

Vince Belanger
131 Syroid Street
Espanola ON P5E 1G5

October 10, 2024

Dear Mayor and Council,

In regards to the submission by Applicant 1000560726 Ontario Inc., (Notice of Public Hearing), and concerning the many variances of the location Part Lot 7 Concession 5, Township of Merritt; Town of Espanola (134 Syroid St.) Application Z05-24, there is a need to address the concerns and impact of such modifications.

Of the 5 variances the builder requested relief for, **NONE** even meet the minimum requirement for the town's bylaw no.3022/21 section 6. The proposed triplex will put extra strain on local infrastructure such as sewage, water and roads. The lot is severely undersized for this proposal. There seems to be little or no yard or parking on the property. The aerial site plan that was received from the Espanola Municipal Office Does NOT accurately depict the descriptions provided in the "Notice of Public Hearing" document.

The adjacent lot is to be reduced by a width of 8 feet 6 3/4 inches and added to the "new triplex lot". This is one fact that is omitted in the information package. The triplex is to be pushed to the limit of the property line at the back of the lot. Have these lot sizes been approved and rezoned?

Is the town willing to pave the remaining turn around to control the dust because Syroid Street is a dead end and the pavement ends at that lot? This proposed triplex raises serious concerns about the change in the character of our neighbourhood. The changing from single family units R2 zoning to a R3 medium density is just not the right fit.

There are some positives. The builder has invested into that property, there has been nice renovations to the existing house on the lot beside the proposed new lot. But the negatives greatly outweigh the positives in this matter!

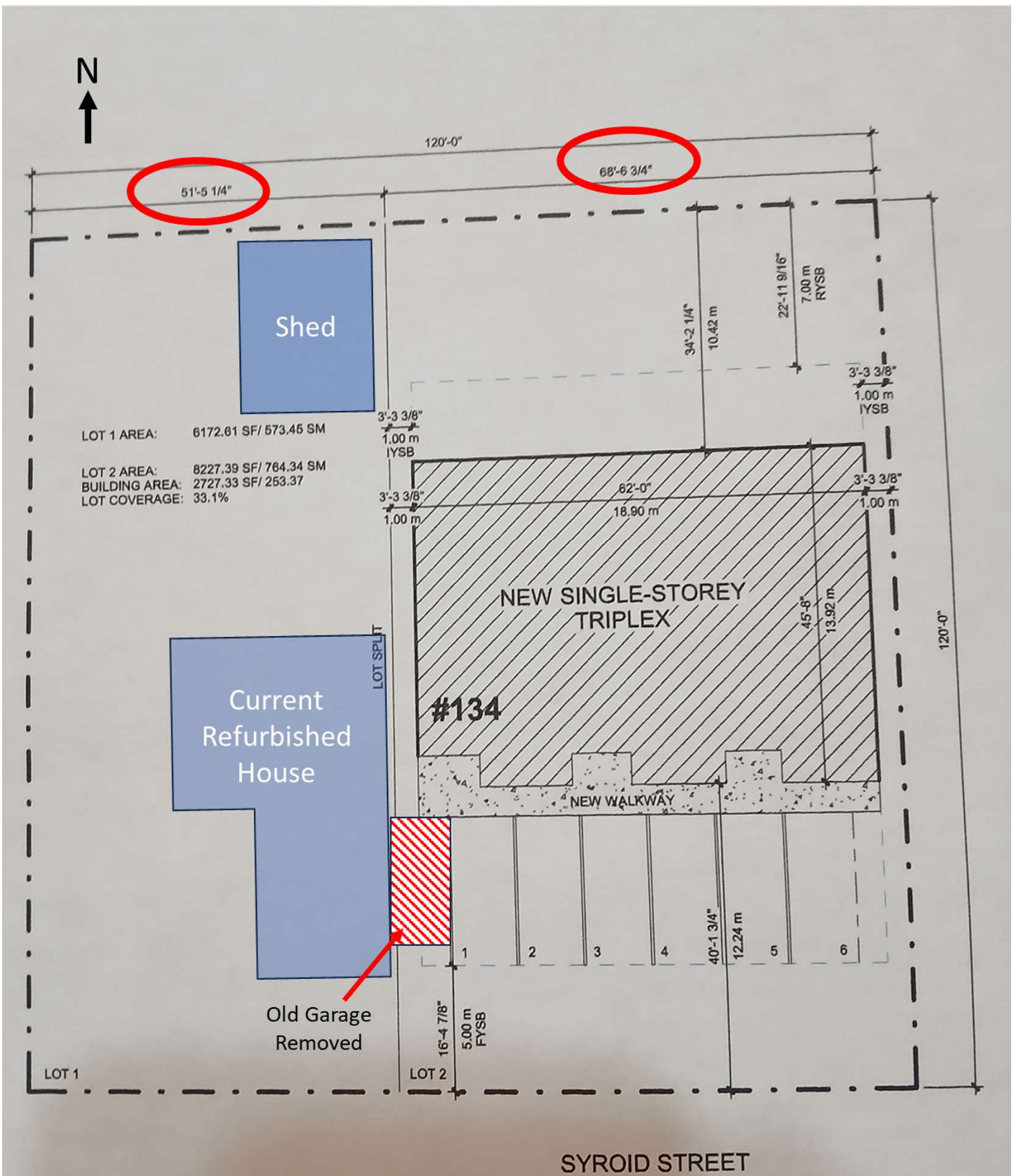
I have attached a survey that was brought forth to the neighbourhood residents asking their opinions and /or concerns as to the proposed construction of a triplex unit, housing 3 units on single dwelling lot.

