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**FW: Concerns about Application for Lot Creation (Lot Severance) at 1434 Gennings Street- Public Hearing Jan 20, File 701-6/24-08**

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**From** Connie Rossi <Connie.Rossi@greatersudbury.ca>  
**Date** Mon 2025-01-13 11:26  
**To** Julie Lalonde <Julie.Lalonde@greatersudbury.ca>

 1 attachment (17 MB)  
IMG\_3585.MOV;

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**From:** Bailey Chabot <Bailey.Chabot@greatersudbury.ca>  
**Sent:** Monday, January 13, 2025 9:38 AM  
**To:** clerks <clerks@greatersudbury.ca>  
**Cc:** Alex Singbush <Alex.Singbush@greatersudbury.ca>; Karen Cardinal <Karen.Cardinal@greatersudbury.ca>  
**Subject:** FW: Concerns about Application for Lot Creation (Lot Severance) at 1434 Gennings Street- Public Hearing Jan 20, File 701-6/24-08

Good morning,

Please see below and attached comments/video from a citizen regarding file 701-6/24-08 (1434 Gennings Street, Sudbury) going the Planning Committee meeting of January 20, 2025.

Thanks,

Bailey  
**Bailey Chabot, M.Pl., MCIP, RPP** (she/her) ([hear name](#))  
Senior Planner, Strategic and Environmental Planning  
(705) 674-4455 ext. 4280



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**From:** Don Shane [REDACTED]  
**Sent:** Thursday, January 9, 2025 10:05 PM  
**To:** Bailey Chabot <[Bailey.Chabot@greatersudbury.ca](mailto:Bailey.Chabot@greatersudbury.ca)>  
**Cc:** Fern Cormier <[fern.cormier@greatersudbury.ca](mailto:fern.cormier@greatersudbury.ca)>  
**Subject:** Re: Concerns about Application for Lot Creation (Lot Severance) at 1434 Gennings Street- Public Hearing Jan 20, File 701-6/24-08

Hello Bailey  
Hoping you had a nice Christmas Holiday and a great start to 2025!

I am copying Fern Cormier on this email since he is our ward 10 councillor and will hopefully be attending the Planning Committee Webcast. I see he is the Chair of the Planning committee as well and I am hoping he can read about our concerns at the bottom of this email which I provided to Alex Singbush in October when we first learned of the plans to the lot next door. Hoping Fern can reply to acknowledge he has received this email as well.

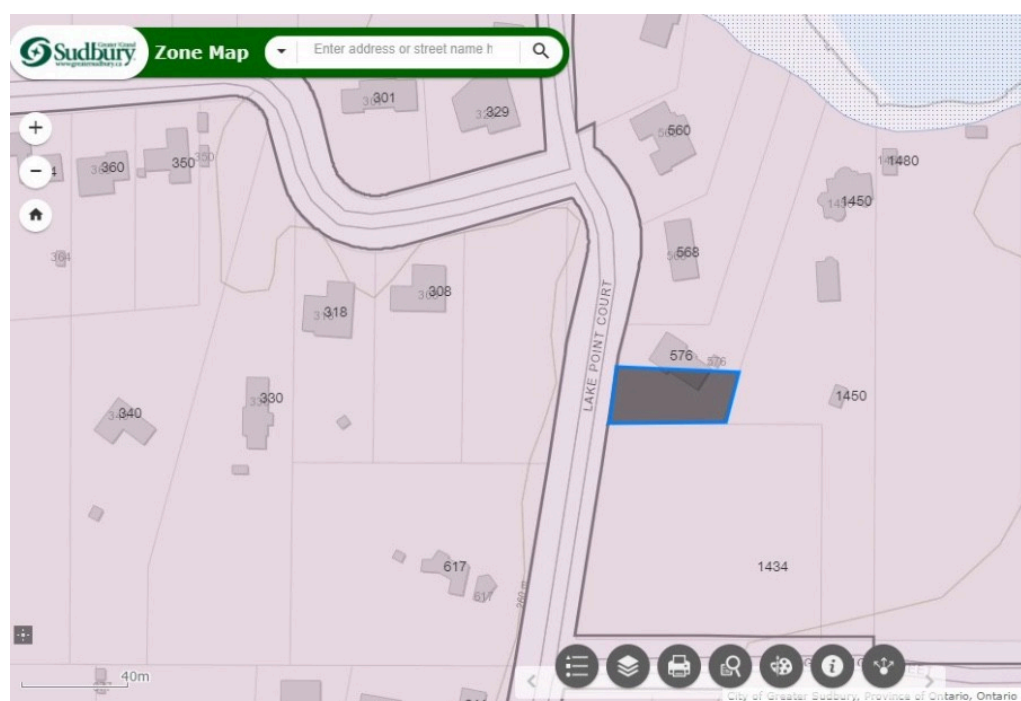
I am following up on the most recent letter we received dated Dec 16th, notifying us of the public hearing January 20th. [REDACTED] Provided the technology is reliable, I am quite interested in joining via electronic participation and will follow the instructions in the letter to register. I am not sure how much time is allotted but I can present as well if time permits.

