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DEC 31 2020

December 23, 2020

PLANNING SERVICES

Alex Singbush  
Manager of Development Approvals  
Planning Services Division, City of Greater Sudbury

Re: File 751-6/20-22, Applicant Dalron Construction Ltd

Dear Sir

The purpose of this letter is to comment on the application from Dalron Construction Ltd to rezone property on Montrose Ave from C1-1 Commercial to R2-2 Low Density Residential.

I own Unit 21 in Village of Montrose where my parents reside. I am part of a 6 condo unit building structure (Units 19-24) that abuts the applicants land. The president of the Villages of Montrose ( [REDACTED] ) resides in Unit 24. After discussions with him this letter represents our position with respect to Dalron's application.

We have no objections with the rezoning itself in fact we would prefer a residential use rather than a commercial use. Our request is simply to have the applicant (Dalron Construction) provide a buffer of tree along the lot line that abuts our condo units. This buffer will provide privacy for both the residents of Villages of Montrose who currently enjoy a very private and quiet back yard and the new residential units that will be built on the applicants land. We respectfully ask that the buffer of trees be of sufficient size so that the buffer "does the job" within a reasonable time frame.

I would appreciate a response from the City with respect to this request so that I can keep all residents informed.

Respectfully submitted



Ron Henderson



Cc [REDACTED]

November 20, 2020

File: 751-6/20-22

**NOTICE OF APPLICATION****having been submitted to the City of Greater Sudbury**

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

**Applicant:** Dalron Construction Limited

**Location:** PINs 02115-0262 & 02118-0225, Blocks H & I, Plan M-1044, Lot 2, Concession 6, Township of McKim (Montrose Avenue, Sudbury)

**Application:** To amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "C-1", Local Commercial to "R2-2", Low Density Residential Two, and 'R2-2(S)', Low Density Residential Two Special.

**Proposal:** The application proposes residential use in the form of 22 semi-detached dwellings, with local commercial uses also permitted on a portion of the lands.

Any person interested in voicing his/her comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3. If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform him/her.

**Please note:** Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3.

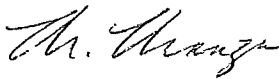

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square (appointment recommended).

For more information please call Wendy Kaufman, Senior Planner, in Planning Services at 705-674-4455, Extension 4318 or attend at the offices at 200 Brady Street, Tom Davies Square, 3<sup>rd</sup> Floor.

Additional notices will be provided when the application is scheduled for a public meeting.

WK/sb  
Attach.

  
 Alex Singbush, MCIP, RPP  
Manager of Development Approvals