

22 April 2021

Naila Ogbuneke  
1452 South Bay Road  
Sudbury, ON  
P3E 6H6

Alex Singbush  
Manager of Development Approvals,  
Planning Services Division,  
City of Greater Sudbury,

Dear Sir/Madam,

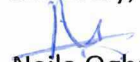
**Re: Objection to building three houses in 2 lots ( 63 and 64) on South bay road).**  
**Your File number:701-6/21-01**

I am a homeowner on South bay road and vehemently oppose the building of 3 houses on 2 lots on South bay road for the following reasons

1. Building 3 houses on 2 lots will lead to congestion and create an eye- sore because of the spaces between the houses.
2. Safety issues due to overcrowding/close proximity of the buildings
3. Loss of aesthetic value of south bay road and disruption of the ecosystem.
4. Loss in property values for houses on South bay road due to these overcrowding and poor aesthetic appeal that would result from erecting 3 houses on 2 lots.

With these points, I oppose the building of 3 houses in 2 lots ( 63 and 64) on South bay Road.

Sincerely,



Naila Ogbuneke

✓ AS  
mm

July 28, 2021

Alex Singbush  
Manager of Development Approvals  
Planning Services Division  
PO Box 5000, Stn A, 200 Brady Street  
Sudbury ON P3A 5P3

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-08- 06 2021

PLANNING SERVICES

Re File 701-6/21-01

Application by Dalron Construction to amend Official Plan

We, the undersigned are owners of land adjacent to the area proposed for amendment. Thank you for apprising us of the proposed amendment.

We are not in favor of the proposal to provide a site-specific exception to the lot creation policies of Section 20.5, South Peninsula of the Ramsey Lake Policy Area of the City of Greater Sudbury Official Plan. As this area is not provided with municipal sewer and water services, these policies serve to protect the safety and quality of the City's water supply and to ensure safe recreational use of the Lake. Even though it appears that the proposal is to create 2 lots by amalgamating 4 smaller lots, it is doubtful the land area of these new lots will be large enough to ensure that no leakage of sewage into the lake will result.

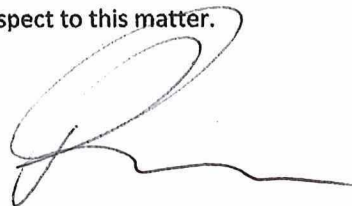
The recently updated *Greater Sudbury Source Protection Assessment Report* identifies the area around South Bay as being within the Ramsey Lake issues contributing-area with a vulnerability score of 9 (10 being the highest). The report notes that since 1982, there has been an increase in phosphorous loading in the Lake. A source of phosphorous is leaking septic systems. Table 3.17 in that report indicates that a significant threat is posed by the septic systems in the area of the proposed lot creation. And phosphorous is implicated in the creation of toxic blue-green algal blooms which have closed swimming areas in recent times.

Some will argue that one or two lots will not make a big difference. However, if permission is given to one person for such an amendment, how can others who request a similar amendment, in all fairness, be denied. The likelihood is high as there is considerable undeveloped land in the area. Unless and until the area becomes serviced with municipal sewer and water, the prohibition on lot creation in the Official Plan should remain. The citizens of Sudbury deserve a safe water supply and a clean and safe lake to enjoy. Please notify us of any hearings and decisions with respect to this matter.

Sincerely



Bernadet Samulski  
116 Alexandra St.  
Fredericton NB E3B 1Y6



Regina Rocca  
87 Baycrest Rd.  
Sudbury ON P3B 3X7

copy to City Clerk

e-mail copy to [Mauro.manzon@greater Sudbury.ca](mailto:Mauro.manzon@greater Sudbury.ca)

**clerks - File: 701-6/21-01 Dalron Application Creation of 3 single lots South Bay rd.**

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**From:** "Bryston's" <[REDACTED]>  
**To:** <clerks@greatersudbury.ca>, "Alex Singbush" <Alex.Singbush@greatersudb...  
**Date:** 9/8/2021 12:44 PM  
**Subject:** File: 701-6/21-01 Dalron Application Creation of 3 single lots South Bay rd.  
**Cc:** "Bryston's" <[REDACTED]>

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To the Planning Committee and Council

I am in favour of this proposal, **ONLY**, if they have city services.

I am the developer of a Subdivision on Keast Dr. and South Bay rd. across from several of these proposed lots. I have spent several dollars, time and effort working out the engineering logistics with the City and Dalron, the developer, in bringing city sewer and water fronting these proposed lots. Several of our conversations have centered around Fire protection, cost sharing on servicing my lots and many more Dalron and existing homes in this area. Is it the intention for Dalron to put sewage holding tanks on these lots and drill wells?? If so this proposal is wrong and premature as Dalron has many lots on either side of these proposed lots. Is the intention to strand these lots? Install septic systems in these other Dalron lots as well? If Dalron intends to install septic tanks I am completely against such a plan. Not only is this contrary to all of the years of conversations I have had with the city in these matters, against the OP, it is contrary to the plans now in front of City Engineering to provide city services fronting these lots!!! Since my wife and I purchased our property it was always the intention to extend city services to this area. If you need copies of the negative press I and the city received in regards to concerns of Algae, new septic tanks, etc. etc. I can certainly provide these.

Again I am in favour of these lot creations, **ONLY**, if they have city services. Please keep me in the loop on this issue.

Regards Melanie & Norm Eady

Mel and Norm  
 5 Creighton Rd, Box 759  
 Copper Cliff, ON  
 P0M 1N0



**Mauro Manzoni - Dalron Notice of Application lots 63,64,203,204 South Bay Rd.**


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**From:** "Bryston's" <[REDACTED]>  
**To:** <mauro.manzoni@greatersudbury.ca>  
**Date:** 4/19/2021 10:32 AM  
**Subject:** Dalron Notice of Application lots 63,64,203,204 South Bay Rd. **PLANNING SERVICES**  
**Cc:** "Alex Singbush" <Alex.Singbush@greatersudbury.ca>, "Fern Cormier" <F...

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APR 19 2021

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Hi Mauro

I have recently received 2 notice of application from Dalron and the city in regard to the above. While I don't object to the intent to join the 2 lots [63/64] and the creation of lots 203/204, besides being contrary to the OP I must be missing something in the rest of the ask. Lots 203/204 are not suitable in size or topography for septic bed and if there was an ask for more suitable land from the city in order to make this happen it is not stated here or previously. Presently I am required to install sewer and water to service a subdivision past these applications that can be serviced by the infrastructure that I am required to install. The lift station I am installing down the road will allow over 100 existing septic beds to be removed from the Ramsey lake watershed why would the City want to install new beds? My Engineer, Sig Kirchhefer, has previously submitted plans for servicing this area several times with several options which cross over and in front of the lands in question.

It is puzzling to me why the city would entertain such a thought. Please note my objections and add me to the list to receive information on this subject.

Regards Norm Eady

Mel and Norm  
 5 Creighton Rd, Box 759  
 Copper Cliff, ON  
 P0M 1N0



**BRYSTON'S**  
*On The Park*