not occurring.
- **March 25, 2025** – Fire Order issued regarding wood burning appliances deemed a health and safety risk.
- **April 3, 2025** – Issued Yards By-law Order to owner of Bridge Street property and final compliance date of May 2, 2025, or the Town will commence legal proceedings.
- **April 25, 2025** – Letter from Council to PELASS requesting assistance joining an advocacy effort.
- **April 30, 2025** – Letter to Provincial Government requesting assistance, policy change that would allow housing authorities not to fund illegal encampments on private property.
- **June 12, 2025** – Attendance at PELASS meeting by CAO, Matthew Grant. PELASS declined Town's request to join an advocacy effort to encourage Provincial Government to change housing policy. PELASS decided to host a County-wide Housing Summit.
- **July 18, 2025** – Seizure of wood burning appliances deemed a health and safety risk by Fire Chief and served notice of court application.
- **August 14, 2025** – Initial Court appearance.
- **September 8, 2025** – Response received from Provincial Government declining a meeting to do a policy review on housing funding.

- **March 4, 2026** – Final Court appearance
- **March 24, 2026** – Decision

Estimated Costs:

Total legal costs are expected to be around \$22,000, which includes both court costs and the Town's initial enforcement efforts through 2025.

Summary of Judge's Orders for 1833 Bridge Street:

The owner has until June 1, 2026, to remove all non-permitted structures and debris. Otherwise, the Town is permitted to enter the property, complete the work, and expense the costs to the owner's property taxes.