

Maria Gonzalez Santos

From: Amanda Potts <[REDACTED]>
Sent: Tuesday, January 23, 2024 12:06 PM
To: Alex Singbush
Subject: File #751-6/23-24

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Hello,

I am reaching out in regards to a letter I received.

The forest has been cleared all the way to my property at 987 Arthut st which is further than the image attached to the letter.

My neighbors have also been receiving notices that their sheds are on their property which is obviously not the case since this property line is nowhere near our property lines.

Thanks,

Maria Gonzalez Santos

From: Leslie Clark <[REDACTED]>
Sent: Thursday, February 15, 2024 12:44 AM
To: Sarah Pinkerton; Eric Taylor; Alex Singbush
Subject: Concerns from Residents Re: Notice of Consent Application, Reference: B0003/2024; File #: 751-6/23-24
Attachments: Notice of Consent Greater Sudbury 2024-02-15.pdf

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Dear City of Sudbury Professionals,

Please see attached letter that I have written regarding my concerns and some of my neighbors regarding the property that is supposed to be developed at the end of Dublin Street and behind existing Arthur Street properties.

Unfortunately, I am currently working on an assignment in British Columbia and could not collect signatures, but can if it is in our best interest and once I return to Sudbury next week.

Best regards

Leslie Clark
[REDACTED]

February 15, 2024

To:

Sarah Pinkerton, Consent Official, sarah.pinkerton@greatersudbury.ca

Eric Taylor, Senior Planner, Planning Services, eric.taylor@greatersudbury.ca

Alex Singbush, Manager of Development Approvals, Planning Services, alex.singbush@greatersudbury.ca

City of Greater Sudbury
Tom Davies Square
200 Brady Street
Sudbury, ON
P3A 5P3

Regarding: Notice of Consent Application, Reference: B0003/2024; File #: 751-6/23-24

Application made by: Matthew Dumont

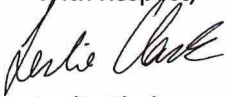
For Consent to:

- Transfer an easterly vacant portion of the subject property PIN 02123 0441, Surveys Plan 53R-21627 Part(s) of Part 3 & Plan 53R-21866 Part(s) excluding Part 1, Lot Part2, Concession 5, Township of McKim, 0 Dublin Street, Sudbury; providing 17.4m frontage, 61.8m depth.
- Amend By-Law 2010-100Z being the Zoning By-Law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "FD", Future Development to "R1-5", Low Density Residential One.
- The application is intended to permit the creation of one residential lot on the north side of Dublin Street

The purpose of this letter is to express the following concerns and observations that neighbors and I have made over the actions taken thus far by the applicant or on behalf of the applicant from 2022 to present.

Please refer to **Section 1:** Concerns and Observations; **Section 2:** Images; **Section 3:** Our request for a timely response to address and remedy our concerns.

With Respect,



Leslie Clark
981 Arthur Street
Sudbury, ON
P3A 5L8

1. Concerns and Observations:

1.1 Subject Property as identified on Sketch 1, Date: 2024-01-04 begins adjacent to 930 Dublin Street and ends behind the property of 977 Arthur Street; however, tree removal and excavation has been conducted up to behind the property of 981 Arthur Street and storage up to behind the property of 983 Arthur Street (refer to images in Section 2).

1.2 The tree removal and excavation process began in 2022, well in advance of receiving the January 17, 2024, Notice of Application. This brings into question as to why such actions were permitted to occur.

Initially, only partial tree removal occurred in the 2nd half of year 2022, so it was slightly overlooked by surrounding neighbors. A continuation of tree removal occurred during the 3rd quarter of 2023, and complete destructive tree removal and disruption of land occurred during the 4th quarter of 2023.

1.3 While there is concern related to the actions conducted thus far without receiving this Notice of Application, the length of time that the applicant or applicant's subcontractor(s) has taken to date to conduct these activities is unreasonable, with the constant starting and stopping activities. This causes the neighbors to be concerned that disruptions to the neighborhood related to:

- Privacy,
- Esthetics,
- Noise pollution,
- Environment and wildlife,

will be ongoing for several more months or even years.

1.4 The Applicant or Applicant's Subcontractor(s) was/were dishonest to neighbor(s) with regards to the amount of tree removal that would be conducted; with verbal promises that some trees would remain.

