

## Maria Gonzalez Santos

---

**From:** [REDACTED]  
**Sent:** Friday, May 24, 2024 9:29 AM  
**To:** Alex Singbush  
**Subject:** RE: File: 701-6/23-03 & 751-6/23-21

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good day,

I would like to follow up on this.

Kind regards/Hartelike groete,

*De Marillac St. Arnaud*

**E:** [REDACTED] | **M:** [REDACTED]

---

**From:** [REDACTED]  
**Sent:** Wednesday, May 22, 2024 2:22 PM  
**To:** alex.singbush@greatersudbury.ca  
**Subject:** File: 701-6/23-03 & 751-6/23-21

Good day Alex,

### **Clarification - File: 701-6/23-03 & 751-6/23-21**

Hoping this finds you well. We are thankful for the application notice as we had no other awareness of this potential change that could affect us.

Regarding the notice of application received May 7<sup>th</sup>, the new zoning "R1-2(S) Low density residential one special" does not seem to appear on Sudbury's page to zoning by-laws to my reading [[https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/#\(2\)%C2%A0SPECIAL%20LOW%20DENSITY%20RESIDENTIAL%20ONE%20ZONES](https://www.greatersudbury.ca/do-business/zoning/zoning-by-law-2010-100z/#(2)%C2%A0SPECIAL%20LOW%20DENSITY%20RESIDENTIAL%20ONE%20ZONES)].

Could you please direct us to where we can unambiguously see the requirements and restrictions of this zoning so that we can assess the impact this will have on our property and its value. The proposed lots "will be our neighbour across the road" from our property.

Will these be single/duplex family homes which would conform with the house in the neighbourhood presently? My concern is whether these lots would be allowed to accommodate apartment buildings / more than a two-family dwelling, ex. six-plex.

Thank you for your time.

Kind regards/Hartelike groete,

*De Marillac St. Arnaud*

**E:** [REDACTED]

## Maria Gonzalez Santos

---

**From:** Doug Burke <[REDACTED]>  
**Sent:** Wednesday, May 15, 2024 4:23 PM  
**To:** Alex Singbush  
**Subject:** Re Files: 701-6/23-03 & 751-6/23-21 Proposed lots on CKSO RD  
**Attachments:** Wicker Image proposed lot splits CKSO RD.jpeg

You don't often get email from [REDACTED] [Learn why this is important](#)

Good Day Mr. Singbush,

My firm is the property owner of 2843 CKSO Rd across the road and south of the proposed lots splits by Wicker Image Inc. noted in the files in my Subject line.

I have no opposition to this application but I do have a concern about the city not keeping the ditching up to date in this area of the approach to McFarlane Lake. The ditch in front of these proposed properties is sufficiently deep but has been growing in with obstructive vegetation.