My wife and I have not changed our minds about the way we feel. Especially about this and other lots in our neighborhood being severed in order for home builders to build more homes in an area that prohibits the creation of new lots. So, our expectation is that decision makers at the City simply uphold an existing regulation, otherwise the decision will set up a dangerous precedent where other property owners will look to sever properties, and will cite this instance and bring about litigation against the city if denied. We also have friends who live in the South Bay area of Ramsay Lake who are fearing the same since there are property owners/developers lined up to move ahead with similar plans.

Not to be comical about this but my wife and I have discussed severing our own property in favor of building two new homes on our site if the South Peninsula of Ramsey Lake becomes a "free-for-all" in regard to housing development without city services. After doing so we would move to a waterfront property on the outskirts of town where lot severance is rarely or never granted. Below is a simplified capture of our own lot subdivided with a new 50+ by 100+ ft lot that is no smaller than some other unserviced lots on the Peninsula.

Finally, I have attached a short movie clip of our water front and the culvert draining runoff and septic output from the subject corner lot at Gennings. The previously "undocumented" 24 inch culvert runs across our property under our lawn and discharges at our waterfront. This clip was taken just a week ago when it had been -14C outside. Unfortunately we have open water along our shore line in the winter and algae blooms and excessive weed growth in the summer. None of that potentially tainted water even originates from our own property, yet we are impacted.

Kind Regards, Don and Donna Shane  
576 Lake Point Court, Sudbury (Adjacent Property)



**From:** Bailey Chabot <[Bailey.Chabot@greatersudbury.ca](mailto:Bailey.Chabot@greatersudbury.ca)>  
**Date:** Friday, October 25, 2024 at 2:01 PM  
**To:** Don Shane <[REDACTED]>  
**Subject:** RE: Concerns about Application for Lot Creation (Severance) at 1434 Gennings Street

Hi Don,

You will receive a notice of public hearing in the upcoming months as we move through the review of the file. You are welcome to attend that hearing when the time comes.

In the meantime, if there is any clarification that you require, please let me know.

Bailey  
**Bailey Chabot, M.PI., MCIP, RPP**  
 Senior Planner, Strategic and Environmental Planning  
 (705) 674-4455 ext. 4280



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Alex Singbush  
 Manager of Development Approvals  
 Planning Services Division  
 Greater Sudbury

Hello Alex

Today we received the attached letter dated October 18<sup>th</sup> so we are emailing you immediately with our concerns since the letter does not state a deadline. Please reply that you have received this email and if you need any other information from us.