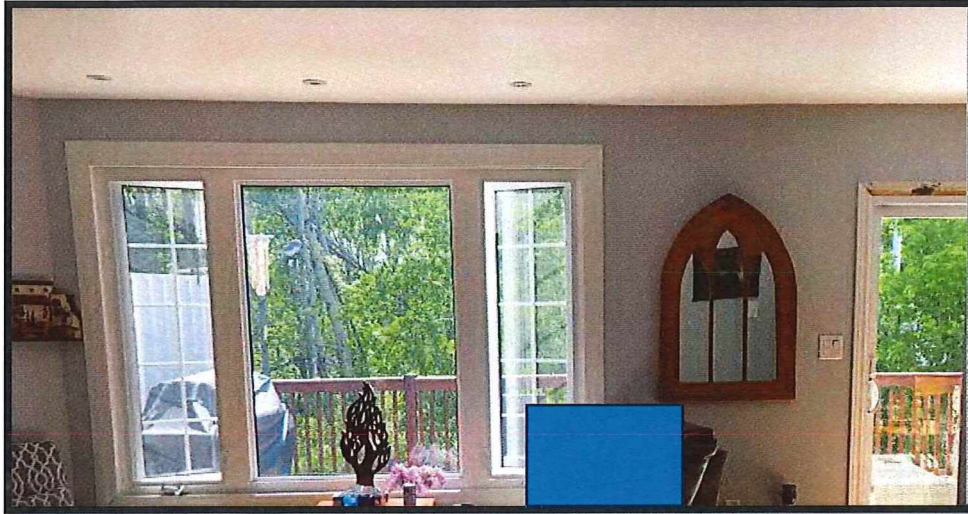
1.5 The Applicant or Applicant's Subcontractor(s), during the month of November 2023 (at minimum), illegally burned during **daylight hours** wet wood / scraps / brush that it had cut down; causing unnecessary pollution related to smoke from igniting wet wood and the use of gasoline to fuel the fire.

1.6 The excavation has resulted in mounds of earth / mud and uprooted vegetation, which will likely have an impact on water drainage, potentially increasing the risk of flooding for surrounding properties and which can quickly be overtaken by weeds, such as dandelions, resulting in the upkeep of surrounding yards to be more challenging.

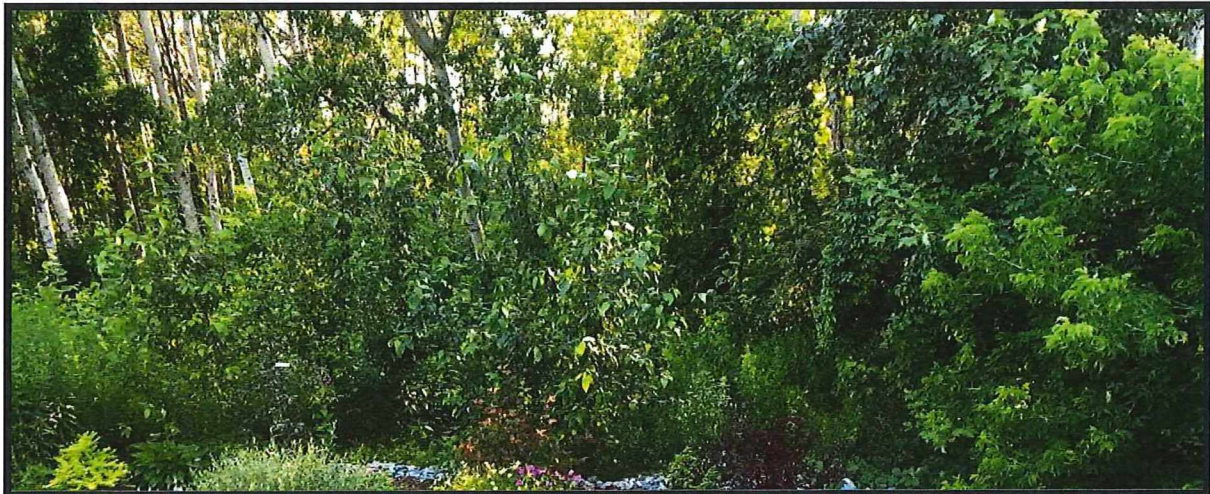
1.7 The complete removal of forest has caused some homes to be invaded by rodents (mice in particular), meanwhile there is a significant reduction in the presence of birds, rabbits, and hares.

