

July 17th, 2024
Project No.: 240875

Development Approvals – Planning Services
Tom Davies Square – City of Greater Sudbury
200 Brady Street
Sudbury, ON
P3A 5P3

Re: 870 Auger Rezoning

Dear Planning Services,

TULLOCH has been retained by the current owner of those lands known municipally as 870 Auger Avenue in Sudbury to facilitate a Zoning By-Law Amendment to rezone the subject lands from to R3-1(29) to R3(S) to permit the construction of 74 multiple-dwelling units.

The application seeks to permit the conversion of the existing surplus school into 20 multiple-dwelling units and the construction of three additional multiple dwellings with a total of 54 multi-dwelling units.

As part of the application, we are requesting relief to permit a minimum court depth of 10.0m where 15.0m is required. Additionally, it is requested that a hold be applied to permit only 20 multiple dwelling units within the existing surplus school building until such time that municipal sanitary sewer services are adequate and available or will be available to service the additional development.

Please find attached the following documents and supporting information in support of a complete application.

- Zoning By-Law Amendment Application Form
- Concept Plan
- Sewer and Water Capacity Assessment Results
- Draft By-Law
- Memorandum of Understanding PC2024-043

A Planning Justification Report and Traffic Impact Study will follow in the near term.

We understand that this application requires an application fee. For payment of this fee, please contact Chelsea Streich by calling 705-522-6303 ext. 601 or by emailing chelsea.streich@TULLOCH.ca.

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned directly.

Respectfully submitted,



Vanessa Smith, M.Pl., RPP
Project Manager | Land Use Planner

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PLANNING SERVICES



Planners | Surveyors | Biologists | Engineers