

Sarah Smith

From: Don de Jong <ddejong@tridongroup.com>
Sent: August 7, 2018 11:49 AM
To: Rebekah Msuya-Collinson; 'Van Asseldonk, Joseph A.'
Cc: Sarah Smith; marketing@tridongroup.com; 'Maneesh Poddar';
Dstanlake@odyssey.on.ca
Subject: RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive
Attachments: deJongAug62018.pdf

Hello Rebekah,

Thank you for your assistance

Don de Jong



519-657-5989 Office
519-521-7777 Cell
ddejong@tridongroup.com
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From: Rebekah Msuya-Collison <clerk@southhuron.ca>
Sent: August 1, 2018 2:53 PM
To: Van Asseldonk, Joseph A. <jvanasseldonk@bbo.on.ca>
Cc: sarahsmith@huroncounty.ca; ddejong@tridongroup.com; marketing@tridongroup.com
Subject: RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive

I look forward to receipt your correspondence, the deadline for inclusion in the August 13 Council meeting will be August 7 at 12 noon. Thank you, Rebekah

From: Van Asseldonk, Joseph A. [<mailto:jvanasseldonk@bbo.on.ca>]
Sent: Wednesday, August 01, 2018 2:40 PM
To: Rebekah Msuya-Collison <clerk@southhuron.ca>
Cc: sarahsmith@huroncounty.ca; ddejong@tridongroup.com; marketing@tridongroup.com
Subject: RE: 5 Lakeshore Drive & 5.5 Lakeshore Drive

Hi Rebekah,

Thank you for the email and the information. Please put our matter down for delegation on the September 4 meeting. We also intend to provide some correspondence for council review on August 13th as well (just a modest 2-3 pages for information purposes).

Either myself (or the owner of the lands – Don De Jong) will forward the correspondence indicated in due course.

Thanks again,

Joe V

Joseph A Van Asseldonk | Associate Lawyer| **Brown Beattie O'Donovan LLP** | jvanasseldonk@bbo.on.ca | www.bbo.on.ca |
1600-380 Wellington Street, London, Ontario N6A 5B5 | Phone 519.679.0400 x105 | Fax 519.679.6350

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From: Rebekah Msuya-Collison [<mailto:clerk@southhuron.ca>]

Sent: Wednesday, August 01, 2018 12:25 PM

To: Van Asseldonk, Joseph A.

Cc: sarahsmith@huroncounty.ca

Subject: 5 Lakeshore Drive & 5.5 Lakeshore Drive

Hello Mr. Van Asseldonk,

S. Smith Huron County Planner forwarded to me your email advising that you were hopeful for a formal request for delegation for the August 13, 2018 Regular Council meeting. We have two delegations presenting at that meeting, which is the maximum number of delegations to be heard by Council in any one meeting pursuant to our Procedural By-Law. There is, at this time space available at the following meeting on September 4 at 6 pm. Alternatively you can forward correspondence that can be received by Council at the August 13th meeting if you wish to go that route.

Let me know what you decide.

Regards, Rebekah

Rebekah Msuya-Collison | Clerk

Municipality of South Huron | 322 Main Street South | Exeter, ON N0M 1S6

519-235-0310 x 227 | clerk@southhuron.ca | www.southhuron.ca

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August 7, 2018

Mayor Cole
Members of Council
Municipality of South Huron
322 Main St south
Exeter, Ontario
N0M 1S6

First of all, thank you to those who have communicated with me since speaking to all of you at the public meeting on the zoning bylaw update. Once aware of the zoning bylaw update, my need has been to ensure that there are no negative impacts to our family property from some of the proposed changes in the zoning bylaw. The main changes we find concerning are how the front yard is looked at and how frontage is calculated in the new zoning bylaw. When I spoke at the public meeting, it was actually the first time I had heard of these changes to front yard position. Admittedly, we had been reviewing an older copy of the bylaw updates and had not realized that there were several new changes since our first download of the document. We have had some communications with planner Sarah Smith and look forward to seeing her report to understand her suggestion on how we can maintain the status our property with respect to frontage and front lot line.

For council's understanding we need to detail the consent application for 5 Lakeshore Drive that was submitted August 3, 2018 for the creation of a new single lot. When we purchased this cottage at 5 Lake Shore Drive, it came up very quickly and unexpectedly but we loved the property, the location and could not pass up this opportunity of having a permanent family cottage on the lake. Early on, we recognized that the property met the zoning bylaw requirements to sever a lot; eventually allowing us to build a year-round home suited to the needs of our family. The original cottage is full of character and great in so many ways, but its construction, energy efficiency, and certain design limitations do not meet all of our family needs. We desire to enjoy the property as it is and keep the option to sever and build a home that is in keeping with neighbouring homes/cottages on our street.

Throughout this process I have primarily tried to communicate over the phone, as historically in business it has been easier for me to do so. I experienced difficulty having my questions answered in detail through responses to my phone messages. Without having all of our questions addressed, one of my office's email communications stated that we were going to submit "development applications". I admit that we misspoke then, and again want to state our intentions clearly to council that we are not looking to do broader "development" to this land. Rather, we will be assisting with the submittal of building application for the neighboring lot owned by our daughter, and for

our personal property having just submitted an application of consent for a lot severance so that we will eventually enjoy a full season home there. Although we were originally in no rush to build a year-round home, with the confusion that our email brought and the uncertainty of the change of zoning bylaw, we felt it was now important to demonstrate to Council our clear intentions for a single lot application. We love the idea of living in Grand Bend permanently and maintaining relationships with neighbours and the community is extremely important to us. Further, we recognize the need to have any building integrate well with the existing neighborhood. We know that with proper design we can build a home that complements our family's needs and integrates well in the future. We please request Council's recognition of the front yard position being maintained along the roadway to allow rear yard use as it had been envisioned by the previous bylaw.

Thank you for your assistance.

A handwritten signature in black ink, appearing to read 'Don de Jong', written over the printed name.

Don de Jong
5 Lakeshore Drive
Grand bend, Ontario