

Presented To:	Planning Committee
Presented:	Monday, Oct 16, 2017
Report Date	Monday, Sep 25, 2017
Type:	Public Hearings
File Number:	751-6/17-14

Request for Decision

Alice Bom – Application for rezoning to permit a three unit multiple dwelling, 72 McNaughton Street, Sudbury

Resolution

THAT the City of Greater Sudbury approves the application by Alice Bom to amend the Zoning By-law 2010-100Z to change the zoning classification from "R1-5", Low Density Residential One to "R2-2(S)", Low Density Residential Two Special in order to permit three dwelling units on those lands described as PIN 73584-0596, Part of Lots 373, 374, and 375, Plan 31-S, Lot 5, Concession 3, Township of McKim subject to the following conditions:

- That prior to the enactment of the amending by-law the owner shall make application for and submit drawings for a building permit for the additional dwelling unit to the satisfaction of the Chief Building Official;
- That in addition to the uses permitted in an R2-2 zone a multiple dwelling containing a maximum of three dwelling units shall be permitted within the existing building;
- That one (1) parking space shall be required per dwelling unit and the required parking spaces shall be located in the rear yard;
- That a minimum 2.9 m wide driveway accessing the parking area be permitted; and
- That an opaque wood fence with a minimum height of 1.8m shall be provided along the easterly lot line from a point perpendicular from the rear building line extending northerly a minimum of 10.0m.

Signed By

Report Prepared By

Alex Singbush
Senior Planner
Digitally Signed Sep 25, 17

Manager Review

Eric Taylor
Manager of Development Approvals
Digitally Signed Sep 25, 17

Recommended by the Division

Jason Ferrigan
Director of Planning Services
Digitally Signed Sep 25, 17

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Sep 25, 17

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Sep 26, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Oct 2, 17

Relationship to the Strategic Plan / Health Impact Assessment

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding.

Report Summary

The owner has requested to rezone the subject lands from "R1-5", Low Density Residential 1 to "R2-2(S)", Low Density Residential Two Special to permit the existing three unit multiple dwelling located at 72 McNaughton Street, Sudbury.

Planning Staff are recommending that the application be approved subject to the conditions noted.

Financial Implications

This report has no financial implications since the third residential unit exists within the existing building.

Title: Alice Bom

Date: September 19, 2017

STAFF REPORT

Applicant:

Alice Bom

Location:

PIN 73584-0596, Part of Lots 373, 374, and 375, Plan 31-S, Lot 5, Concession 3, Township of McKim, 72 McNaughton Street, Sudbury

Official Plan and Zoning By-law:

Official Plan

The subject property is designated as Living Area 1 in the City of Greater Sudbury [Official Plan](#). Within these areas, a range of residential uses are permitted subject to the rezoning process.

Applications for rezoning in Living Area 1 are reviewed based on criteria established under Section 3.2.1 of the Plan, including such matters as the suitability of the site, proposed density and built form, land use compatibility, the availability of on-site parking and the traffic impact on local streets.

The Plan also places a strong emphasis on maintaining compatibility with surrounding uses. New residential development should form a good fit with the existing physical character of established residential areas, which in this case is an older neighbourhood defined by a mix of housing types.

Zoning By-law

The subject lands are currently zoned "R1-5", Low Density Residential One which permits single detached dwellings. Multiple dwellings are not permitted in the Low Density Residential One zone, and, as such, the applicant is requesting a rezoning to "R2-2(S)", Medium Density Residential Special to permit a third unit within the existing duplex dwelling and also requests relief from the parking requirement that has not been satisfied.

Site Description & Surrounding Land Uses:

The subject lands are located at 72 McNaughton Street, on the north side of McNaughton west of Marion Street in Sudbury and consist of a land area of approximately 527 m² (5,676 sq. ft.). There is a three unit multiple dwelling currently on site with approximately 12.19 m (40 ft.) of frontage at the street-line of McNaughton Street and a depth of approximately 40.2 m (132 ft). The dwelling, built in 1950 appears to be a purpose built duplex, as evidenced by the two front doors, and the basement apartment was added later. The lands are subject to the Source Water Protection Plan, located within the Intake Protection Zone 2 of the Lake Ramsey Issue Contributing Area.

The surrounding land uses are predominantly single detached dwellings zoned R1-5. It appears that there are duplex dwellings, immediately to the east at 76 McNaughton and to the south at 79 McNaughton.

Title: Alice Bom

Date: September 19, 2017

Application:

To amend [By-law 2010-100Z](#) being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification of the subject lands from "R1-5", Low Density Residential One to "R2-2(S)", Low Density Residential Two Special to permit the existing three unit multiple dwelling.

