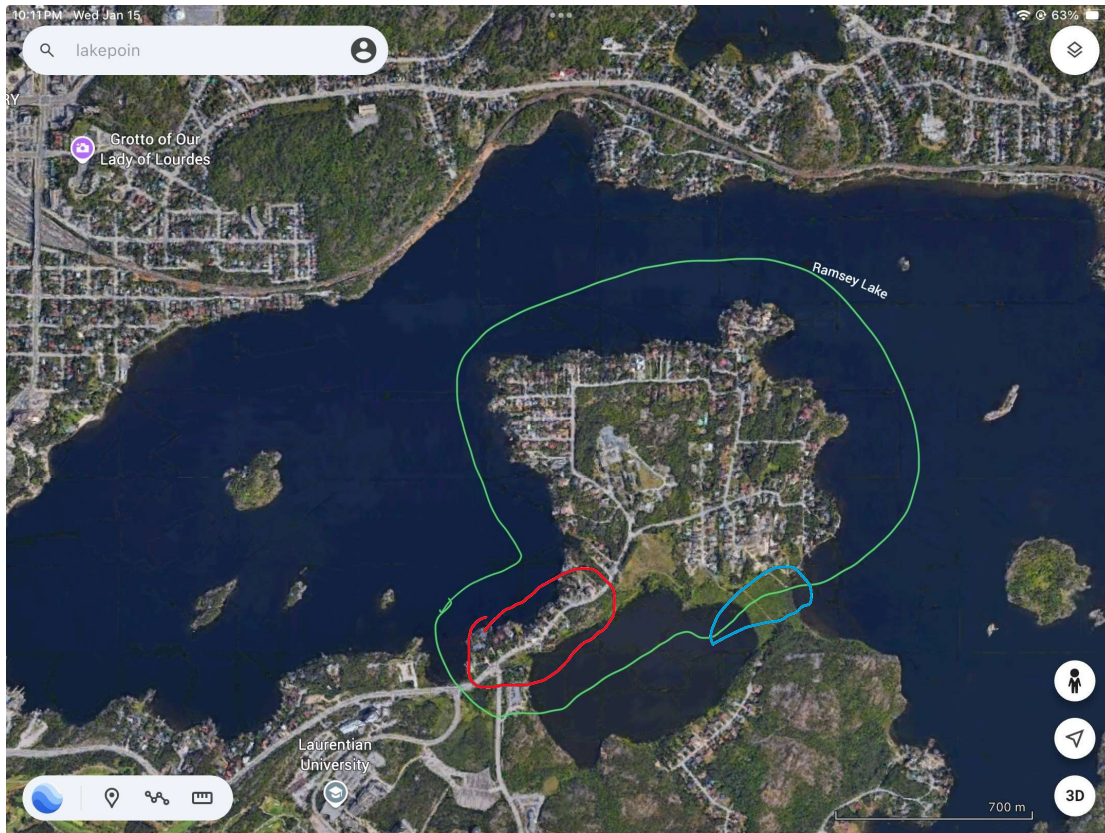


Concerns about Proposed Property Severance
at Lake Point Court / Gennings Street
(1434 Gennings Street)
Public Hearing
File: 701-6/24-08

January 20, 2025

Don and Donna Shane
576 Lake Point Court
Sudbury, Ontario

South Peninsula of Ramsey Lake



The South Peninsula of Ramsey Lake is essentially an 'Island' that is connected to the mainland by a natural or man-made causeway between Bethel Lake and Ramsey Lake at the south-west end just past the university (red circle). There is only one entrance/exit.

