

## Karen Cardinal

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**From:** Sylvain Ménard <[REDACTED]>  
**Sent:** Monday, February 23, 2026 12:20 PM  
**To:** Alex Singbush  
**Subject:** Notice of application, file# PL-RZN-2026-00004 (2019 Bancroft Drive)

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Good day Alex,

English is my 2<sup>nd</sup> language, so there might be some mistakes in my comments. If you need some precisions, please feel free to ask me at anytime. Thanks!

We are against subject matter application dated 12 Feb 2026.

I'm a veteran who decided at my retirement (2019) to buy a house in a "low density residential zone" for peace and tranquility with my family. As a matter of respect, we definitely want that it remains that way. When we chose our house (2039 Bancroft Drive), it responded to our main criteria: A back yard with lots of sun (all day). Therefore, we have invested over \$75K to install a greenhouse, a large garden and a swim spa.

A year ago, I contacted city hall to request permission to install an urban chicken coop (4 chickens) and it was denied. I respected the decision because I'm following the rules. If it was too loud and disturbing to have 4 chickens in my back yard, can you imagine 5 residents (maybe with additional family members) in such a small yard just next door (2nd neighbor)!?

The proposal is breaking many site-specific provisions and should be denied. It affects many tax payers in the area; it directly affects us. City Rules/Laws must be followed to preserve partiality, equality and integrity amongst all. We're only looking for justice to all.

We are totally against the proposal as we believe our house will lose value on the market (not a quiet neighbourhood anymore). Also, the proposed construction would block the sun on our yard from mid-afternoon to evening. Finally, our family well-being and intimacy would be affected negatively.

I'm 100% sure that there are many other sites available in Sudbury to construct a row dwelling (5 units) without breaking any city rules/laws nor affecting pre-existing residents in the neighbourhood.

Sincerely,

Sylvain Ménard (co-owner)  
Chantal Beaudry (wife and co-owner)  
Jean-François Ménard (son, 25 years old)

2039 Bancroft Drive  
Sudbury, ON P3B 1T1

[REDACTED]

Received March 4/26  
KC

✓ AS  
JTT

February 19, 2026

Mr. Alex Singbush, MCIP, RPP  
Manager of Development Approvals  
Box 5000, Station A  
200 Brady Street  
Sudbury, Ontario  
P3A 5P3

Dear Mr. Singbush:

I am responding to the Notice of Application – File #PL-RZN-2026-00004. I wish to submit my concerns related to the proposal to construct a row dwelling containing a total of five (5) units located on Parcel 9408, Lot 12, Concession 3, Township of Neelon (2019 Bancroft Drive, Sudbury).

Having reviewed the seven proposed amendments to this property it is my contention that the property does not meet the required standards for such construction. While I support additional housing, I also recognize that land for such projects should meet required space standards and allow for tenant recreational space. The location in question is a narrow strip of land that currently contains a small home. The seven suggested amendments risk causing congestion to vehicle and foot traffic in the area and be a snowplow and snow removal challenge.

I am concerned that such activities as vehicle parking are insufficient for five tenants to say nothing of the capacity to accommodate visitor parking. I also question the space that might be required to park such items as boats, snowmobiles etc. that could be owned by tenants. I am citing this item because I anticipate that overflow parking could possibly impact on the parking area located on our nearby property.

Refuse storage and disposal is also a concern. In the past to the present, we have had occasions whereby those who do not reside at our property have used our refuse bins to dispose of garbage. This action has created problems since many items disposed of should have been disposed of at the city dump.

Thank you for your consideration of my reply.



Sister Alice Greer, CSJ, EdD  
Administrator of St. Joseph's Residence  
29 Second Ave. South  
Sudbury, ON  
P3B 4K3

## Karen Cardinal

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**From:** james leclair <[REDACTED]>  
**Sent:** Friday, February 20, 2026 11:14 AM  
**To:** Alex Singbush  
**Subject:** Voicing comments on Notice of Application File#PL-RZN-2026-00004

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Good day Alex Singbush

I'm interested in voicing my comments on the application File #PLR-ZN-2026-00004 to amend the zoning classification on the subject lands from R1-5 low density residential to R3(S) medium density residential special permit a 5 unit row dwelling at 2019 Bancroft Dr.

I am the neighboring home to the east. I am very concerned that the single family home at 2019 Bancroft Dr that I've lived beside for 30 years would become a row dwelling containing 5 units/families.

To see the amount of site specific provisions that need to take place verify my concerns.

I am against this application to rezone and against these proposed provisions.

This subject land is too small to accommodate such a build.

In all the provisions it's reducing the minimums, it's going to be all building/parking/refuse bin and no yard.

It would change the curb appeal of a nice front yard to a parking lot with a refuse bin.

The row building itself would take up much of the remaining property, leaving a no real backyard.

This is not the area for such a plan.

It would infringe on the reason why I bought my house 30 years ago. It would encroach on the life I live. We are all single family homes in the immediate area, proud ownership and proud property care, large south facing backyards with Sun all day! This proposed dwelling would shade mine for half that time. I don't want this change. I would lose all privacy in my backyard with 5 families windows facing it.

Another concern of mine is in the winter. Where would they put their snow? We already have issues with the snow piles at the entrance from the city clearing, very high and wide. Bancroft drive is a very busy street and timely to get In-N-Out of the driveway. Can't imagine the traffic of 5 families right next door.

I'm not against people rebuilding, but this extreme build would be life-changing.

There are many places in Sudbury that would accommodate such a build, where the zoning is appropriate and no provisions needed.

If I could be notified of the next steps to voice my concerns at the public meeting when the application is scheduled.

Thanks for your time

James Leclair  
2027 Bancroft Dr  
Sudbury ON  
P3B 1T1  
[REDACTED]

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