

**By-law 2024-189**

**A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of November 26, 2024**

**Whereas** Section 5 of the *Municipal Act, 2001*, S.O. 2001, Chapter 25, as amended, requires a municipal Council to exercise its powers by By-law except where otherwise provided;

**And Whereas** in many cases, action which is taken or authorized to be taken by Council or by a Committee of Council does not lend itself to an individual By-law;

**And Whereas** Council of the City of Greater Sudbury deems it desirable to confirm certain proceedings of Council;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. The actions of Council at its regular meeting of November 26, 2024 with respect to each motion, resolution and other action passed and taken by Council at the said meeting, are hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by By-law.
2. Where no individual By-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by Council in the above-mentioned minutes, this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by Council.
3. The Mayor of Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and, except where otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the corporate seal of the City to all such documents.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

**By-law 2024-190**

**A By-law of the City of Greater Sudbury to Authorize Grants  
Under the Strategic Core Areas Community Improvement Plan**

**Whereas** Council of the City of Greater Sudbury adopted the Strategic Core Areas Community Improvement Plan pursuant to By-law 2022-128 to apply within the Strategic Core Areas designated by By-law 2022-127, and replacing both the Downtown Sudbury Community Improvement Plan and the Town Centres Community Improvement Plan;

**And whereas** the Strategic Core Areas Community Improvement Plan provides certain financial incentives;

**And Whereas** Council wishes to authorize the making of certain grants in accordance with the applicable guidelines for the financial incentives set out in the Strategic Core Areas Community Improvement Plan;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) Council of the City of Greater Sudbury hereby authorizes by way of grant, financial incentives of the type described in Column C on the chart in Schedule "A", for the purpose described in Column B of the chart, in the amount specified in Column D in the chart, to the applicant and for the benefit of the property described in Column A in the chart. Each such grant shall be provided and administered in accordance with the applicable guidelines established in the Strategic Core Areas Community Improvement Plan adopted under By-law 2022-128, for that type of financial incentive, applicable within the geographic areas designated by By-law 2022-127.

(2) Each grant referenced in subsection 1(1) is expressly conditional upon the grantee named in Schedule "A" having entered into an agreement with the City of Greater Sudbury setting out the terms of the Grant, no later than six (6) months of the date of passage of this By-law.

(3) Each grant referenced on Schedule "A" made with respect to 30 Cedar Street Sudbury shall be subject to the following additional requirements which requirements shall be included in the agreement with the Grantee:

(a) payment of all or any part of the grant pursuant to any of the approved financial incentives shall be conditional upon occupancy having been granted for the entire 83-unit residential component of the project, to the satisfaction of the Chief Building Official; and

(b) payment of all or any part of the grant pursuant to any of the approved financial incentives shall be conditional upon a demolition permit for the “St. Josephs’ Hospital Property” at 641 Paris Street having been completed to the satisfaction of the Chief Building Permit.

2. The General Manager, Growth and Infrastructure is hereby authorized to execute any agreement or other document necessary to set out the terms on which the grants identified in Schedule “A” will be provided and to execute any necessary amendments or extensions in accordance with the Strategic Core Areas Community Improvement Plan. The General Manager is further authorized to make all decisions, perform all functions required pursuant to the agreement in order to administer and implement the terms of the agreement.

3. The City Treasurer may advance all or part of the grant up to the maximum amount identified in Schedule “A” at such time or from time to time, to such person and in such amount as may be requested in writing by the General Manager of Growth and Infrastructure, confirmation the grantee has entered into the grant agreement in a timely manner, and all in accordance with the Strategic Core Areas Community Improvement Plan.