Proposal:

The application proposes to rezone the property to permit three (3) dwelling units and to permit three (3) parking spaces where five (5) are required.

Departmental/Agency Circulation:

Development Engineering has advised that they have no concerns from their area of interest. Roads and Transportation Services have no objection to the reduction in parking spaces proposed, but have indicated that only short term parking is available on McNaughton Street and that overflow parking may affect neighbouring property owners or other area roadways. Building Services have no objection to the application and have also provided detailed comments with respect to Zoning By-law standards and Building Code requirements, which have been attached to this report as Appendix 1. Water/Wastewater Services have indicated that a Section 59 application, submitted in accordance with the Greater Sudbury Source Protection Assessment Report and Plan, has been approved and that no significant threat has been identified at this time.

Neighbourhood Consultation:

The statutory notice of the public hearing was provided by newspaper along with a courtesy mail out to property owners and tenants within a minimum of 120 metres of the property. The owner was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing. At the time of writing this report two telephone inquiries, requesting general information with respect to the application have been received by the Planning Services Division. Five (5) letters expressing concerns with respect to the application, with specific regard to parking and traffic, have been attached to this report.

Planning Considerations:

Provincial Policy Statement

Municipalities in the Province of Ontario are required under Section 3 of the [Planning Act](#) to ensure that decisions affecting planning matters are consistent with the [Provincial Policy Statement](#). The proposed rezoning is consistent with the Provincial Policy Statement for the following reasons:

1. Municipalities are generally encouraged to support land use patterns having a mix of densities and land uses within a settlement area. Staff is satisfied that the subject residential building is appropriate to accommodate a third dwelling unit. Further, there is already sufficient urban infrastructure available to service the subject lands.
2. Municipalities are further encouraged to provide for a range and mix of residential uses in order to meet the needs of the community. The additional dwelling unit being requested will contribute to ensuring that a continued range of residential housing opportunities in the form of apartment dwelling units are available in this area of the City.

Title: Alice Bom

Date: September 19, 2017

3. Municipalities are encouraged to avoid unjustified or uneconomical expansion of infrastructure. The subject development proposal involves no new construction, but rather seeks one additional unit within the existing dwelling. No additional municipal infrastructure is required to service the subject lands.

Official Plan and Land Use

The subject lands are designated Living Area 1 in the Official Plan permitting the full range of residential dwelling types and densities, subject to certain requirements.

The proposal for a triplex dwelling at a density of approximately 57 units per ha, is within the range for medium density development.

In accordance with the Official Plan the subject lands are located in close proximity (approximately 320 m or a 4 minute walk) to Paris Street, an arterial road that is served by multiple public transit routes. Additionally, the lands are located in close proximity (approximately 260 m or a 3 minute walk) from the Route 819, Copper/Four Corners bus stop at Wembley and St. Nicholas Streets.

Planning staff are satisfied that the site is suitable in terms of size and shape to accommodate the proposed density and building form and that the proposal to add a unit within the existing building footprint is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks and the location of parking and amenity areas. On-site parking can be provided in the rear yard as indicated on the applicant's sketch. Given the scale of the development, the proposed use will not result in any appreciable impacts on traffic and adjacent properties.

Parking and landscaping

The Zoning By-law parking standards require a triplex dwelling to have five (5) parking spaces, which shall not be located in any required exterior yard. All required parking spaces must be accessible at all times, without the need to move another vehicle (i.e., no tandem parking). Further, 50% of the required front yard in low density residential zones shall be maintained as landscaped open space.

The sketch provided by the applicant indicates that three parking spaces are intended to be accommodated in the rear yard such that no parking is provided in the required front yard and a minimum of 50% of the required front yard can be maintained in landscaping as required by By-law 2010-100Z.

A survey plan, attached, provided by the applicant indicates that there is 2.96 m (9.7 ft.) wide driveway between the south east corner of the building and the property line allowing access into the proposed rear yard parking area where the zoning by-law requires a 3.0 m (9.84 ft.) driveway. Planning staff are of the opinion that there exists an adequate width to access the proposed parking area.

Given the proximity of the subject lands to public transit, a reduction in the parking standard to permit one space per unit is considered to be appropriate. On-site parking can be provided as indicated on the applicant's sketch. Given the scale of the development, the proposed use is not expected to result in any appreciable impacts on traffic and adjacent properties. An opaque fence is recommended to be required along the easterly property line to the rear of the dwelling extending a distance of 10m to screen the parking area.

