

Connie Rossi

From: Mathieu Laforge <[REDACTED]>
Sent: Monday, September 16, 2024 8:36 AM
To: Alex Singbush
Cc: [REDACTED]
Subject: Rezoning Proposal Objection
Attachments: Screenshot_20240916-082722.png

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Mathieu Laforge
4240 Regional Road 35
Chelmsford, Ontario
P0M1L0
[REDACTED]
[REDACTED]

September 16, 2024

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

Hi Alex,

My name is Mathieu Laforge and I am the owner of 4240 Regional Road 35 in Chelmsford.

I received a letter from planning services today dated July 30th regarding a Notice of Application for an amendment by-law 2010-100z for 73347-0193, parcel 1584 SEC SWS SRO, Lot 9, Concession 3, Township of Rayside (0 Municipal Road 35, Chelmsford).

For many reasons, I wanted to express my strong opposition to this proposal which would permit mining-related industrial use for the property directly adjacent to my own.

My wife and I purchased our property in October 2022 with its zoning and the zoning of adjacent properties specifically in mind. We own horses, ducks, geese, dogs and cats. Our intention when purchasing this property was to continue to use it for agricultural purposes.

The proposed change in use poses a distinct threat to the health and safety of our animals, and our land, and will hinder our ability to execute our plans.

Our water is sourced from a well, which may be subjected to possible contaminants with this proposed project.

Not only would our water be at risk, but the water that runs through the municipal drainage ditch that runs through my property would be at risk as well, which may flow any contaminants downstream. This ditch is connected to the property next door, so I am distinctly affected by this. (See attached picture)

Our property is very close to a municipal bus stop, which has very low lighting and visibility. An increase in large vehicles poses a risk to the safety of those using public transportation.

There are many families and children (including my own) who live on our road, we often see young children riding their bikes. Having heavy equipment coming in and out on a daily basis would be putting them in danger as well.

The road is also an arterial road to Chelmsford, where many emergency vehicles go by. Again, any heavy equipment coming in and out of the property could be compromising those emergency services.

Finally, any industrial use properties would take away from the natural beauty of the countryside, which is becoming rarer every day. This may seem like a minor point, but it is certainly still important to most of us who live in the community.