Thank you for your time and effort in this matter.


Vince Belanger

Appendices

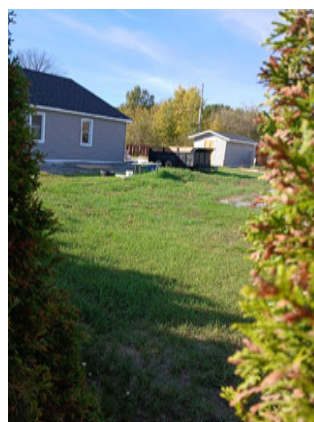
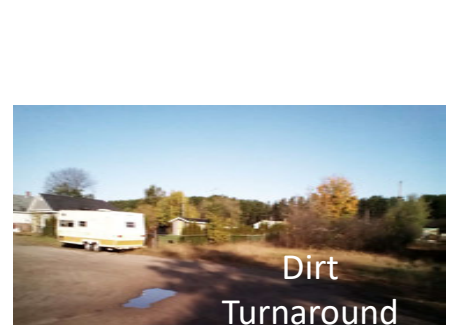
APPENDIX	DESCRIPTION	PAGE(S)
A	Site plan (as received from Town of Espanola Municipal Office) of Lots 1 and 2 at 134 Syroid Street, Espanola ON. (Existing house, shed and removed garage added to floor plan for accuracy and comparison)	1
B	Exterior Photos of Lots 1 and 2 at 134 Syroid Street	2
C	Neighbourhood ('Cabbage Town') survey results	3 - 10
	Copy of 'NOTICE OF PUBLIC HEARING' - Data from this notice was used to generate the Variance Summary Sheet.	11 - 12
E	Variances as Stated in the Notice of Public Hearing	13





Appendix B

Exterior View of
Lot 1 and 2 at
134 Syroid Str.



Survey Results

Residents of ‘Cabbagetown’ were simply asked,
“Do you support the construction of the Triplex?

Details follow below in the survey answers.

Yes	NO	NA
2	45	6
3.77%	84.91%	11.32%

Note: 6 households had no one present, or the
inhabitants did not want to answer.

Proposed Triplex Construction at 134 Syroid Street, Espanola Ontario

We the undersigned wish to voice our opinions and/or concerns as to the proposed construction of a triplex unit, housing 3 units on a single dwelling lot.

Full Name	Your Street Address	(optional) Contact Information (phone, or email)	Do YOU Support the Triplex Construction?	Your Signature
1			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
2			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
3				
4				
5				
6				
7				
8				
9				
10				

My concerns about the triplex that is proposed to be built at 134 Syroid St. Espanola On. There area for frontage is almost -20 feet, the back is said to be 0 ???