Title: Alice Bom

Date: September 19, 2017

The property to the west (68 McNaughton Street) is located at a higher elevation with vegetation which serves to screen the parking lot and as such no fencing or screening measures are proposed along the westerly lot line.

Summary

In conclusion, there do not appear to be any adverse impacts that will result from the approval of the application, and it is therefore recommended for approval subject to the conditions as noted.

Appendix 1

Departmental & Agency Comments

File: 751-6/17-14

**RE: Application for Rezoning – Alice Bom
PIN 73584-0596, Part of Lots 373, 374, and 375, Plan 31-S, Lot 5,
Concession 3, Township of McKim, 72 McNaughton Street,
Sudbury**

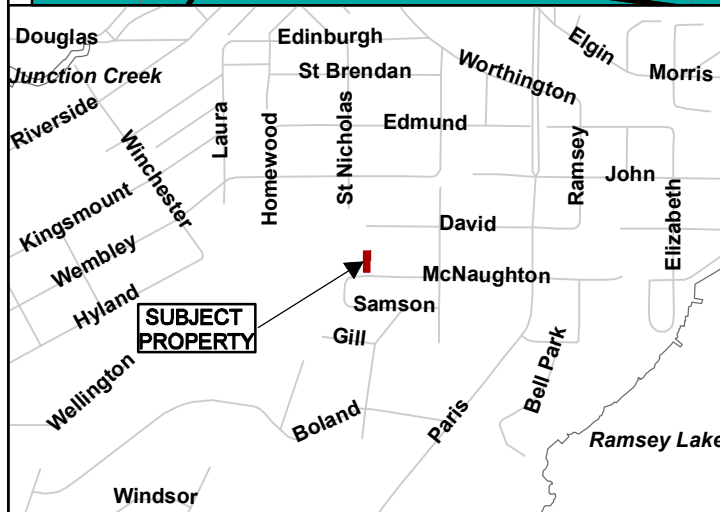
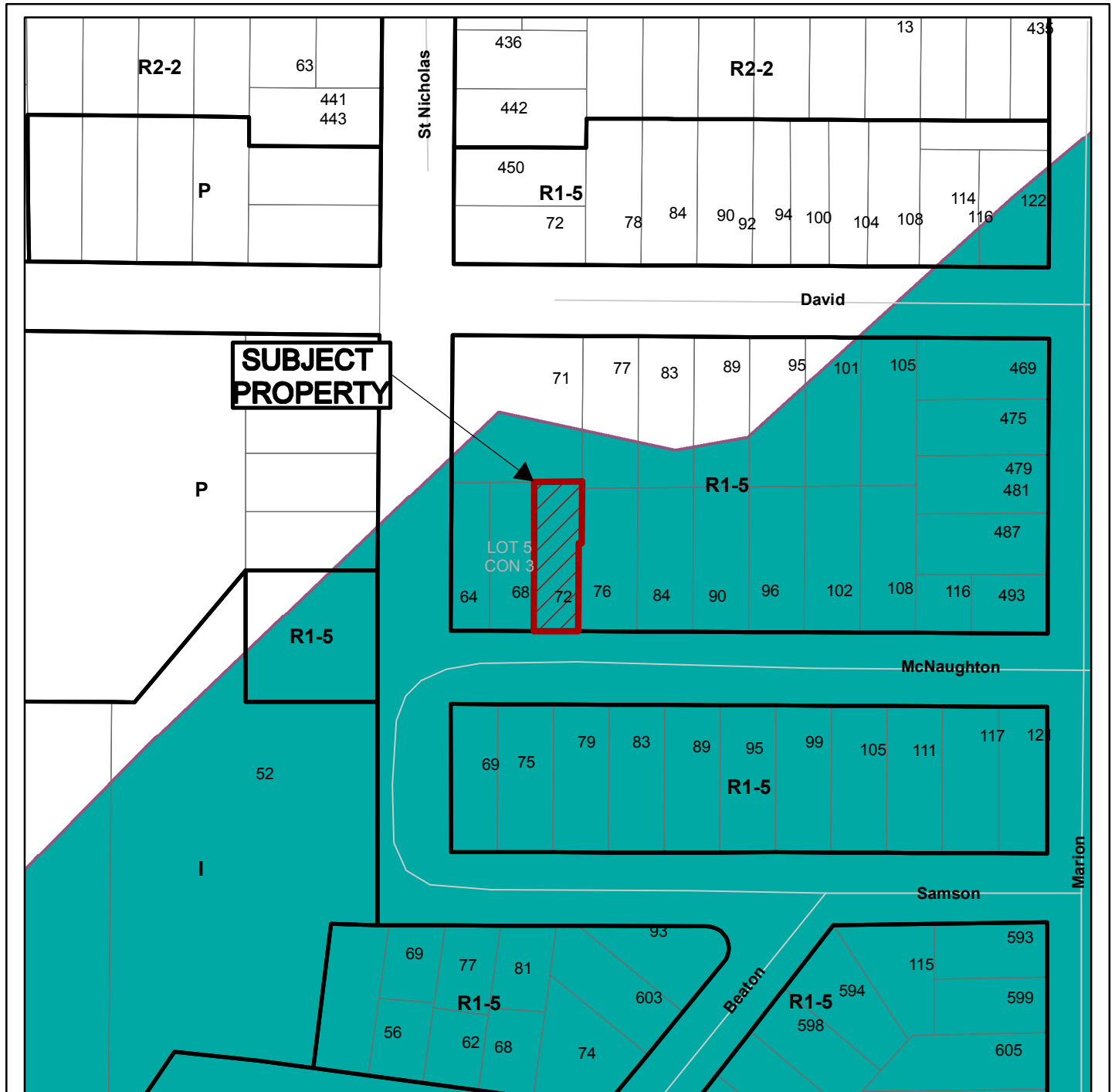
Building Services