4. Schedule “A” is incorporated into and forms a part of this By-law.

5. This By-law shall come into full force and effect upon passage.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

**Schedule "A"**  
to By-law 2024-190 of the City of Greater Sudbury

| <b>Column A<br/>Benefitting Property &amp;<br/>Applicant</b>   | <b>Column B<br/>Description of work to<br/>be done using<br/>Financial Incentive</b>  | <b>Column C<br/>Type of Financial<br/>Incentive</b>       | <b>Column D<br/>Maximum<br/>Amount<br/>Authorized<br/>for Financial<br/>Incentive</b> |
|--|---|---|---|
| <p>7 Pine Street, Sudbury<br/>PIN 02135-0237(LT),<br/>Lot 1 and the Easternly 37 ft of<br/>Lot 2, both in Block B, Plan<br/>3SA, Concession 4, Township<br/>of McKim</p> <p>Heather Blakey</p> | <p>Construct a 3-storey, 18<br/>unit multi-residential<br/>building</p>   | <p>Tax Increment<br/>Equivalent Grant<br/>For 5 years</p> | <p>no maximum<br/>amount</p>  |
|  |   | <p>Planning Fee Rebate<br/>Program</p>                    | <p>\$5,000</p>  |
|  |   | <p>Building Permit Fee<br/>Rebate Program</p>             | <p>\$30,000</p>   |
|  |   | <p>Residential Incentive<br/>Program</p>                  | <p>\$281,760</p>  |
|  |   | <p>Feasibility Grant<br/>Program</p>                      | <p>\$7,500</p>  |
| <p>30 Cedar Street, Sudbury<br/>Part PIN 73584-0044(LT), Part<br/>of Lots 99, 100 and 101 in<br/>Block A of Plan 3SA, Township<br/>of McKim</p> <p>2868242 Ontario Inc.</p>                    | <p>Redevelop an existing<br/>office tower to create 83<br/>new residential dwelling<br/>units while maintaining<br/>the first and part of the<br/>second floor for use by a<br/>banking institution</p> | <p>Per-Door Grant<br/>Program</p>                         | <p>\$1,660,000</p>  |
|  |   | <p>Façade Improvement<br/>Grant Program</p>               | <p>\$20,000</p>   |
|  |   | <p>Building Permit Fee<br/>Rebate Program</p>             | <p>\$30,000</p>   |
|  |   | <p>Feasibility Study Grant<br/>Program</p>                | <p>\$7,500</p>  |

## By-law 2024-191

### **A By-law of the City of Greater Sudbury to Amend By-law 2019-16 being a By-law of the City of Greater Sudbury to Adopt a Code of Conduct for Members of Council and Local Boards and Complaint Protocol**

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2019-16 being a By-law of the City of Greater Sudbury to Adopt a Code of Conduct for Members of Council and Local Boards and Complaint Protocol;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. By-law 2019-16 being a By-law of the City of Greater Sudbury to Adopt a Code of Conduct for Members of Council and Local Boards and Complaint Protocol, as amended, is hereby further amended as follows:
  - a) repeal paragraph 21(1)(b) enacting in its place and stead the following paragraph 21(1)(b):

“(b) a Complaint must be signed and dated by the Complainant who shall be an identifiable individual (Complaints may not be submitted by any group, organization or corporation) and who shall provide suitable proof of identification;”;
  - b) repeal paragraph 21(2)(b) enacting in its place and stead the following paragraph 21(2)(b):

“(b) an Application must be signed and dated by the Applicant who shall be an identifiable individual (An Application may not be submitted by any group, organization or corporation) and who shall provide suitable proof of identification;”;
  - c) repeal subparagraphs 21(1)(c)(ii) and 21(2)(c)(ii) enacting in its place and stead the following as both subparagraph 21(1)(c)(ii) and subparagraph 21(2)(c)(ii):

“(ii) a supporting affidavit setting out any evidence in support of the allegation;”;
  - d) repeal section 21(7) enacting in its place and stead the following section 21(7):

“(7) If the Integrity Commissioner has decided to commence an investigation (except where otherwise required by the Public Inquiries Act, 2009, if applicable), the Integrity Commissioner shall provide a copy of the Complaint or Application and supporting evidence to the Member whose conduct is in question with a request for a written response to be provided within ten (10) days. The Integrity

Commissioner may provide the response from the Member to the Complainant/Applicant with a request for a written reply also within ten (10) days. A Complainant or an Applicant may request that their Complaint or Application remains anonymous, only in extenuating circumstances will the Integrity Commissioner grant anonymity to a complainant and in such circumstances the name of the complainant will not be released.”;

- e) repeal section 21(10)(a) enacting in its place and stead the following section 21(10)(a):
  - “(a) issue a report to Council on the findings of the investigation and, where there is a finding of contravention, the report shall contain a copy of the original complaint, the detailed findings and any recommended sanctions or any settlement; and”;
- f) repeal section 21(14) enacting in its place and stead the following section 21(14):
  - “(14) The Integrity Commissioner must complete the investigation and provide any required report to Council within 90 days of the Complaint or Application being filed. If additional time will be required to complete the investigation and report, the Integrity Commissioner shall report to Council explaining the delay, and where possible advising of the projected completion date.”.

