

From: [REDACTED]
To: [Committee of Adjustment](#)
Cc: [REDACTED]
Subject: [External] Public Hearing Minor Variance Application A322/22
Date: Tuesday, May 9, 2023 10:24:13 AM
Attachments: [image001.png](#)
[Jackson St., Letter & Survey, MVHA.docx](#)
[Site Plan, MVHA.pdf](#)
[Survey, MVHA.pdf](#)
[image2023-05-09-082743.pdf](#)
Importance: High

Good day Ms. Vigneault,

We are the property managers for Maple Village Homeowners Association located from 9880 to 9918 Keele Street, the south of the complex begins at Naylon Street and northwards to the previously occupied daycare facility. MVHA backs on the Jackson Street at the west.

The construction and expansion of structures by a few of the homeowners on Jackson Street has been going on for some time and consequently infringing on MVHA property. I contacted The City approximately one year ago to make you aware of these additions and the effect created on our property, however, the reply was that it is a civil matter and we had to deal with it civilly, which I thought was unacceptable for The City to take that position.

Following that conversation, I prepared a letter to all of the homeowners and physically delivered it to them, asking that they stop and remove, however, not one of them made an attempt to do so, in fact they continued to expand and built fences on MVHA property. See attached copy of that letter.

This application must not be considered because it is not a minor variance. 23 Jackson Street, among other homeowners on Jackson have taken over MVHA property. They've built sheds, gazebos and pools on lands that is not part of their property. They've planted trees on MVHA property, they've come on our side of the property and erected a wood fence from the inside of our brick wall and attached it to our garages, creating a barriers for our maintenance contractor to access it in order to maintain the grounds, our garages and our brick wall. They've cut tree branches and thrown them inside our wall. All of these actions are of grave concerns to our homeowners and must be removed and disposed off site by them.

These action have proven that these homeowners of no regard for others' property rights and was shocked to be told by The City that this is a civil matter and that we had to deal with it. To my knowledge no-one from The City Building Department, By-laws or any relevant department acted on these concerns that were brought to their attention.

On behalf of the 20 homeowners of MVHA we request that this application be denied and further request that they honour the required setbacks, remove the trees, fences and debris that they placed on property that is not theirs and The City should not only deny this application, but also give them an order to comply within a timeline to do so in clearing our lands and remove everything

placed within our 5 feet setback westwards from our brick wall.

I'm also attaching a Site Plan and a Survey of MVHA. Kindly distribute this objection along with the attachments to the Committee members and Members of Council.

Regretfully I'm not able to attend the hearing due to other pre-arranged commitments on that date and time, however, one of MVHA Directors, Mirella Mosca, will be speaking on everyone's behalf.

Your consideration to all of the above is appreciated. As per the attached form Requesting for Decision A322/22, kindly do so.

Ada Ruzza

OLCM

DERIAN GROUP PROPERTY MANAGEMENT INC.

[Redacted]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

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 Please print responsibly.

July 7, 2022

OCCUPANT/OWNER

JACKSON ST., MAPLE, ON

Dear Owner(s)

We are the property managers for Maple Village Homeowners Association (hereinafter referred to as *MVHA*) located at 9880 to 9918 Keele Street, backing on to your property on Jackson Street.

It has been noticed that construction is taking place at the rear of your primary residence, in which you are building extensions, gazebos, sheds and/or planting trees.

We want to bring to your attention that the west boundaries of Maple Village Homeowners Association extend five (5') feet west from its brick wall; designed in that manner to enable the Association ample space to carry out repairs and maintenance of its wall, as required.

The work that you made and trees you planted extend upon MVHA boundary.

We request that you honour these boundaries, remove all construction and planted trees infringing on MVHA property line.

Attached is a copy of MVHA survey indicating the extent of its west property line.

Your co-operation in this matter is anticipated and appreciated.