Based on the information and the site plan sketch provided, Building Services can advise that we have no objections to this application other than the following comments for the applicant's information:

1. An application for a building permit to allow for a three-unit multiple dwelling (permit #17-0357) has been applied for but is not issued.
2. Drawings prepared by a qualified designer are to be submitted showing floor layouts, exits, fire separations and all fire and life safety requirements, in accordance with current Ontario Building Code standards to the satisfaction of the Chief Building Official.
3. The property falls within the area included under Source Water Protection and as such, will require the approval of the Risk Management Officer prior to any permits being issued.

The site plan submitted is not fully dimensioned. An accurate, scaled and dimensioned site plan will be required with the permit application

Source Protection Plan Map



Growth and Development Department

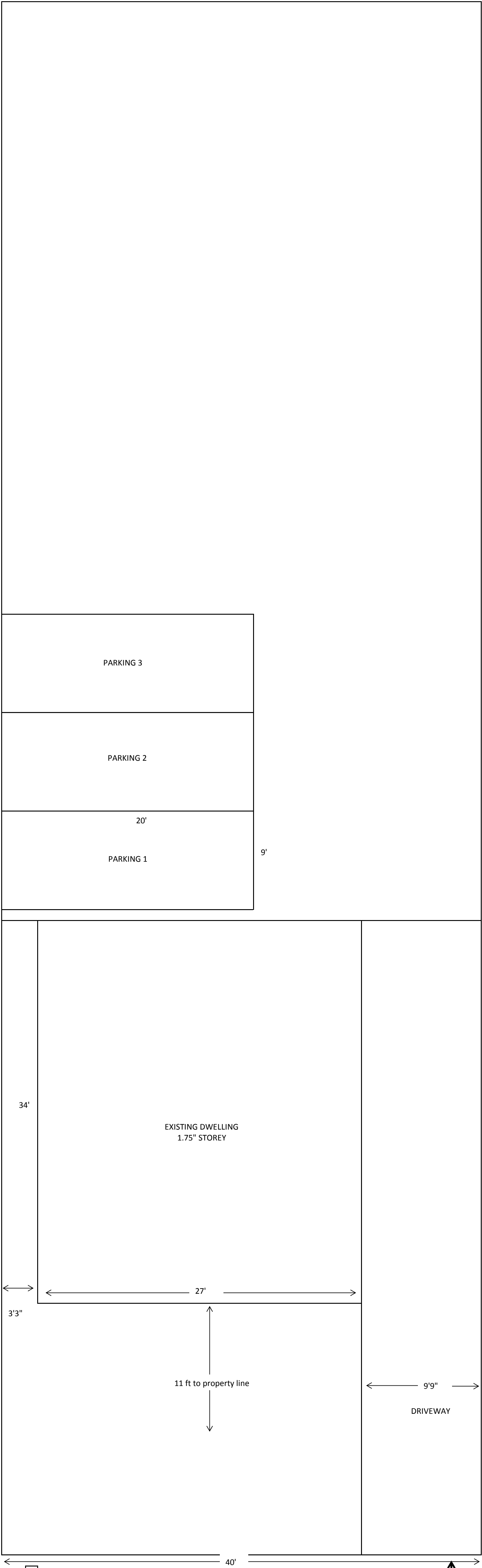


Subject Property being PIN 73584-0596,
Part of Lots 373, 374 and 375, Plan 31-S,
Lot 5, Concession 3, Township of McKim,
72 McNaughton Street, Sudbury,
City of Greater Sudbury