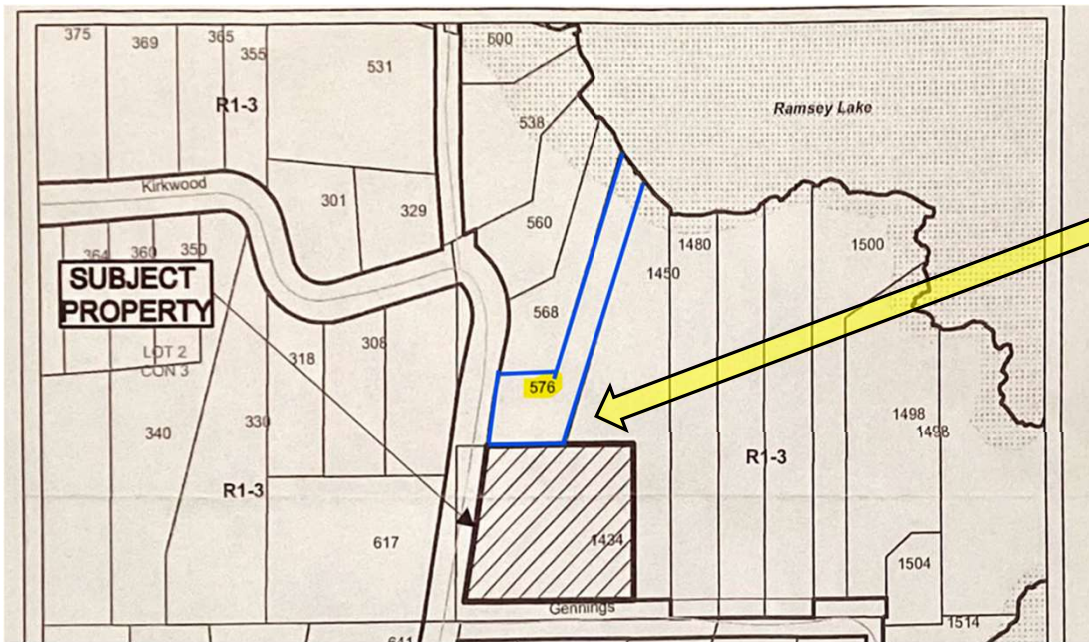
There is a heavy marsh area connecting the peninsula at the south-east side. (blue circle)

Not surprising, islands are often provided special consideration in regard to urban development, especially regarding population density.

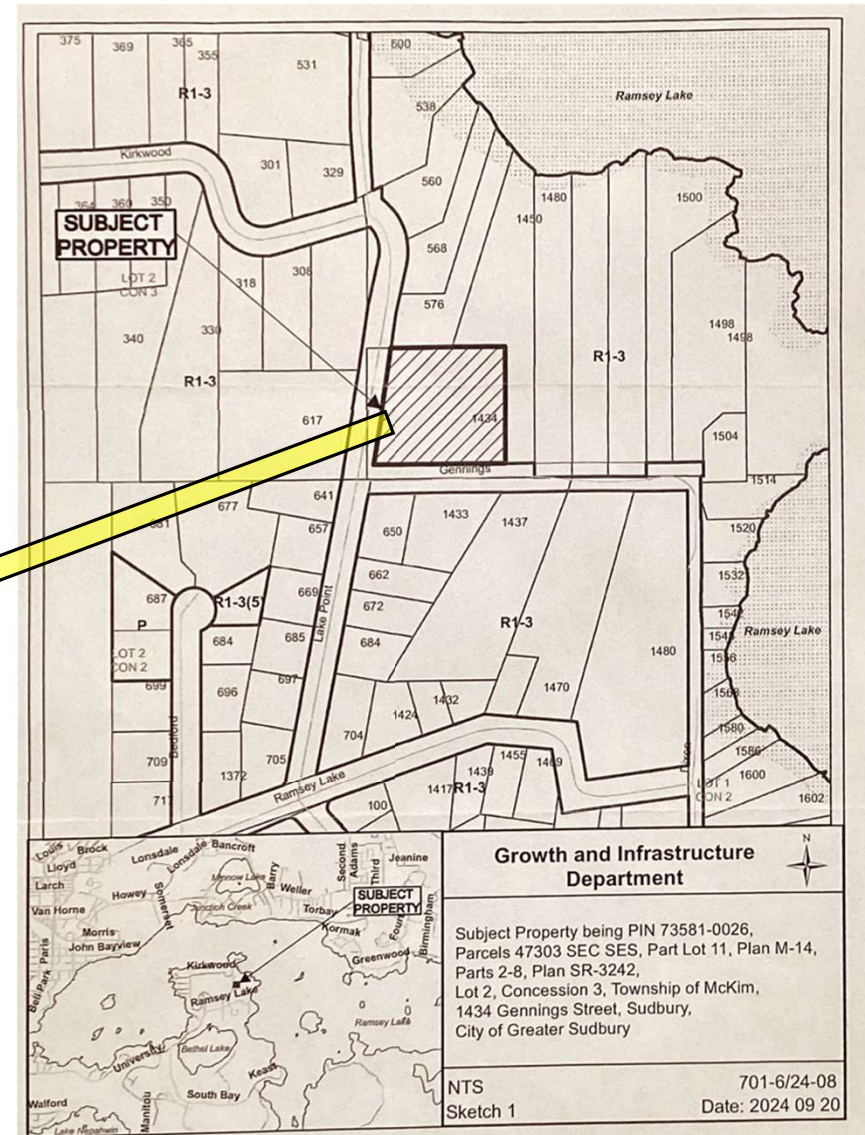
Map of Subject Property

File: 701-6/24-08

Our Property outlined in Blue



Zoomed in Map Location from Notice of Public Hearing




Application and Proposal

File: 701-6/24-08

Applications: To amend the City of Greater Sudbury's Official Plan by providing a site-specific exemption to the policies of section 20.5 South Peninsula of The Ramsey Lake Policy Area in order to permit the creation of one (1) residential lot without the benefit of municipal wastewater. A holding provision under Zoning By-law 2010-100Z is proposed to ensure development complies with the recommendations of submitted scientific studies.