Sincerely

MAPLE VILLAGE HOMEOWNERS ASSOCIATION

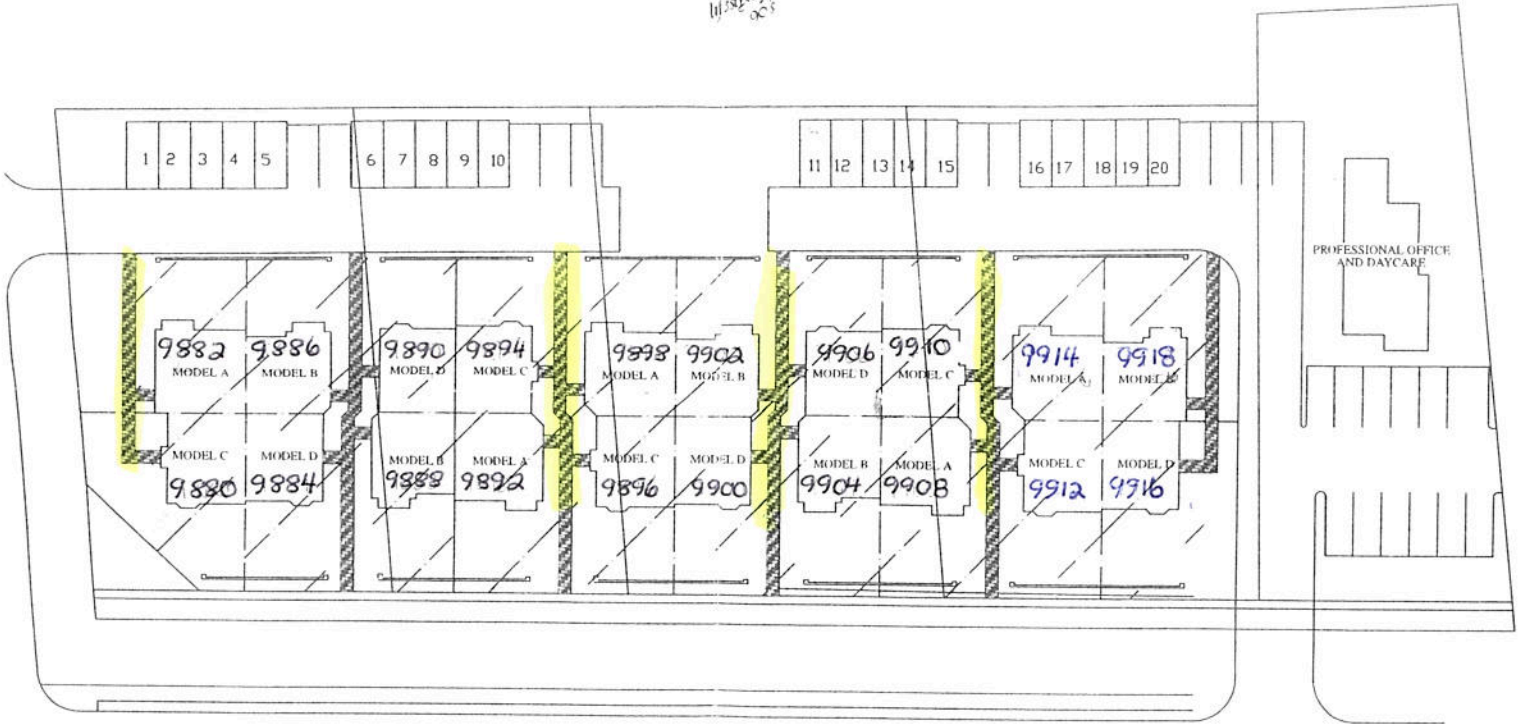
Per: Board of Directors

Ada Ruzza, Property Manager



Maple Village
flourishes

lifestyle for the
90's

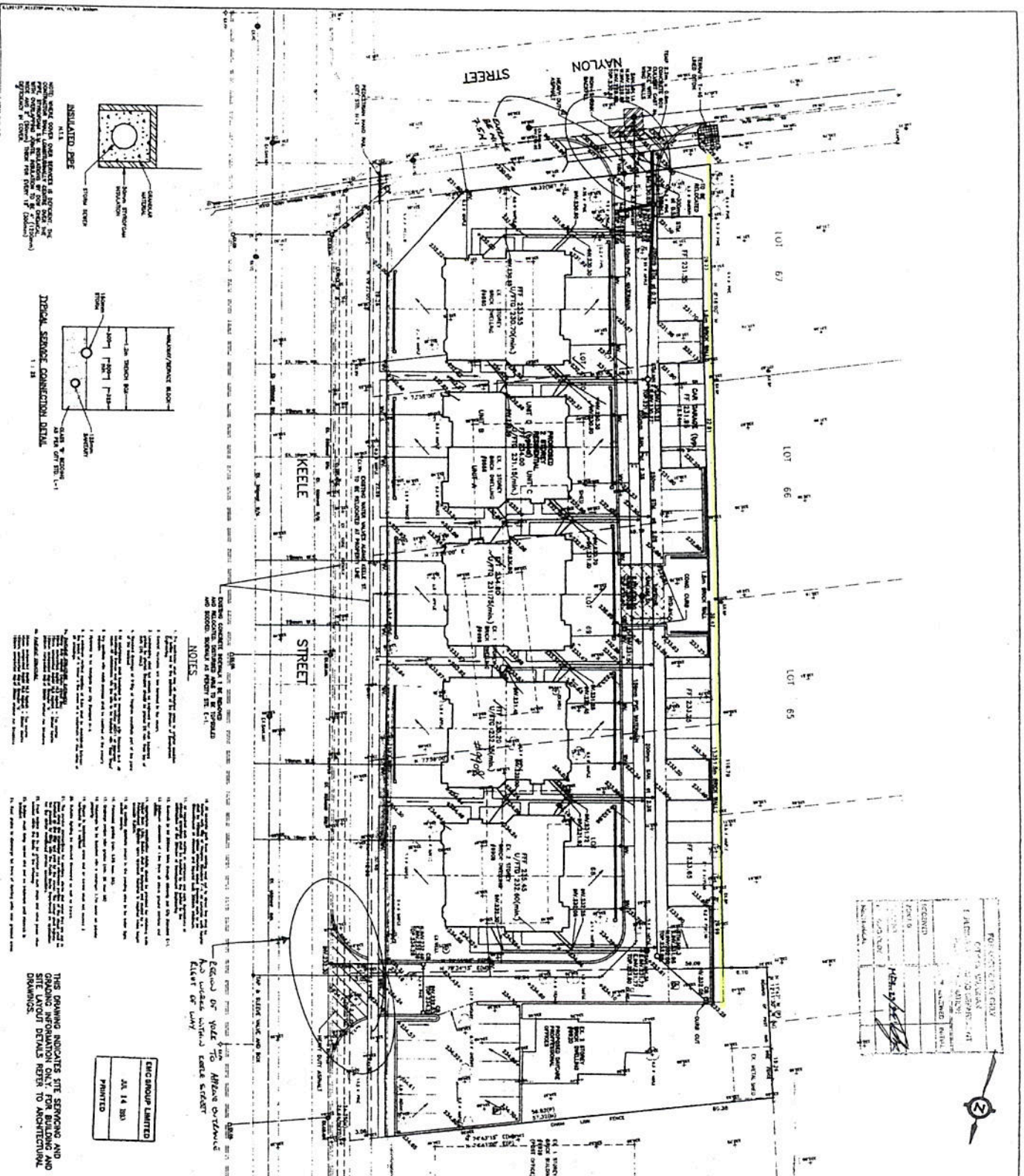


KEELE STREET



SITE PLAN

Site plan provided for general information only. All details should be confirmed with sales representative and/or municipality. E. & O. E. plan not to scale.



EMC GROUP LIMITED
 ENGINEERS ARCHITECTS
 140 EASTERN AVENUE, SUITE 100
 SCARBOROUGH, ONTARIO M1M 1Y7
 (416) 291-2138

APPROVED:
 FOR SITE IN AN
 CITY OF WILSON
 PROJECT NO. 92137-SP1

MAPLE VILLAGE
 PART OF CONCESSION 4
 CITY OF WILSON

SITE SERVICING AND GRADING PLAN

SCALE: 1:200
 DATE: 03-07-14
 SHEET NO. 1 OF 2