SPP:
Ramsey Lake Watershed IPZ 2

Sketch 1
NTS

751-6/17-14
Date: 2017 06 23



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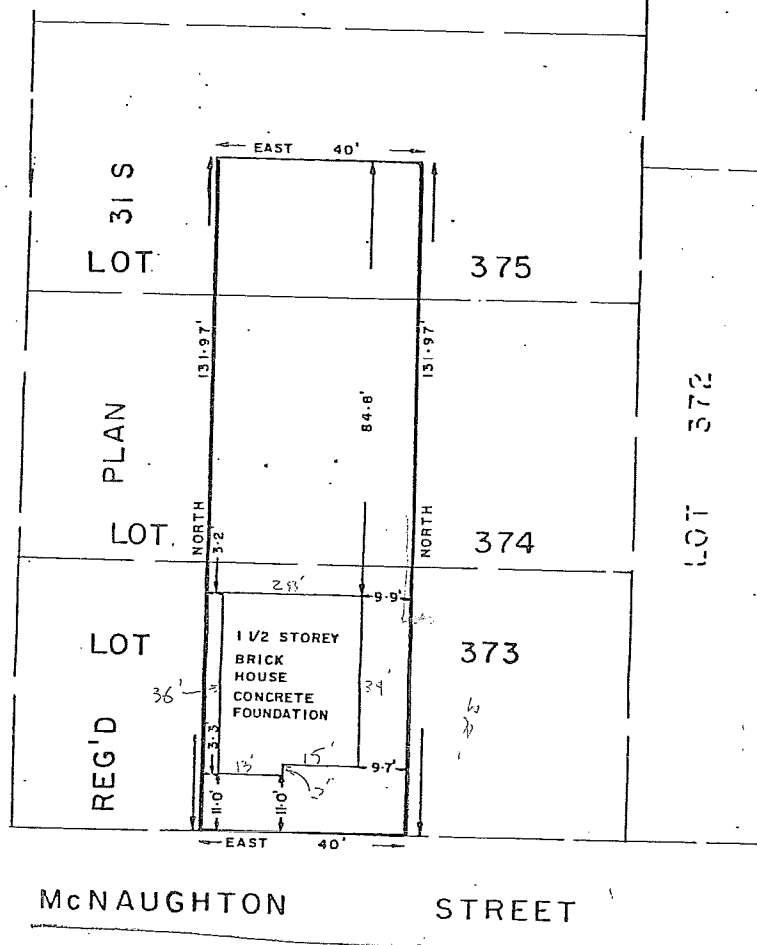
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1" = 1 ft
40'
N
15 MCNAUGHTON ST

INFO FILE

72 McNAUGHTON ST

REGIONAL ENGINEERING DEPT.

REGIONAL ENGINEERING DEPT.



PLAN OF SURVEY

OF INSTRUMENT 62499 (REGISTRY ACT) BEING

PART OF LOTS 373, 374 & 375 REG'D PLAN 31 S

TOWNSHIP OF MCKIM - DISTRICT OF SUDBURY
DISTRICT OF SUDBURY - SCALE: 1" = 30'

DATE:	FEBRUARY 28, 1975 SUDBURY, ONTARIO	<i>M R Maher</i>
FILE:	5952	M. R. MAHER, ONTARIO LAND SURVEYOR 44 ELM ST. W., SUDBURY, ONT



PHOTO 1 SUBJECT LANDS, 72 MCNAUGHTON STREET, VIEWED
LOOKING NORTH FROM MCNAUGHTON STREET



PHOTO 2 SUBJECT LANDS, REAR YARD PARKING AREA UNDER
CONSTRUCTION

751-6/17-14 PHOTOGRAPHY SEPTEMBER 11, 2017



PHOTO 3 76 MCNAUGHTON STREET, EAST OF THE SUBJECT LANDS
VIEWED LOOKING NORTH FROM MCNAUGHTON STREET



PHOTO 4 68 MCNAUGHTON STREET, WEST OF THE SUBJECT LANDS,
VIEWED LOOKING NORTH FROM MCNAUGHTON STREET

751-6/17-14 PHOTOGRAPHY SEPTEMBER 11, 2017



PHOTO 5 79 MCNAUGHTON STREET, SOUTH OF THE SUBJECT LANDS
VIEWED LOOKING SOUTH FROM MCNAUGHTON STREET



PHOTO 6 71 DAVID STREET, NORTH OF THE SUBJECT LANDS
VIEWED LOOKING SOUTHERLY FROM DAVID STREET

751-6/17-14 PHOTOGRAPHY SEPTEMBER 11, 2017

RECEIVED

JUL 24 2017

Mr. Taylor... PLANNING SERVICES

I believe 5 neighbours wrote to you Re: Alice Bom at 72

McNaughton street re: rezoning her property.

