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PLANNING SERVICES Registered Letter

April 27th 2015

City of Greater Sudbury
Eric Taylor
Manager of Development Services
Growth and Development Department
Box 5000, Station A
Sudbury, Ontario. P3A5P3

RE: FILE: 751-8/15-1

Dear Sir:

Thank you for your letter dated April 21, 2015 regarding the above application by Gerald McNamara to amend By-law 2010-100Z.

The application is to permit a temporary parking lot for a period of three (3) years.

I spoke briefly with Mr. Alex Singbush at your offices and he informed me that the proposed parking lot would enable employees of Victoria Mines to park their personal vehicles at the proposed parking area and be "bused" into the mine, meaning a bus staging centre for Victoria Mine.

I own a lot of approximately 13 acres directly across from the "proposed" temporary parking lot.

When I purchased the lot many years ago, it was always my wish to be able to build a single family home for myself and my family for my retirement years.

Therefore I strongly object to the proposal to amend the bylaw due to a number of obvious safety and property concerns, as per the following:

- 1) Increased amount of road traffic to and from the proposed site.
- 2) Noise issues from buses waiting/transporting and returning to and from the site at all hours of the day and night.

3) Diesel fumes and noise from buses running during waiting periods especially in the winter months.

4) Noise from employees waiting for their prospective buses.

5) Fire hazards possibly created from employees and bus drivers smoking during waiting periods and discarding live cigarettes.

6) Garbage being thrown on Hwy 55 West due to the number of vehicles accessing the parking lot. Vehicles coming off Hwy 17 West onto Regional Road 55 have already proven to be a problem with garbage constantly thrown onto the highway. This situation would obviously increase.

7) Devaluation of property values would increase.

I am sure there are many more issues the proposed change would produce but at this time, the above concerns immediately come to mind.

Why would the City of Greater Sudbury allow such a change? If Victoria Mine needs an employee parking lot (or any Mine site nearby) for their employees, why would this not be done out closer to the Mine and away from our RU area?

Please be sure to notify me when the above application is scheduled for a public meeting. I will definitely be attending.

Thank you,



Michael Dopson

P.O. Box 1343, Stn. B

Sudbury, Ontario. P3E5K4

CC. Interested Neighbours



Coalition for a
Liveable
Sudbury

Making connections. Working toward sustainability.

May 4, 2015

City of Greater Sudbury
City Clerk
P.O. Box 5000 Station A
200 Brady Street
Sudbury ON P3A 5P3

Re: Application:

To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "M1(2)", Mixed Light Industrial/Service Commercial Special to Mixed Light Industrial/Service Commercial Special Temporary Use to permit a temporary parking lot pursuant to Section 39 of the Planning Act.

Gerald McNamara

File Number: 751-8/15-1

Written submission from Coalition for a Liveable Sudbury

The Coalition for a Liveable Sudbury (CLS) notes that site is adjacent to Fairbank Creek.

A decision on this application should have regard to the health of Fairbank Creek. Adding parking has the potential to result in run-off of salt and other contaminants to the creek.

This could be mitigated by requirements around storm water management, avoiding directing run off to the creek, using permeable surfaces, and maintaining a 30 metre vegetated buffer along the creek.

Request for Notice

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Naomi Grant, Chair
Coalition for a Liveable Sudbury
78 Roxborough Drive
Sudbury, Ontario
P3E 1J7