

Dear Members of the Council for the Township of Southgate and stakeholders for this proposal.

Residents of Maple Rock Estates would like to bring forward our collective concerns with proposal #C6-24 Greg and Margot Ford.

We understand that the rezoning is a condition from the Agreement of Purchase and Sale that was placed into that agreement by the Township. Our neighbourhood opposes this rezoning application on the grounds that split zoning is legal and as a result of the Ford's complete disregard for the restrictions that are registered on this Plan 16M-5 when building their current residence.

There are 36 houses in this subdivision and all of them except one, The Ford's, had to design and build their houses conforming to, and abiding by the rules and restrictions that were tied to this plan of subdivision, despite the fact that we too, could have built smaller and less expensive. Perhaps the Council could educate us, the residents of this neighbourhood, on whose job it is or was to enforce these covenants tied to this subdivision, Maple Rock Estates. Have they been negligent in their duties and responsibilities? Should everyone not have to follow the same set of rules?

Below you will see some of the "Restrictive Covenants" which are registered on and against each of the registered lots within Plan 16M-5, and benefit and burden each such lot therein.

1.1 No building shall be erected on any lot other than a one-family dwelling together with appropriate accessory building.

1.2 No garage or accessory building may be used for living quarters

1.4 No building shall be constructed on any lot unless the exterior walls are primarily brick, stone or other material approved by the developer.

1.6 No building shall be designed and constructed unless the design and exterior appearance of the proposed dwelling is in keeping with the general appearance of existing or proposed surrounding homes and which design and construction approval for the exterior appearance must first be obtained in writing from the developer or its nominee, before such construction may first commence.

The existing house and shed have not followed the above covenants and the other residents are very concerned that this will continue with a "garden suite" or granny flat-type structure.

We ask council to add conditions into this ZBA if they decide to move forward with allowing the garden suite that would restrict this garden suite from being marketed and rented out as a Bed and Breakfast or as an AirBnb. We also ask council to leave the parcel that is currently zoned as Open Space land, as is to prevent the Fords from adding additional units on that space in the future.

Additional questions that we have for council:

1. Was a Reference plan prepared with this disposition of land and if so, can it be circulated?
2. Was a consent application completed as part of this disposition of land?

We, the undersigned residents of Maple Rock Estates, in the Plan of Subdivision 16M5 are not here to attack the owners of Lot 33. However, we do feel that The Corporation of the Township of Southgate owes all residents in this subdivision the right to the same rules. Rules that were not followed in the construction of the current buildings on said property, which is an oversight that should not continue moving forward.

Thanks,

- Jason + Lanale Cummings - [REDACTED]
- Justin + Lisa Schieck [REDACTED]
- Jim + Karen Bodendistle [REDACTED]
- Jennifer Cork + Curtis Fensom [REDACTED]
- MIKE + FLORA BURKE [REDACTED]
- Ken + Jo-Anne Greene [REDACTED]
- MIKE & ALINE BILIASOS [REDACTED]
- Scott + Jane Coburn [REDACTED]
- ROB + SHEA BODENDISTLE [REDACTED]
- Ben + Jaclyn Dingwall [REDACTED]
- Brianne O'Driscoll + Sean Lisk [REDACTED]
- Scott and Lisa Weber [REDACTED]
- Caroline + Ryan Holiday [REDACTED]