We have not had.. any confirmation that you and your dept. received our concerns. As of today, July 18th there are more building developments doing on without building permits. The owner built a parking lot, in her backyard without a proper survey of the property and without a building permit. The cars going in and out of this parking lot continue to drive onto 76 McNaughton street property. This presents a problem as the single dwelling house is not rated for a tri-plex.

As you can possibly appreciate, in the winter, there will no way or one let alone two two cars to pass up and down, in the driveway. The owner,s driveway must be assessed first. My concern is that my windows downstairs can get broken and the present cars will NOT be able to park in the owner,s backyard, especially , in the winter. The cars (5) constantly park on the street and block our views to get out of our driveways. Three neighbours are affected by this. The winter will present problems for the city snow removal workers. We have asked them to park, in their driveway but do not respect our concerns. This house is not rated as a multiple tri-plex, as one person lived their (Mrs. Chinn) all her life.

Thank you

I am anticipating an answer re: these concerns soon, as are the 5 other neighbours on the street.

Annelinde Kelly

RECEIVED

JUL 24 2017

From: Annelinde Kelly

Sent: July 11, 2017 8:09 PM

PLANNING SERVICES

To: eric.taylor@greatersudbury.ca

Subject: Application under Section 34 of the Planning Act. R.S.O. File 751-6/17-14

To Whom It May Concern Re: Alice Bom...Owner of the single dwelling house at 72 McNaughton Street.

On behalf of Anthony Prosperi at 76 McNaughton Street..

This letter is to point out that the new owner at 72 McNaughton has done things without permits, such as:

- 1....Had more than one car (4) parked on the street throughout the winter months. The By-Law enforcement was called by Mrs. A. Kelly at 76 McNaughton Street, complaining that cars were blocking her vision. She is a senior citizen. This matter was not respected by the owner as it was difficult for the snow ploughs to clear the snow. during the winter months.
- 2, The owner ripped up the front property and has not improved it. It is a mess and devalues the value of our neighbourhood.
3. The owner built a parking lot, in the back property, without a permit.
4. This house was owned by Mrs. Chinn, the previous owner had lived there all her life. It was a single dwelling house.
5. The house is not zoned for 3 dwellings. The basement is unfinished and was used for storage, at the time when the previous owner owned the house.
5. Mr. Serge Vaillancourt.. was one of the realtors involved in the sale of the house.
6. There are more than 2 people living there. The house was always one owner and one Apt. upstairs. This should not be allowed or be rated as a triplex.

7. There is pitbull and a huskey living there as well. The pitbull came onto 76 McNaughton Street's property. The senior citizen was in fear for her life. The Huskey is tied up on a short rope (4 feet) and has dug up the front property. Again, we who live here take pride of our properties.

8. The driveway has not been surveyed or assessed to build a parking lot. No permit.

9. The owner's driveway was never properly surveyed to allow a parking lot to be built. Should Mr. Prosperi put up A FENCE, THE PRESENT OWNER WOULD NOT HAVE ENOUGH ROOM TO PASS BETWEEN TWO HOUSES, THEREFORE, THE TENANTS WOULD NOT HAVE A PLACE TO PARK OTHER THEN THE STREET.. THIS COMES UNDER THE BY-LAW ENFORCEMENT DEPARTMENT.. This should have been done before Ms. Bom proceeded .

10. The house is not rated for the number of tenants living there. Ms Bom should not be allowed to proceed with this application. The neighbours have put up noisy cars coming and going at hours of the night. The senior citizen living at 76 McNaughton should not have to put up with the present conditions from next door. This is a very high income residential street. The owner should be assessed on all the mentioned items.

Do not allow this application to go through, without proper inspection of the house and property. At no time was there a permit present on Ms. Bom's house, indicating renovations. This I believe is standard practice.

Should you have any questions, please call Mrs. A Kelly

Thank you.

