

Dan and Carol Koziar
1028 Falconbridge Road
Sudbury, ON P3A 4M8

Alex Singbush
Manager of Development Approvals
PO Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

re: File 751-6/22-011 (1034 Falconbridge Road)

Dear Mr. Singbush,

On July 5, 2022 we received a notice (dated June 27, 2022) regarding an application to amend by-law 2010-100Z (rezoning the proposed area from R1-5 to R3-Special).

We are writing to voice our objections and concerns to this amendment. We hope these will be considered by the City of Sudbury when reviewing this application and that it will be refused.

The site plan provided indicates the entirety of the rezoned property will be fenced and the driveway relocated within that fenced-in area. Having lived at our current location for a number of years, we have concerns regarding the obstruction of vision this will cause when exiting onto the highway. Given the high rate of traffic, and the often significant accumulation of snowbanks in the winter months, exiting onto the road can be difficult. Adding a fence will make this more difficult and is a significant safety concern.

The application indicates that the front yard setback is also being adjusted. Based on the site plans provided, it will be reduced to 7.60 meters. Similar to the fencing, this will create obstruction to the view of the road which will be a safety concern when exiting from our driveway onto the roadway.

The current single-family dwelling at the site is a one story building. The site plan for provided indicates a two story four unit townhouse style dwelling will be built. Given that all surrounding properties are single-family dwellings, we are concerned about considering this type of unit as it would be a significant change. Not only would the proposed site plan result in a two story building, but it would require significant variances from the mandated setbacks. As well, as the building proposed is a two-story building (with four units), it is unclear whether it would exceed the maximum height permitted for an R1-5 or R-3 zoning (of 11m). Such a construction would be a significant change to the neighborhood and would not align aesthetically with the current housing in place.

Permitting a unit of this sort would significantly change the tenor and personality of the local neighborhood, which is currently composed of single-family, residential dwellings. As the owners of the neighboring property to this site, we would strongly object to this rezoning and hope that it will not be approved.

Thank you for your consideration.

Sincerely,

Dan and Carol Koziar
1028 Falconbridge Road
Sudbury, ON P3A 4M8