- 1) Parking per dwelling?
- 2) How many rooms per unit
- 3) Examples where would children play? Where would animals be kept?
- 4) How would snow removal be handled?

I wouldn't mind having a building going up there, but I would want a building the right size for the property, or with a few amendments. Thank you



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Full Name	Your Street Address	(optional) Contact Information (phone, or email)	Do YOU Support the Triplex Construction?	Your Signature
[redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
[redacted]	[redacted]		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
[redacted]	[redacted]		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

COMMENTS

11	I'm not in favour of the proposed amendment required for this project. The lot size isn't large enough to accommodate the project.
12	I'm in favour of the typical single family home in accordance with the homes in this area.
13	A triplex does <u>NOT</u> complement the character of this neighbourhood. the variance do <u>NOT</u> allow for childrens play areas and would be an eye sore.
14	
15	

(COMMENTS on the back please) _____

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Full Name	Your Street Address	(optional) Contact Information (phone, or email)	Do YOU Support the Triplex Construction?	Your Signature
21 [REDACTED]	[REDACTED]	[REDACTED]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]
22 [REDACTED]	[REDACTED]	[REDACTED]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]
23 [REDACTED]	[REDACTED]	[REDACTED]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]
24 [REDACTED]	[REDACTED]	[REDACTED]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]
25 [REDACTED]	[REDACTED]	[REDACTED]	<input type="checkbox"/> YES <input type="checkbox"/> NO	[REDACTED]

COMMENTS

21	I HAVE LIVED ON THIS SIDE OF THE TRAILS ALL OF MY LIFE AND AT ONE TIME IT WAS A NICE QUIET PLEASANT PLACE TO LIVE IN. AND NOW BECAUSE OF THE TRIPLEX THAT WAS BUILT ON RICE STREET IT HAS BECOME A NIGHTMARE WITH MUCH MORE TRAFFIC. WE DO NOT NEED MORE TRAFFIC & NOISE TO ADD TO WHAT WE ALREADY HAVE.
22	
23	EVERYONE PLAYS BY THE SAME RULES, NO EXCEPTIONS EVERYONE
24	
25	

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[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]
[Redacted]	[Redacted]	[Redacted]	<input type="checkbox"/> YES <input type="checkbox"/> NO	[Redacted]

(COMMENTS on the back Please) →

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(COMMENTS on the back Please)

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Full Name	Your Street Address	(optional) Contact Information (phone, or email)	Do YOU Support the Triplex Construction?	Your Signature
61 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
62 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
63 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
64 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
65 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
66 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
67 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
68 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
69 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]
70 [redacted]	[redacted]	[redacted]	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[redacted]

(COMMENTS on the back Please) →

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NOTICE OF PUBLIC HEARING

but would like to view the proceedings, watch online: www.espanola.ca/agendas

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, c. P. 13, notice is hereby given that the Town of Espanola will be holding Hearing to receive representations from all persons who deem it in their interest to address Council regarding the following proposed Zoning By-law Amendment Application. This meeting will be held on:

Date: Tuesday, October 22, 2024

Time: 7:00 pm

Location: Council Chambers, Municipal Office, 100 Tudhope St Espanola, ON P5E 1S6

Immediately following the adjournment of the Public Hearing, Council will convene a Regular Meeting during which it will give consideration to the items on the Hearing agenda.

Applicant: 1000560726 Ontario Inc
Location: PART LOT 7, CONCESSION 5; TOWNSHIP OF MERRITT; TOWN OF ESPANOLA (134 Syroid Street)

Application: Z05-24

The purpose of the zoning bylaw amendment application is for 1. Site specific relief to recognize location of house and zoning deficiencies. Specifically, 15.54 metres of lot frontage where 16.5 metres is required. Accessory structure rear lot line set back of 0 meters where 1.22 metres is required.