2. This By-law shall come into full force and effect upon passage.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

**By-law 2024-192P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 137 to  
the Official Plan for the City of Greater Sudbury**

**Whereas** the Official Plan for the City of Greater Sudbury was adopted by City Council on June 14, 2006 by By-law 2006-200 and partly approved by the Ontario Municipal Board on December 17, 2007, January 22, 2008 and April 10, 2008;

**And Whereas** Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 137 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1. Amendment No. 137 to the Official Plan for the City of Greater Sudbury attached hereto as Schedule "A" is hereby adopted.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Schedule "A"**  
to By-law 2024-192P of the City of Greater Sudbury

**AMENDMENT NUMBER 137  
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

**Components of the Amendment:** Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, constitutes Amendment 137 to the City of Greater Sudbury Official Plan.

**PART A - THE PREAMBLE**

**Purpose of the Amendment:** The proposed amendment is to remove the requirement for a public hearing for plans of subdivision, in accordance with the changes to the *Planning Act* through Bill 23, the *More Homes Built Faster Act, 2022*.

**Location:** All lands within the City of Greater Sudbury

**Basis:** In effect as of November 28<sup>th</sup>, 2022, through Bill 23, public meeting requirements for plans of subdivision applications have been removed from the *Planning Act*. A City initiated Application for Official Plan Amendment (File #701-6/24-07) has been submitted for consideration by Planning Committee and Council in order to implement the policy change.

**PART B - THE AMENDMENT**

The Official Plan is hereby amended, as follows:

- 1) In Part 19.0 Implementation, 19.11 Citizen Participation and Public Meetings, 19.11.1 Public Notification by deleting 'Where the City proposes to approve a draft plan of subdivision, a public meeting will be held no sooner than 14 days after the requirements for the giving of notice have been complied with.'



**By-law 2024-193Z**

**A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z  
being the Comprehensive Zoning By-law for the City of Greater Sudbury**

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from "R2-2", Low Density Residential Two, to "R2-2(54)", Low Density Residential Two Special:

- (2) Property Description: PIN 73567-0215(LT)  
Parcel 16954  
Part of Lot 18, Plan M-287  
Being Part 1, Plan SR-1764  
Part of Lot 12, Concession 6  
Township of Neelon, City of Greater Sudbury

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by adding the following paragraph to Part 11, Section 1, Subsection (8):

**(bbb) R2-2 (54) (FOUR UNIT MULTIPLE DWELLING)  
Neelon Map 1, Neelon Twp Lot 12 Con 6, and Lot 11 Con 6**

Notwithstanding any other provision hereof to the contrary, within any area designated R2-2(54) on the *Zone Maps*, all provisions of this By-law applicable to R2-2 Zones shall apply subject to the following modifications:

- (i) A *multiple dwelling* with a maximum of four *dwelling units* shall be permitted.

3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Ontario Land Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Ontario Land Tribunal Act, 2021*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