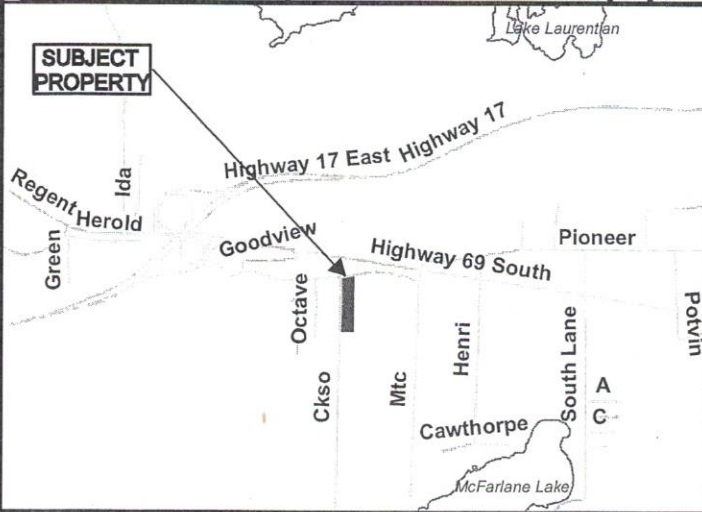
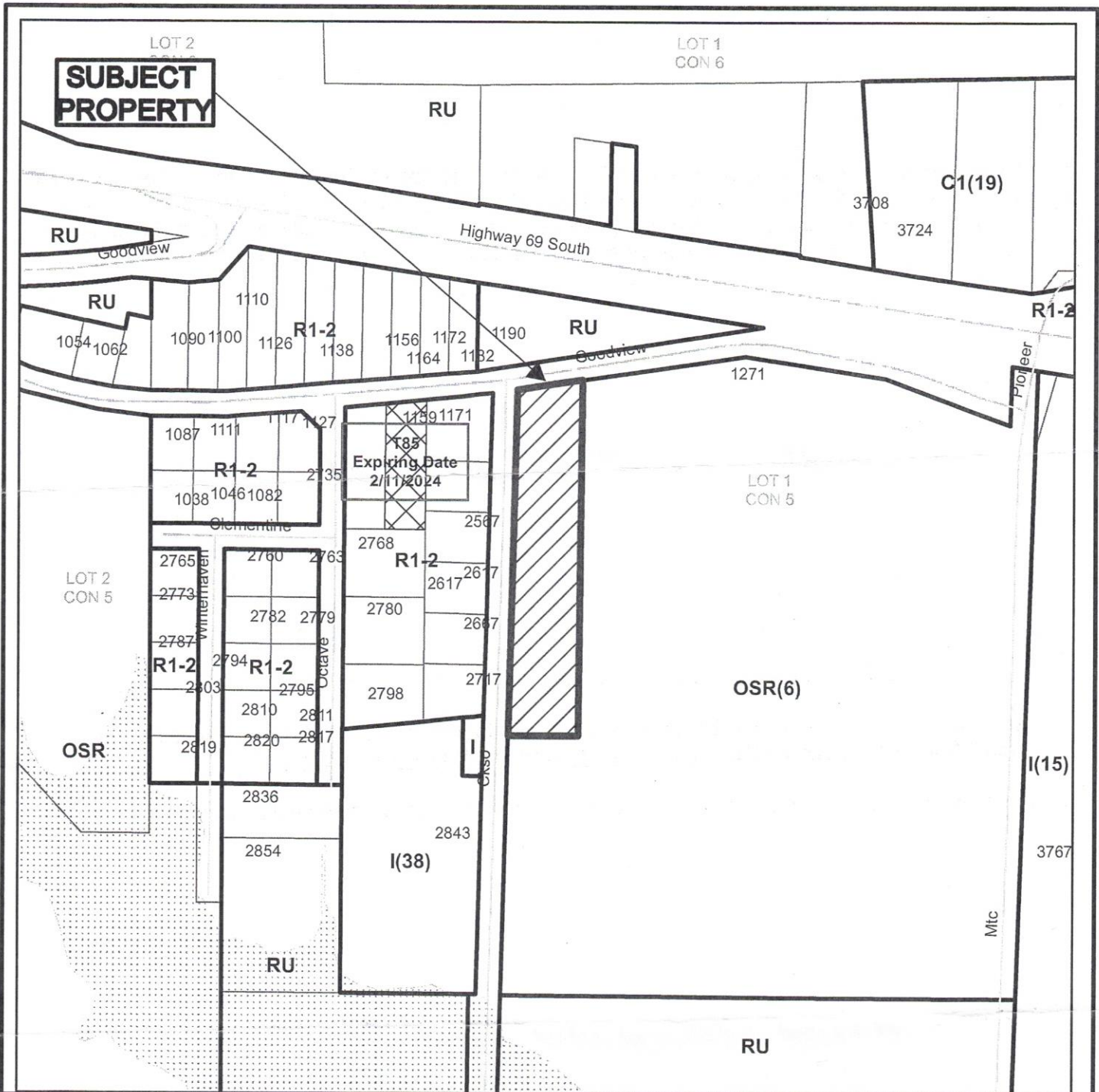
The historic ditch on our west side of CKSO rd is grown over and thus has had the bottom rising over the last 2 decades as it has been many years since it was maintained. If you look at old air photos from the 50's and 60's this whole area was comprised of actively farmed fields and one can see well maintained ditches including another one that ran along the west of our parcel in a north/south alignment along where Octave St is today southward to a creek bed . The result of no maintenance is that the soil water level is higher and some areas remain wet/damp thorough the summer.

On another point I see on the enclosed plot plan (I have attached a copy) from the Growth and Infrastructure Dept that our property shown as I (38) at 2843 CKSO RD (former St. Christopher School) also has a separate thin rectangular parcel displayed in the North East corner . We had purchased that strip at the City's suggestion some years ago in order to clean up a faulty lot line that somehow was drawn in as part of the lot to its North where new homes now exist. No one in the Planning Dept could answer to how this odd frontage piece was not originally attached to our parcel which it naturally fronts.

I had assumed that this odd rectangular parcel had been amalgamated into our master parcel being I 38, as the idea was to give us full frontage for our master parcel along 2843 CKSO Rd. Can you let me know why that odd portion in the NE corner is still showing up as a separate parcel and what this means legally?

Kind Regards,

Doug Burke, director  
1866505 Ontario inc.  
Bingo Pro Inc / Berri Books Inc.



**Growth and Infrastructure Department**

Subject Property being part of PIN 73478-1159, Lot 1, Concession 5, Township of Broder, Goodview & CKSO Road, Sudbury, City of Greater Sudbury

NTS  
Sketch 1

751-6/23-21  
Date: 2023 12 13