

RECEIVED

AUG 28 2024

1/5

PLANNING SERVICES

ALEX SINGBUSH
MANAGER OF DEVELOPMENT APPROVALS
PLANNING SERVICES DIVISION
P.O. BOX 5000
STATION A
200 BRADY STREET
JUDBURY, ONTARIO
P3A 5P3

RE: PIN 73573 - 0201
PARCEL 35323
LOT 12 CONCESSION 4
TOWNSHIP OF NEELON
281 FALCONBRIDGE ROAD
SUDBURY

Dear sir:

After attending a meeting on Tuesday, August 13, 2024 with Wendy Kaufman, senior planner, to seek specific information concerning the application to amend bylaw 2010-100Z to change the zoning classification from institutional to general commercial special, my wife Faith and I (who have lived here for 52 years) would like to submit the following comments and concerns:

#1 MAINTENANCE OF THE ACCESS ROAD TO THE PROPERTY.

We are of the opinion that the word "maintained" could be loosely interpreted and that it should be specifically stated that during the snowy months the roadway must be plowed but the snow must not be piled over the ditch against our fences or dumped over our fences and that during the non-snow months the sweepings of the road must not be directed into the ditch. In the past, because of sweeping into the ditch, the culvert that is meant to divert water away from our properties, had become so clogged that our property had become flooded - the last nine years in a row.

During the late summer of 2023 the city lowered the bed of the ditch to facilitate water flow and had attempted to re-open the culvert - which had become full of silt and sand except for the top 5-6 inches. (You may check this fact with Councilor Al Sizer who was instrumental in trying to rectify this problem.)

#2 TRAFFIC FLOW

The plan for the property indicates 120 parking spots which obviously suggests that there could be up to 120 automobiles accessing the property or egressing the property at any given time. Since Falconbridge Road is a major traffic artery in this end of the city our concern is that this could result in major traffic problems and congestion along the Falconbridge Rd corridor that would impact the community's population because of this increase in traffic.

#3 LIFESTYLE

Concerning our privacy and impact of such a high density residence (and possible future hotel) on our back yard, we have concerns about our rights to the enjoyment of our property.

We understand the need for housing at this time, but mention this concern so that it is recorded in the event we wish to have it addressed in the future.

4 SITE PLAN DATA PREPARED BY TULLOCH

Along the northern boundary of the site in question is indicated existing fencing along the ditch for the Barrington Street Properties.

Also indicated on the site plan a proposed fence along the roadway on the south side of the ditch.

Since the ditch is on City of Sudbury property and not part of the designated roadway the City requires access to the ditch for maintenance. The only access is from the roadway so such a fence is not a viable option.

Also - in the ditch is a fire hydrant designated solely for use in an emergency for the existing building. A fence would render the hydrant useless.

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We respectfully submit these concerns and comments for consideration at this time and for the future, not knowing exactly what the impact of this zoning change will have on us and our rights to reasonably enjoy our living on Barrington Street and/or the effect upon the value of our property.

Victor Bardeggia
VICTOR BARDEGGIA
57 BARRINGTON ST
SUDBURY ONTARIO
P3A 1A6

OR

P.O. BOX 2481
STATION A
SUDBURY ONTARIO
P3A 4S9

Connie Rossi

From: Viviana <[REDACTED]>
Sent: Friday, August 30, 2024 2:44 PM
To: Alex Singbush; Al Sizer
Subject: Comment to your notice of Application

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Monday August 30, 2024

Re: Notice of Application Files #751-2/24-15

Mr. Alex Singbush,
Manager of Development Approvals, Planning Services
Greater Sudbury

I am writing this to voice my comments of the application that has been proposed by the city in regard to the application for the existing building (281 Falconbridge Road, Sudbury) to be converted into a hotel or shared housing use.

My concerns which have been ongoing and continue with the property behind Barrington Street, is only in regards to the ditches that are behind our property of Barrington Street. I have been informed on numerous occasions that these ditches belong to the city and maintenance is up to the city.

With that being said my concerns remain with regards to:

-In the summer no cutting of grass or picking up grass or leaves in the fall. If this doesn't happen the catch basin doesn't serve its purpose. The area must be kept clear during all seasons to ensure that the water flows to the catch basin properly.

-In the winter, the building snow removal crews from 281 Falconbridge Road) consistently push the snow into the fences at the back of our property. With all the land that 281 Falconbridge Road has, why can't they move the snow away from our yards and drain their own snow on their own side of the property and not force us to be completely swamped in the spring. A ditch was made behind the area in order to help with the water flow, but how can it help if it's either full of leaves, grass, or snow, ice etc. .

I have allowed for a catch basin in the back for this purpose and a 5 ft easement in order to help with the drainage of the yards and still no resolution from the city to prevent this from happening every year.

So I'm requesting that the city follow through to maintain the ditches at the back of the property as well as with the new proposal of the property to have the crews stop pushing snow into our fences and damaging them.

Regards,

Viviana Curridor,
33 Barrington Street, Sudbury, ON ([REDACTED])

cc-Al Sizer (Ward 8)