

STUDENT HOUSING IN SIR JOHN'S HOMESTEAD

- We are the Sir John's Homestead Neighbourhood Review Committee ("SJHNRC") and we are writing to you to solicit your assistance in preserving our property values and maintaining the quality of life in our beautiful neighbourhood.
- The SJHNRC is a voluntary group of residents that was formed, in conjunction with the City of Mississauga, to liaise with city officials in the development of a new zoning and licensing by-law designed to address the issue of lodging houses in Mississauga.
- The proposed by-law will establish formal criteria to operate a lodging house. Applications will be subject to rezoning and a licensing regime. Existing lodging houses will be subject to the licensing regime only.
- Our objective is to ensure that the proposed by-law satisfactorily addresses the interests of our neighbourhood. For example: A Minimum Distance Separation of 800 ft between lodging houses would effectively preclude the establishment of any further lodging houses within our neighbourhood.
- Given the very real negative consequences of lodging houses in our neighbourhood (significant adverse effect on property values, material deterioration in quality of life), we submit it would be prudent to engage specialized legal counsel to review the proposed by-law and represent our interests as required. To this end, we previously obtained (Nov 26) a complimentary consultation with municipal law specialist, Virginia MacLean in order to assess her interest in representing us – happily she agreed to take on our case provided that a sufficient retainer can be amassed. Ms. MacLean has several years of pertinent experience (please refer to attached profile/bio).
- We are initially requesting \$50 per household to retain Ms. MacLean to:
 1. Review the proposed by-law (expected to be released to the public in February). i.e. was anything overlooked? Are they sufficiently protective of our interests?
 2. Provide specific recommendations on how best to proceed from the date the new zoning and licensing by-laws are made public.
 3. Represent the residents of the Sir John's Homestead Area at the next publicly-attended council meeting if required.
- Please make cheques payable to: **Virginia MacLean In Trust** and drop off to one of the three following committee member's homes **by January 21st:**
 - Carol Nolan 1815 Solitaire Court
 - Sharon Pancott 3106 Redstart Drive
 - Alina Zogala 3236 Sir John's Homestead

Please note: Any surplus funds not used by Ms. Maclean on our behalf will be redistributed to participants on a pro-rata basis – make sure your name and address are legible on your cheque.

If you are not receiving this communication electronically and would like to be added to our electronic distribution list, please email your name, address and email address to: bobalden@eol.ca. Electronic distribution is the most effective and timely manner to alert homeowners to relevant issues that affect our neighbourhood.

Next Steps

Many people have expressed an interest in forming a "Resident's Association". We are at the preliminary planning stages of this initiative and will communicate further with you as we progress.

We thank you for your support and will keep you apprised of all developments.

Sir John's Homestead Neighbourhood Review Committee

(Note: if you have any questions or would like additional information, please contact any one of the committee members)

Bob Alden 3159 Sir John's Homestead	bobalden@eol.ca
Michael Arts 3242 Sir John's Homestead	michael.arts@ec.gc.ca
Darlene Cancilla 3168 Sir John's Homestead	cancilla@sympatico.ca
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Carol Nolan 1815 Solitaire Court	cnolan@trebnet.com
Sharon Pancott 3106 Redstart Drive	sharonmp@rogers.com
Alina Zogala 3236 Sir John's Homestead	oazogala@sympatico.ca

Professional Biography of Virginia MacLean, Q.C.

Barrister & Solicitor

Certified Specialist – Municipal Law Local Government

Land Use Planning and Development Law

Virginia has represented municipalities, companies and individuals, litigating before administrative tribunals, the Ontario Courts at all levels and the Federal Court. She also represents clients before municipal councils and committees, as well as the Provincial Standing Committee on Regulations and Private Bills.

Called to the Bar in 1969, Virginia commenced practice in a small town, moved to the Provincial Government where she attended regularly before the Commercial Registration Appeal Tribunal. She was the Director of Legal Services for the Corporation of the City of Mississauga and a partner at Cassels Brock & Blackwell LLP before joining Willms & Shier Environmental Lawyers LLP. Since August 2006 she has been a sole practitioner and Certified Specialist in Municipal Law-Local Government/Land Use Planning and Development Law.

Virginia is the past President of the Ontario Bar Association, former Chair Professional Development and Advocacy and Government Relations Committee, Chair of Legislation and Law Reform Committee Canadian Bar Association, Vice-Chair OBA's Paralegal Task Force, Vice-Chair OBA's Law Day Committee, Director of the Osgoode Society for Canadian Legal History, Director of the Ontario Expropriation Association, President of Professional Women's Symposium, member of Executive Women's Law Association, member of the Advocates Society, Carleton County Law Association, Toronto Lawyers Association, Northumberland County Law Association, Municipal Law Specialty Committee (L.S.U.C. appointment) and International Municipal Lawyers Association.

Virginia has lectured widely at numerous CLE programs and authored papers on municipal law. She is co-author of "Canadian Forms & Precedents: Land Development" (Butterworths) and "A Users Guide to Municipal By-laws" (Butterworths) she has taught and written for the AMCTO and at various community colleges.