RECEIVED

JUL 24 2017

Sir:

PLANNING SERVICES

I have recently received notice that the owner of the residence at 74 McNaughton St. has applied for a reclassification of the premises as a triplex . I have several concerns over this issue.

1. This structure was originally built as a single dwelling unit. Very little has been done to bring this structure up to current code.
2. The owner, Ms Bom, recently constructed a retaining wall to facilitate a parking area behind the building without a permit, the construction of the retaining wall completed by friends and family.
3. The tenants in the building have four cars which continue to be parked on the street as they have been all winter which has created a problem for snow removal
4. There are two large dogs living in this building. These animals have destroyed the appearance of the front lawn and reflect negatively on the well maintained homes in the immediate area
5. This is a very tranquil area. The traffic and noise , generated by the occupants of this building, at any given time, pose an unnecessary risk to people in the neighbourhood who have children and grandchildren.
6. There exists a narrow driveway between the buildings at 74 McNaughton and 76 McNaughton. The current driveway encroaches on the property at 76 McNaughton. Should a fence be erected to separate the two properties, the laneway would be inaccessible for motor vehicles.

As a resident of this neighbourhood for over twenty years, I have grave concerns for the property values of the area if this type of disrespect for the area continues. I encourage the stewards of our fair city to inspect the property at 74 McNaughton St. and witness the concerns noted above.

Sincerely

Paul Cope
75 McNaughton St.
Sudbury

RECEIVED

JUL 14 2017

eric.taylor@greatersudbury.ca

alex.singbush@greatersudbury.ca

PLANNING SERVICES

July 13, 2017

RE: Application under Section 34 of the Planning Act. R.S.O. File 751-6/17-14

Dear Mr. Taylor and Mr. Singbush,

I have lived at 83 McNaughton for the past four years. One of the reasons I chose to buy a home here, and to live in this part of the city, was because it was zoned as R1-5. I have previously lived in a part of the city where there is R2-2 zoning, and have had mostly negative experiences. This is part of the reason why I moved into this particular neighbourhood. The Hospital Area is known for being quiet, respectful, and it has a good Walk Score.

Since the new owner has purchased 72 McNaughton, there has been a marked increase in traffic as well as an increase in the number of cars parked at this end of the street. A narrow street, as McNaughton is in an older part of the City of Greater Sudbury, this became especially difficult in the winter months. Given the number of people coming and going from 72 McNaughton, I find I need to be much more mindful of the cars that make their way around these streets. The tenants seem to drive at high rates of speed and have not taken into account the quiet and neighbourly atmosphere of this area. Children often walk and bike on these streets with their parents. More than once, I have heard people say that they were afraid for their children's safety in what has been—for years, really—a family-friendly and walkable neighbourhood.

The owner of 72 McNaughton recently seemed to construct a parking lot in the back yard of the building, but this construction did not seem to have been officially approved by the City. All work occurred on a weekend, and there was no sign of a notice posted to indicate approval to construct a backyard parking lot. I believe this was meant to address the complaints from local residents about tenants parking on the streets. The result is a property that looks shabby and has an ill-constructed driveway. (Previous to this, cars were parked on the front lawn.)

I would like to protest the application (by the owner of 72 McNaughton) to change the zoning from R1-5 to R 2-2. Beyond the possibility that this increased traffic and speed of traffic is dangerous to residents, there is the concern that property values will decrease. People buy homes here *because* of the calm tenor and atmosphere of the neighbourhood. To alter the spirit of the neighbourhood would, I think, definitely cause property values to fall.

Thank you for this time in reading this letter. I appreciate it a great deal. If you have any questions, you can contact me

Sincerely,

Kim Fahner

RECEIVED

JUL 14 2017

City of Greater Sudbury

July 12, 2017

PLANNING SERVICES

Dear Mr. Singbush:

Thank you for the opportunity to respond to your June 28th notice File 751-6/17-14.

As a city taxpayer and neighbor to this applicant wanting a by-law amendment change, I am writing to say I do not support it today or in the future.

The house in question as you know is small and is a rental unit. As result, tenant turnover has been active; I know this by virtue of the noise and commotion due to changeover periods. I question the safety of a two unit building having capacity to expand to a third unit while still adhering to all building codes, safety codes, and permits. Are there tenants in an illegal 3rd unit apartment now? How and why is the city allowing this? The bylaw staff should have already closed this down.

Although the owner does not need to be friendly with the neighbors, the basement apartment tenant has had five to six gatherings or parties in a short two month period, with people filing out to the street to hear people screaming and smoking. I introduced myself to Alice Bom three weeks ago and informed her of the late night parties coming from the basement apartment, and she told me that the tenant was an adult and can make her own decisions!! This type of response to this activity is not acceptable, and does not fit within the community.