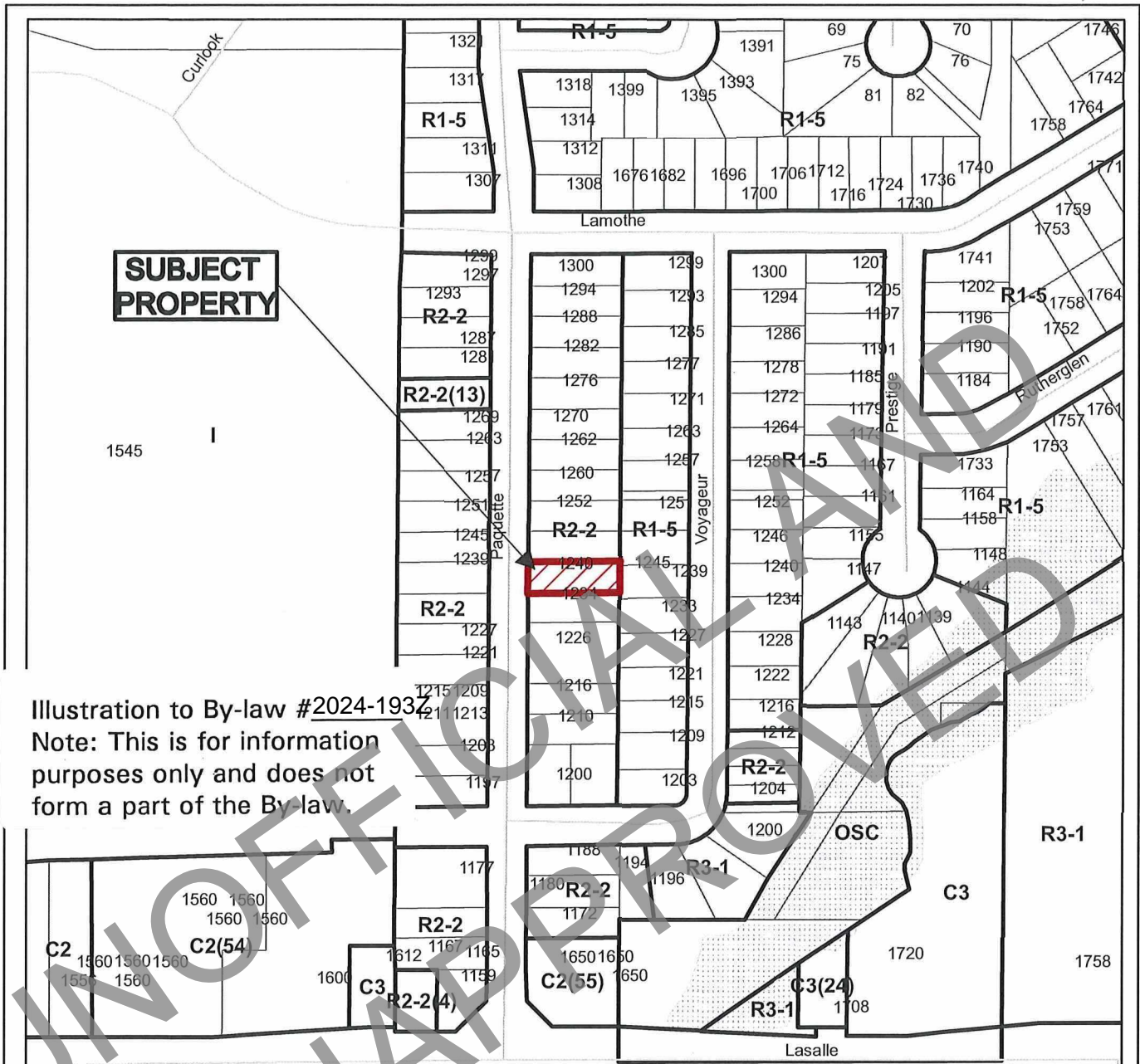
4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

UNOFFICIAL AND  
UNAPPROVED

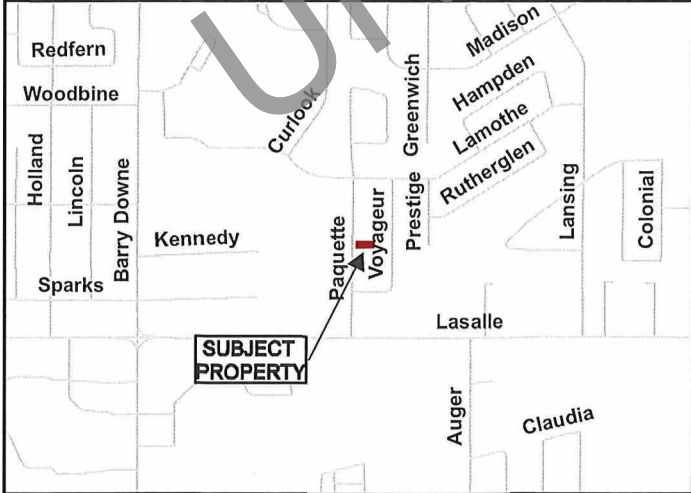


**SUBJECT PROPERTY**

1545

Illustration to By-law #2024-1932  
 Note: This is for information purposes only and does not form a part of the By-law.