2. Images of the land behind Arthur Street:

2.1 Image: View from Behind 981 Arthur Street during the Summer of 2020.



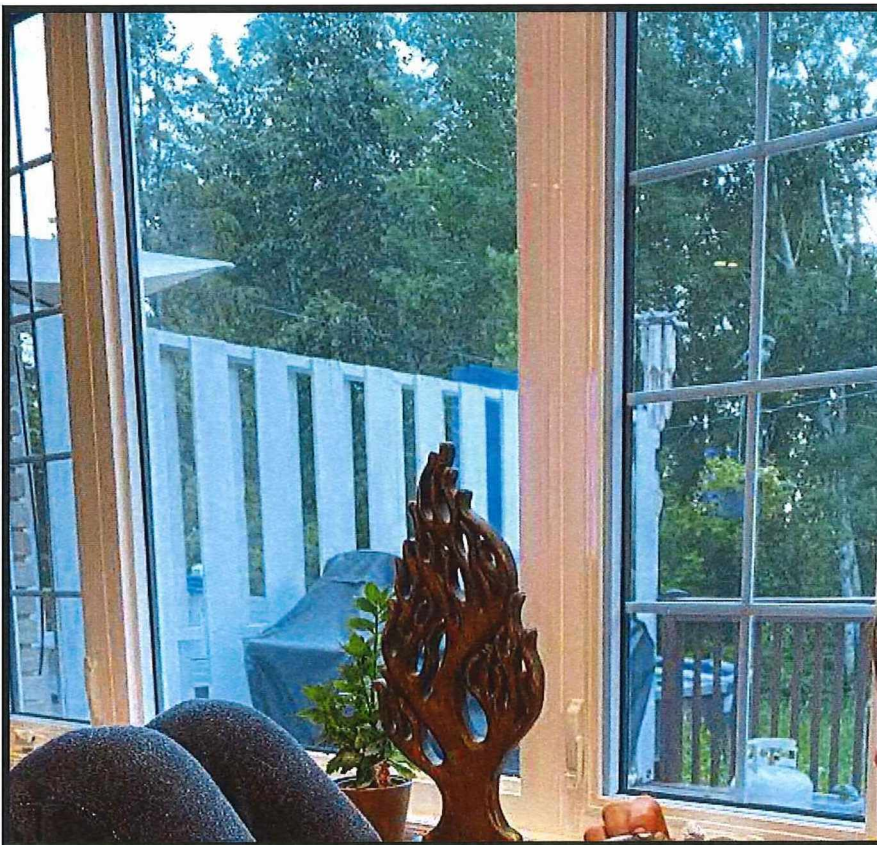
2.2 Image: View from Behind 981 Arthur Street during the Summer of 2020.



2.3 Image: View from behind 979 and 981 Arthur Street December 2020.



2.4 Image: View from behind 979 and 981 Arthur Street Summer 2022.



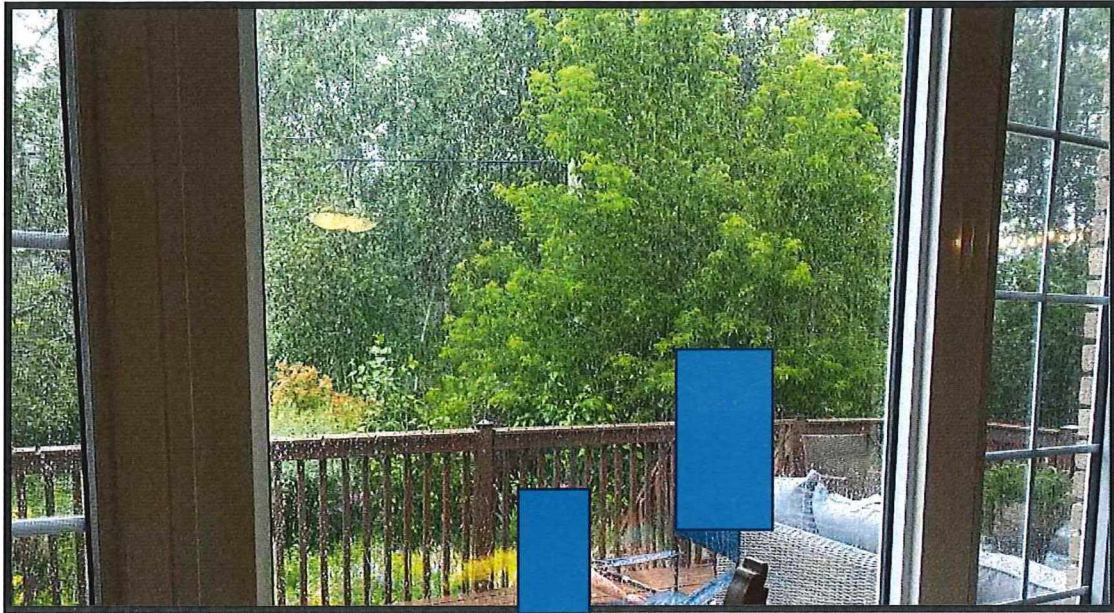
2.5 Image: View from Behind 981 and 983 Arthur Street Summer 2022.