If you check you're by law records you will notice that I had to call twice to report illegal parking on the front lawn. I am not sure if anyone ever came to talk to the owner/tenants but I was assured that this poses emergency issues and by-law infractions. Schedule management of the driveway is a solution. I did notice some recent construction on a driveway extension, I trust this was with a permit and passed inspection. Your notice says the minimum parking spaces is 5. I do not agree that leniency should be allowed here. At this time, the tenants continue to use the front of my house as the go to parking spot and park so close to my driveway that at times it makes it hard to gain access to my property.

I have contacted my City Counselor, Fern Cormier regarding this topic.

Sincerely

Jonathan Musicco
84 McNaughton Street
Sudbury ON

RECEIVED

JUL 12 2017

Subject: Application under Section 34 of the Planning Act. R.S.O. File 751-6/17-14 PLANNING SERVICES

To whom it may concern,

We vehemently oppose the proposed rezoning of the subject property located at 72 McNaughton Street.

We have resided at 79 McNaughton Street for the past 12 years. We have been subjected to repeated blocking of our property (drive way) entrance by the various tenants that have been renting the apartment(s) at the subject property.

We have made repeated phone calls to the CGS bylaw department, specifically for assistance in enforcing parking bylaws. To date there has been no behavioural changes in the tenants and they continue to park on the street. There is a municipal 4 hour limit for parking on the street. The tenants have been parking on the front lawn this past winter. This has happened in previous years where we have reached out to the CGS Bylaw department. We should not have to make 3 point turns to enter or exit our property. There is now an unofficial parking war going on in our end of our street. Several property owners are now parking on the street in an obvious effort to limit where the tenants can park resulting in more entry and exiting problems for our family and our friends who visit us.

The subject property has a single car drive way. The owner recently built a timber retaining wall structure, without a building permit, to extend the single car driveway and interconnect a small, 3 car parking area. This new parking area did not fix the parking issues since it still can only accommodate two vehicles. As a result of this, my family has been repeatedly disturbed late at night, and early mornings from the existing tenants knocking (banging) on each other's doors to shuffle cars in and out of the single car driveway.

The subject property was originally constructed in the 1940's with a second floor apartment. The apartment in the basement was constructed illegally and without building permits. The subject property does not meet any current fire related codes as they apply to multi-dwelling apartments. There are no fires rated doors between the main and second floor apartment. There is no fire rated separations (5/8" type x, fire rated 30 min.) between the basement and first floor or the main and second floor dwelling units. I am aware of these issues since I have been in the basement when the previous owner still lived there.

The subject property's lower level apartment has been rented out, illegally, and we (and several other neighbors) have been repeatedly disturbed late at night by the current tenant's behaviour. Loud / boisterous conversations, repeated profanity laced language. There are vehicles driving in

an aggressive manner subjecting my family and neighbours to imminent danger, and limiting the availability that we have to use our street for family activities, cycling, basketball, etc.

Although not related to this application, the property at 69 McNaughton was a single family dwelling unit that was sold and subsequently renovated and altered such that several (up to 6) rooms are rented out. This past April we called the CGS Police Services as a result of witnessing a vehicle travelling in excess of 90km / hour race by our property.

On an unrelated issue to the zoning application, there is a large 10 month old, black male pit bull living in the upstairs apartment of 72 McNaughton Street, that is allowed to roam free on this and adjacent properties. This is clearly an illegal dog breed as per the Ontario Ministry of the Attorney General's web site.

We did a zoning research before purchasing this home to ensure that the surrounding homes were zoned R 1-5 since we wanted to avoid these kinds of problems. We never would have purchased this home if the front door neighbour had been zoned R2-2.

We thank you for taking the time to read this letter and we hope that you take all of this information in consideration when making your decision.

You can reach us if you have any questions.

Thank you,

Matthew Green and Brigitte Caveen

McNaughton Street Parking issues



Photo 1: Photo taken 2017-07-13 @ 6:30pm.



Photo 2: Adjacent home owner vehicles parking on the street.

McNaughton Street Parking issues



Photo 3: View from our front door. Note red car blocking parking access. Difficult for us to enter and exit our property driveway. Photo taken 2017-07-13.



Photo 4: Subject property rear gravel parking area, with illegally (no building permitted) constructed timber retaining wall.

McNaughton Street Parking issues



Photo 5: Subject property, single car driveway to rear 3 car parking area. Note damaged front lawn from winter / spring vehicle parking.