

Subject : Application# A-34/23(204 Alma Street North)
Convert existing garage to residential dwelling unit.

Dear Secretary-Treasurer,

There was no mail sent to my name and address, I just got to know this situation from one of the neighbor, unfortunately, I can't be present on the public hearing I have a business trip already scheduled starting tomorrow until end of next week therefore due to my time constrain I am putting a short notes to this email .

I am the owner of ■■■ Guelph Street, immediate neighbor of 204 Alma street , **I am not giving my permission to convert the existing garage in question (Alma street 204) to residential dwelling unit .**

Several Reasons:

- My family had a very unfortunate past which put my daughters into some level of medical needs therefore I was desperate to buy a house in a quite neighborhood where the houses are far enough from each other to provide proper privacy.
- I don't want to discriminate anybody but realistically the selection of people who would rent a garage for living, are the people who can't afford more due to being drug uses alcoholic etc, which could turn my family and property into an immediate danger.
- My oldest daughter is severely allergic to marijuana (Cannabis) odor, some food scent which results in swelling of the throat that leads to a dangerous asthma attack.
- I paid premium price to buy a property which has significant distance from all my neighbor's residential unit providing lots of privacy and quietness and avoid any dangerous scent to my daughter. we don't get odor from neighbor bathroom or drain line, we will not get any unpleasant cooking smell , having people living steps away from my property 24/7 will take all of these away from us.
- I have 3 daughters ,and frequently looking after 2 small grandsons , I wanted to make sure the kids have enough privacy, nobody can see into the back yard therefore **I am strongly against to raise the height of the garage in question,**
- Having a residential unit steps away from my property would disturb my family's peace and significantly will reduce my property value.

Thank you for your understanding but I can't agree to transform the garage in question to a residential dwelling unit.

I am not sure as a property owner why I never received any notification .
For the future Please make sure I am informed to the related subject with proper heads up ,
when I am back in the country I will consult with my lawyer .

thank you for your help

Zoltan Dudas property owner ■■■ Guelph Street, Guelph