We are the property owners at 576 Lakepoint Court which is directly adjacent to the property at 1434 Gennings Street where the owner is looking to subdivide the property with the "creation of one (1) residential lot without the benefit of municipal wastewater" according to the notice. The notice also states that "Lands within the South Peninsula of the Ramsey Lake Area prohibits the creation of new lots that are not serviced". We support this law so we are questioning why there is an application for reversing the law so that the existing larger property may be severed into two lots so that a second home may be constructed on the property. The mention of not having the benefit of municipal wastewater, in addition to not having the benefit of municipal water supply, and other reasons outlined below are exactly the reasons why we have concerns about what is being proposed.

As a matter of context, the impacts that can occur from adjacent properties are no better described than through an incident that happened nearly 2 years ago when the contents of another adjacent neighbor's heating oil tank spilled over 800 litres of fuel oil on the ground and into a basin that the subject property of this notice also drains into. Fortunately it was winter time and just a small amount of oil passed through an underground pipe that traverses our property and drains into Ramsay lake at the far

edge of our property. A multi-million dollar clean up effort was applied and our property was impacted by the event since our rear yard and water front was torn up by the hazardous waste clean up activity as they worked 8 months to remediate the site and replace a portion of that 24" drain pipe.

Here are links to the local and national web articles on this specific event that impacted our property:

[Public Health Sudbury & Districts - Public Health Sudbury & Districts advising of fuel oil spill entering Ramsey Lake \(phsd.ca\)](#)

[Cleanup underway to contain oil spill in Sudbury's Ramsey Lake | CBC News](#)

In addition to our objection to reversing an existing law that protects Ramsey Lake as a municipal water supply, here is a summary of some concerns that come to mind immediately about the application for lot creation (severance):

1. The subject property already has one residence and they are requesting a severance to the lot to build another residence. The rear yard(s) are low in comparison to our property and the runoff from their property as well as the likelihood of some septic system water flows through the 24 inch pipe that traverses our property and enters Ramsey lake at the edge of our far property line. We and our family (adult children, grandchildren and pets) use this area of the lake for various recreational activities such as swimming, kayaking, etc. **Runoff from lawn treatments and septic systems** already appear to have negatively impacted this area since the growth of weeds can be described as excessive in comparison to other locations around Ramsay lake and the fact that it is a stagnant bay protected from summer winds does not help to alleviate the situation.
2. We do not draw water from the lake for cooking and drinking but our neighbors draw drinking water from the lake near the discharge of that drain from the subject property.
3. We have had frequent events of running out of water from our drilled well. Adequate and safe water for drinking and bathing is important to us and adding other homes that will not have municipal water supply and will be drawing from the same underground water supply would most likely make our situation worse.
4. Shortly after we purchased our home, the subject property which was previously owned by Dalron was placed on the market for sale. We enquired with our real estate lawyer, the listing agent, and our neighbor on the other side of our property who was a long term resident. We learned that Dalron had previously proposed a multi-family building decades ago, then had plans for splitting the lot in three sections for three homes but could not get approval to put more than one residence on the property. I don't believe there have been adequate technology advancements to septic systems since the earlier period of time that should support the reversal of the law allowing additional family dwellings to be constructed decades later.
5. We have no issue with progress and expansion of our great city but granting this request for one lot may result in a request to sever that one lot into another two lots, then a third lot, etc. Reversing the law for this application will certainly set precedence and result in the reversal of the law for the many other larger properties within the South Peninsula area of Ramsey Lake, thereby increasing population density without municipal services and negatively impacting Ramsey Lake. There are plenty of properly planned subdivisions with engineered municipal services available elsewhere in Sudbury which will not impact our city's critical water supply, as well as, the environment in general.

We are available for a visit to your office in the near future for further discussion on this item. If you have any other information we should be aware of for consideration or

for discussing with legal professionals, please provide it as well.

Sincerely,

Don and Donna Shane

576 Lakepoint Court, Sudbury, Ontario

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[www.city.greatersudbury.on.ca.pdf](http://www.city.greatersudbury.on.ca.pdf)