

Archived: Wednesday, February 18, 2026 9:33:15 AM
From: Carol McCrory
Sent: Tue, 17 Feb 2026 23:09:18 +0000ARC
To: Alex Singbush
Subject: Notice of application file # PL-RZN-2025-00045
Sensitivity: Normal

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Dear Alex

We (Brian + Carol McCrory) have received many of these notices in the past. We would like to see a visual of the dwelling + surrounding landscape proposed. Our backyard abuts the south side yard. Tulloch wants to raise the land all the way around it seems. Where will the water go? Into our backyard? Our property is definitely lower. Will we get flooded out? If that happens I guess you can figure out where that would go. Also there is a watershed easement that runs beside our property on the left (facing Boyce St) + extends over to Martindale running beside said property. We were informed years ago that no one can build on a watershed easement. So I would like an explanation for that one.

Brian + Carol McCrory

Karen Cardinal

From: Inspiring Health Acupuncture Clinic <[REDACTED]>
Sent: Friday, February 20, 2026 10:53 AM
To: Alex Singbush
Cc: planningservices
Subject: Comments on Zoning Application PL-RZN-2025-00445 – 1257 Martindale Road (Re: My Property at 1304 Martindale Road)

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Dear Mr. Singbush,

I am writing as the owner/occupant of 1304 Martindale Road, Greater Sudbury (P3E 4J5), where I operate a small acupuncture clinic (“Inspiring Health Acupuncture Clinic”) and maintain a single residential rental unit. My property is located on the same street, only a short distance from the subject lands at 1257 Martindale Road.

I have reviewed the Notice of Application dated February 12, 2026, for File # PL-RZN-2025-00445, which proposes rezoning from R2-2 to R3(S) to permit a 10-unit row dwelling plus multiple site-specific variances (reduced setbacks to 0 m for retaining walls up to 5.5 m, elimination of planting strips, etc.).

My primary concerns are:

Increased traffic and safety risks on Martindale Road from 10 additional households.

Potential on-street parking spillover that could interfere with client access to my acupuncture business and my tenant’s parking.

Loss of neighbourhood character and increased noise/privacy impacts that could affect the quiet, therapeutic environment my clients expect and the livability of my rental unit.

Reduced landscaping buffers and tall retaining walls that may create visual and environmental impacts along the street.

I respectfully request that these compatibility issues be thoroughly assessed, including through a site plan review and traffic study if not already planned. I would also like to be notified of any public meeting or further steps on this file.

Thank you for considering my comments. I am available to discuss or provide additional information.

Sincerely,

Natalie Ramon
[REDACTED]

Owner, 1304 Martindale Road, Greater Sudbury