|    |    |        |    |     |        |      |    |        |    |       |
|----|----|--------|----|-----|--------|------|----|--------|----|-------|
| C5 | M1 | M1(36) | M1 | OSC | C2(90) | 1693 | M1 | M1(43) | M1 | Auger |
|----|----|--------|----|-----|--------|------|----|--------|----|-------|



**Growth and Infrastructure Department**



Subject Property being PIN 73567-0215,  
 Part 1, Plan SR-1764, PCL 16954,  
 Lot 12, Concession 6, Township of Neelon,  
 1240 Paquette Street, Sudbury,  
 City of Greater Sudbury

NTS  
 Sketch 1

751-6/19-14  
 Date: 2019 10 02

## By-law 2024-194Z

### A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from “RU”, Rural and “SLS”, Seasonal Limited Service to “RU”, Rural:

- (2) Property Description: PIN 73480-0338(LT)  
Part 4 to 6, Plan 53R-19699,  
Part 1, Plan SR-1688, and  
Part 1, Plan SR-2044  
Part of Lot 3, Concession 4  
Township of Cleland, City of Greater Sudbury

2. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Ontario Land Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Ontario Land Tribunal Act, 2021*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

3. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

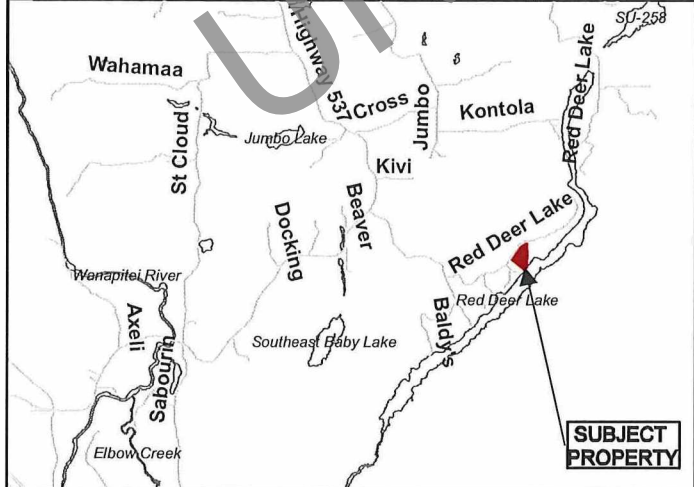
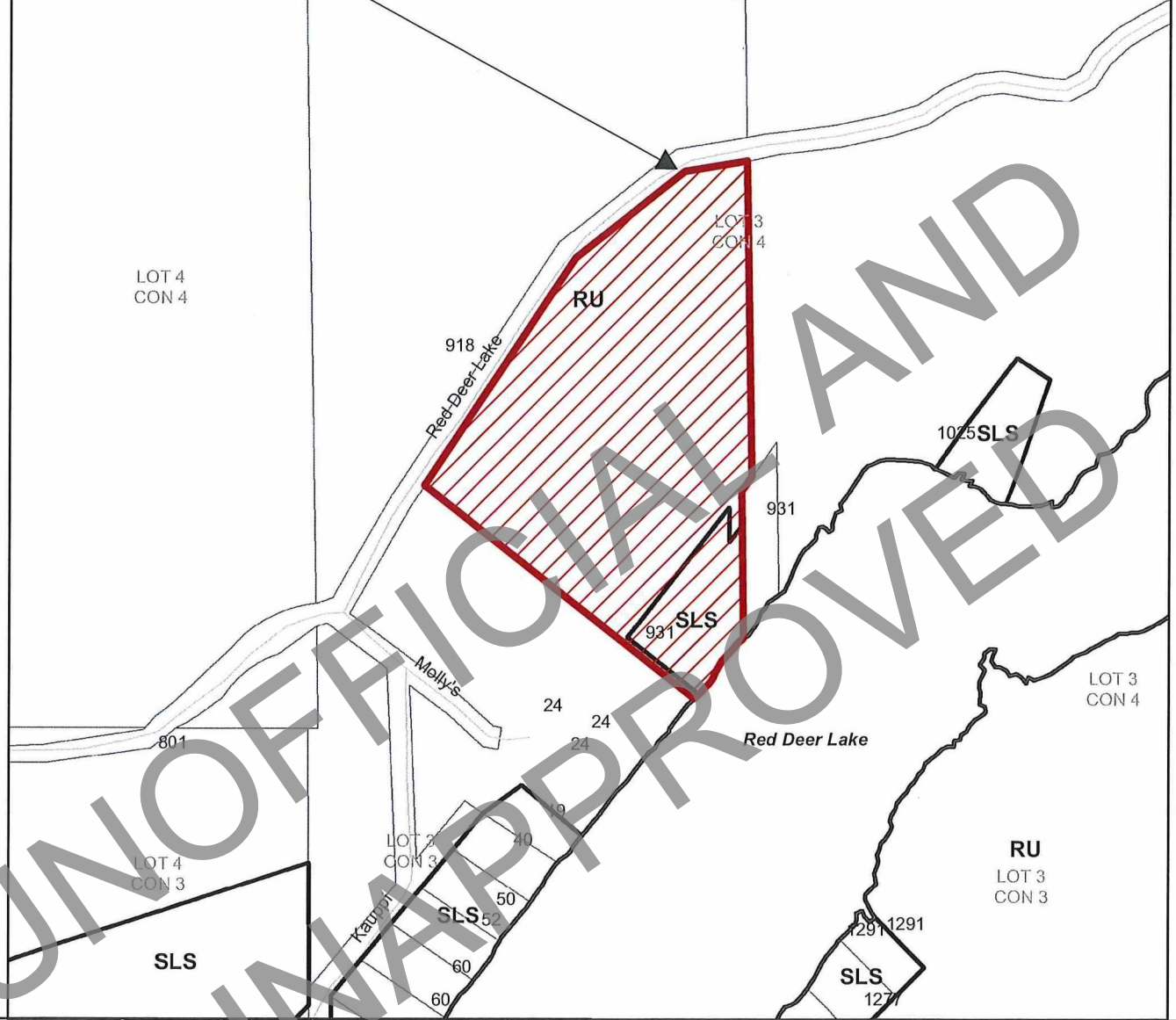
\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

UNOFFICIAL AND  
UNAPPROVED

**SUBJECT PROPERTY**

Illustration to By-law # 2024-1947  