Proposal: Application for Official Plan Amendment has been submitted in order to permit the creation of one (1) residential parcel without benefit of municipal wastewater. The subject lands are within the South Peninsula of the Ramsey Lake Policy Area that prohibits the creation of new lots that are not serviced by both municipal water and municipal wastewater in order to protect the Ramsey Lake as a municipal water supply. To ensure compliance with scientific studies, a holding provision under Zoning By-law 2010-100Z is proposed.

Zoomed in version Application and Proposal
from Notice of Public Hearing

 Greater Sudbury
www.city.greatersudbury.on.ca

Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

December 16, 2024 File: 701-6/24-08

NOTICE OF PUBLIC HEARING

IN THE MATTER OF AN application under Sections 22 & 34 of The Planning Act, R.S.O. 1990, Chapter P.13.

Applicant: Julie Cleming & Jean Charles (Agent: Aaron Ariganello, Tulloch Engineering)

Location: PIN 73581-0026, Parcel 47303 SEC SES, Part Lot 11, Plan M-14, Parts 2 to 8, SR-3242, Lot 2, Concession 3, Township of McKim, (1434 Gennings Street, Sudbury)

Applications: To amend the City of Greater Sudbury's Official Plan by providing a site-specific exemption to the policies of section 20.5 South Peninsula of The Ramsey Lake Policy Area in order to permit the creation of one (1) residential lot without the benefit of municipal wastewater. A holding provision under Zoning By-law 2010-100Z is proposed to ensure development complies with the recommendations of submitted scientific studies.

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The media and the general public can view the Planning Committee webcast via the City of Greater Sudbury livestream: www.greatersudbury.ca/agendas.

Any person interested in voicing his/her comments on the application may appear at the hearing in person, via electronic participation or write to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3, prior to this meeting. **Verbal or written submissions will not be accepted by members of Council following completion of the public hearing.** If you are aware of any person interested or affected by this application who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

If you wish to be notified of the decisions of the City of Greater Sudbury on the proposed official plan and zoning by-law amendments, you must make a written request to the Clerk, City of Greater Sudbury, P.O. Box 5000, 200 Brady Street, Sudbury, ON P3A 5P3.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the official plan is adopted, or before the zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision.

La version française de ce document est disponible sur demande.



City of Greater Sudbury
Official Plan
Flexible | Balanced | Sustainable

Prepared by:

*Planning Services Division
Growth and Infrastructure Department
City of Greater Sudbury*

Page 242 of City of Sudbury Official Plan

20.5 SOUTH PENINSULA OF THE RAMSEY LAKE POLICY AREA

Policies

1. Notwithstanding the policies of this Plan, the following special policies shall apply to lands designated as *Living Area I* on the South Peninsula of Ramsey Lake (i.e., all those *Living Area I* lands on Ramsey Lake Road, the Bethel Peninsula including all lands lying north and south of Bethel Lake, with the exception of lands along South Bay Road and Keast Drive that are designated as *Living Area II*):
 - a. In order to protect Ramsey Lake as a municipal water supply, no severances or subdivisions are permitted until municipal sewer and water services are available. In the interim, only single detached dwellings are permitted on legally existing lots fronting on public roads, subject to the approval of the appropriate regulatory authorities for a private sewage disposal system.

Former and Recent History Surrounding the Subject Lot

- Was owned by Dalron who proposed to build a housing complex in early 1990's. Petitioning neighbours fought the development and cited the absence of city services with higher population density.

(as told by neighbour deceased in 2023. Web search provided no details)

- More recently Dalron had the property surveyed for sub-dividing three separate lots for three individual homes. Again, not granted due to absence of city services.
- Sold by Dalron a few years ago to present owners. Real Estate Agent 'disclosed' to potential buyers that only a single dwelling could be built due to the absence of city services.

Our Request

As concerned citizens of Sudbury, concerned residents of the Ramsey Lake South Peninsula, and concerned adjacent property owners **our request** is simple.

Our request is for the Planning Committee and other City of Sudbury decision makers to **uphold** the existing regulation in the Official Plan. As you have in the past!

