

March 5th, 2021  
[Mail delivery]

**City of Greater Sudbury**

Planning Services Division- Development Approvals  
PO Box 5000 Station. A,  
Sudbury, ON  
P3A 5P3

**Re: Application for Zoning By-Law Amendment**  
PINs 735750430 & 735750374  
TULLOCH File # 191564

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TULLOCH Engineering (TULLOCH) has been retained by 2375423 Ontario Inc & Bancroft Property Holdings Inc to facilitate a Zoning By-Law Amendment over PINs 735750430 & 735750374.

The application proposes to rezone the subject lands from 'FD-Future Development & I-Institutional' to 'R3-1-Medium Density Residential Zone' to facilitate the development of:

- Three 5-storey multiple dwellings with a total of 120 units
- Seven row dwellings with a total of 31 units
- Six ground-oriented multiple dwellings with a total of 28 units

A total of 179 units is proposed with relief to permit 1.00 parking spaces per unit.

Please find enclosed the following documents and supporting information in support of a complete application for Zoning By-Law Amendment:

- City of Greater Sudbury Zoning By-Law Amendment Application Form;
- Conceptual Plan;
- Conceptual Elevation Plan;
- Legal Property Descriptions;
- CGS Pre-Consultation Memo of Understanding;
- Source Water Protection Section 59 Application;
- Draft Traffic Impact Study; and,
- Application Fee Cheque in the sum of \$3635.00.

Along with required public notice TULLOCH proposes to hold a public information session at a date to be determined.

We trust the enclosed will enable the City of Greater Sudbury to issue notice of complete application. Should you require any further information please contact the undersigned.

Sincerely,



Kevin Jarus, M.Pl., MCIP, RPP

Senior Planner | Project Manager  
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