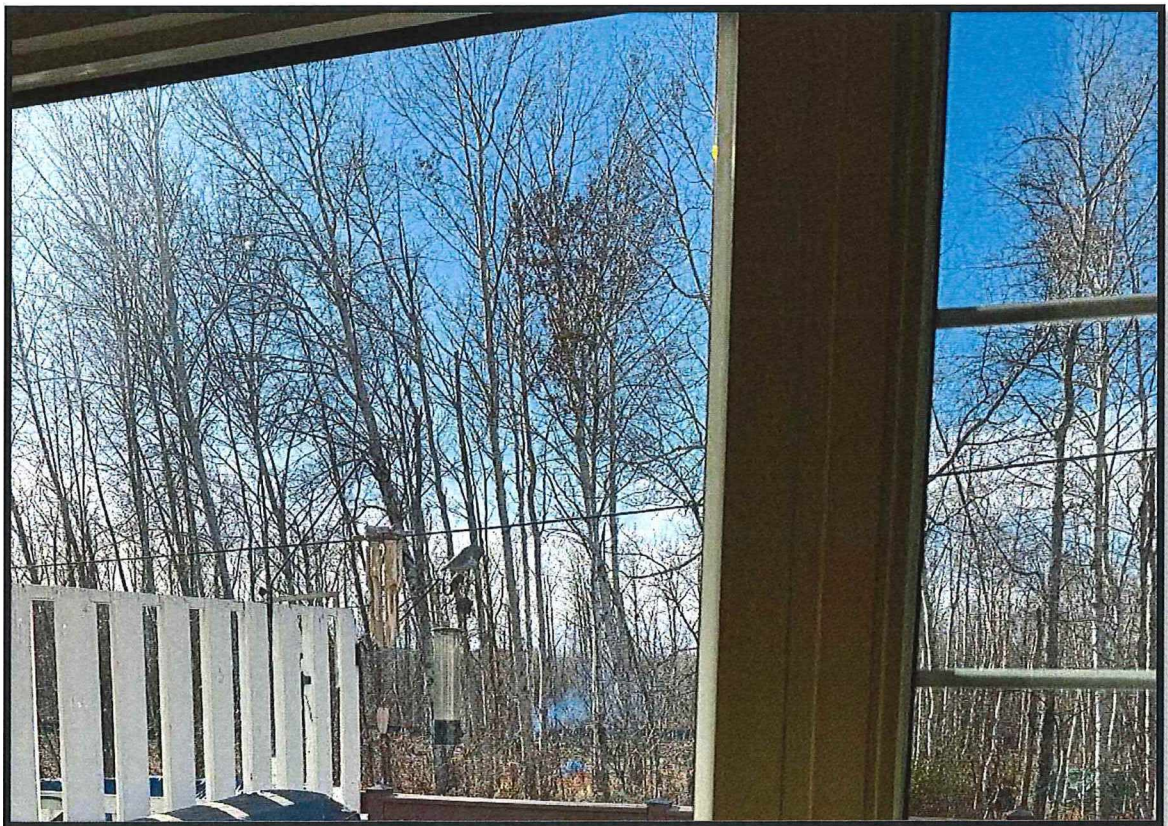
2.6 Image: View from Behind 979 and 981 Arthur Street July 1, 2023.



2.7 Image: View from behind 981 and 983 Arthur Street July 1, 2023.



2.8 Image: View from behind 979 and 981 Arthur Street November 8. **Note:** Visible smoke from burning of wet wood/brush.



2.9 Image: View of behind 979 and 981 Arthur Street February 11, 2024.



2.10

Image: View from behind 981 and 983 Arthur Street February 2024.



3. Request for Remedies:

At minimum, we the neighbors, request from the Applicant, Applicant's Subcontractor(s), or the Greater City of Sudbury to:

- 3.1 Provide a transparent detailed schedule and plan for future works.
- 3.2 Provide details on how the negative impacts on the past works and future works to be conducted will be reduced and remedied; addressing each of the concerns / observations outlined in **Section 1** of this letter.

Any questions or comments can be addressed to me, ideally via telephone at [REDACTED] or by email at [REDACTED]

Best Regards,

Leslie Clark