Concerns Specific to Being Residents of South Peninsula

- Sets a dangerous precedent. Other developers and property owners will cite this instance (if granted). They will expect to be permitted lot severance as well. There are many larger lots with one home. Potentially these could be subdivided so multiple homes may be built in the absence of city services.
- Scientific Studies have been proposed to allow amendment. Scientific Studies can be biased, not considering all factors, and can be inaccurate. Water/Soil sampling can also be performed with biases at location or at times when conditions are favourable, and impacts are the mildest. Conditions may also change from year-to-year and over decades.
- Builders and Developers gravitate to the Peninsula since they see an opportunity to profit due to the desirable location, even if there are barriers to overcome. Otherwise, they would be looking to develop properties in other locations which are already serviced and permitted or can be serviced and permitted.

Concerns Specific to Being Residents of South Penninsula

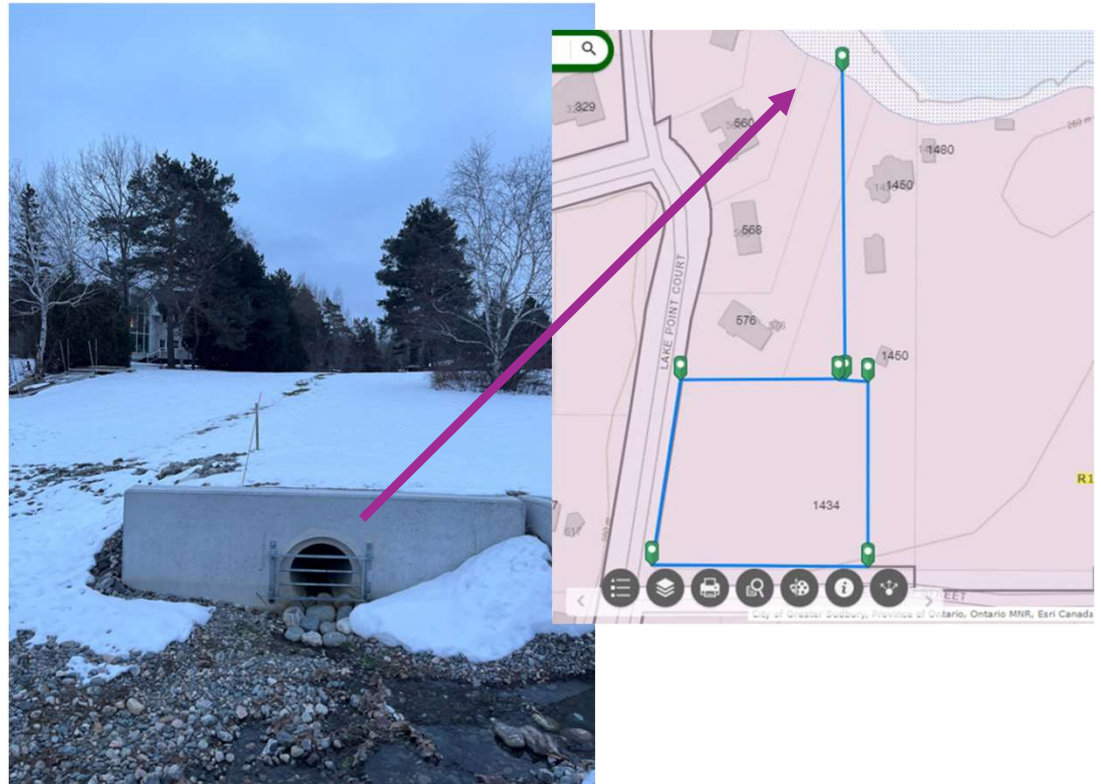
- The new homes may be connected to water supplied to nearby fire hydrant water mains. If not, then well water abundance could be an issue. We have had instances where we have run out of well water. We and our neighbours may be further impacted by additional homes.
- Testing has shown our well water to be of good quality but others in the area draw their home water from lake water in the bay which is already surrounded by a multitude of homes. Greater population density may impact the water used directly by homeowners in the area as well as that treated by the city.

Our Waterfront and our Bay seems to have much greater Bio-Activity than other areas of Ramsey. Our waterfront does not get tested as Sudbury beaches do, which are often closed in Summer due to Blue-Green Algae.



Concerns Specific to Being Adjacent Property Owners

- The subject property already has one residence. The rear yard is low. Drainage from the subject property flows through a 24” Culvert across our property and discharges to the lake at our waterfront.
- Bio-activity already impacts our enjoyment of our Ramsey waterfront.



Re-Iterating Our Request

As concerned citizens of Sudbury, concerned residents of the Ramsey Lake South Peninsula, and concerned adjacent property owners **our request** is simple.

Our request is for the Planning Committee and other City of Sudbury decision makers to **uphold** the existing regulation in the Official Plan. As you have in the past!

Thank you so much for your time and
consideration!