2. Proposed lot for new development of Semi-Detached with an additional dwelling unit permitted by Section 35.1 of the Planning Act; 1.00 metre interior side yard on east and west sides where 2.0 metres is required, 21.02 metres of frontage where 27 metres is required, lot area of 768.91 m² where 900 m² is required.



How do I find out more information? For copies of applications, staff reports and the bylaws, please visit public notice section of www.espanola.ca. For information and any relevant background documentation, including information about appeal rights, contact Traci Denault-Roque, Deputy Clerk by email at tdenault@espanola.ca or by phone at 705.869.1540.

How do I provide input? Prior to the Public Hearing written comments may be submitted via email or by calling the Deputy Clerk or • In person at the Municipal Office reception Monday – Friday between 8:30am and 4:30pm. To have your submission included in the published Council agenda, please ensure that you for them by 4:30pm Friday, October 11, 2024.

Written submissions provided in response to this consultation, including names and addresses, will become part of the public record which is included on the Town website. If you require more information regarding this process, please call the Clerk. Those who wish to provide verbal submissions must participate in person contact the Town Clerk for instructions on how to participate. Please also be advised that video recordings of Public Hearings are streamed live and archived on Town's website at www.espanola.ca.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Espanola to the Ontario Land Tribunal but the public body does not make oral submissions at a public meeting or make written submissions to the Town before the by-law is passed, the person or public body is 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 Town 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasons grounds to do so.

Traci Denault-Roque, Deputy Clerk / tdenault@espanola.ca / 705.869.1540 x2104.

Please note that Council may not receive further submissions from the public or interested parties concerning any of the applications described above after the conclusion of the Public Hearing.

NOTICE OF PUBLIC HEARING

Public participation in this public hearing will be in person. Please notify us of your interest in attending by calling 705.869.1540 x 2104 for details and instructions. If you do not wish to attend in person, you may view the proceedings online at www.espanola.ca/agendas.

IN THE MATTER OF applications under Section 53 of The Planning Act, R.S.O. 1990, Chapter P.13, notice is hereby given that the Town of Espanola will hold a Public Hearing to receive representations from all persons who deem it in their interest to address Council regarding the following proposed Consent Application. The meeting will be held on:

Date: October 22, 2024.

Time: 7:00 pm

Location: Council Chambers, Municipal Office, 100 Tudhope St Espanola, ON PSE 1S6

Immediately following the adjournment of the Public Hearing, Council will convene a Regular Meeting during which it will give consideration to the items on the hearing agenda.

Applicant: 1000560726 Ontario Inc

Location: PART LOT 7, CONCESSION 5; TOWNSHIP OF MERRITT; TOWN OF ESPANOLA (134 Syroid Street)

Application: B06/24

The purpose of the proposed consent is to create one new lot for the purposes of developing a multi-residential unit (triplex)

How do I find out more information? For copies of applications, staff reports and the bylaws, please visit public notice section of www.espanola.ca. For additional information and any relevant background documentation, including information about appeal rights, contact Traci Denault-Roque, Deputy Clerk by email at tdenault@espanola.ca or by phone at 705.869.1540 x2104.

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Appendix E

Variances as Stated in the Notice of Public Hearing

	meters	feet	
Lot Frontage	15.54	50.99	<----Actual (variance)
	16.5	54.14	<----Required
	-0.96	-3.15	<----Difference (A-R)
Rear Lot Line	0	0.00	<----Actual (variance)
	1.22	4.00	<----Required
	-1.22	-4.00	<----Difference (A-R)
Frontage	21.02	68.97	<----Actual (variance)
	27	88.59	<----Required
	-5.98	-19.62	<----Difference (A-R)
East Interior Side	1	3.28	<----Actual (variance)
	2	6.56	<----Required
	-1.00	-3.28	<----Difference (A-R)
West Interior Side	1	3.28	<----Actual (variance)
	2	6.56	<----Required
	-1.00	-3.28	<----Difference (A-R)
Lot Area			
	m ²	ft. ²	
	768.91	8276.47	<----Actual (variance)
	900.00	9687.51	<----Required
	-131.09	-1411.04	<----Difference (A-R)