Note: This is for information purposes only and does not form a part of the By-law.



**Growth and Infrastructure Department**



Subject Property being PIN 73480-0338, Parcel 33112, Part 4-6, Plan 53R-19699, Part 1, Plan SR-1688 & Part 1, Plan SR-2044, Lot 3, Concession 4, Township of Cleland, 931 B Red Deer Lake Road, Wahnapiatae, City of Greater Sudbury

NTS  
Sketch 1

751-9/23-04  
Date: 2023 12 21

## By-law 2024-195Z

### A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

**Whereas** Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

**Now therefore Council of the City of Greater Sudbury hereby enacts as follows:**

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from "RU", Rural to "RU(105)" Rural Special:

- (2) Property Description: PIN 73347-0193(LT)  
Parcel 1584 SEC SWS SRO  
Part of Lot 9, Concession 3  
Township of Rayside, City of Greater Sudbury

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by adding the following paragraph to Part 11, Section 4, Subsection (2):

**(aaaa) RU(105) (RURAL LIGHT INDUSTRIAL USE – MINING RELATED)  
Rayside Map 2 & 11**

Notwithstanding any other provision hereof to the contrary, within any area designated RU(105) on the *Zone Maps*, all provisions of this By-law applicable to RU Zones shall apply subject to the following modifications:

- (i) That in addition to those uses permitted in the RU Zone, a *rural light industrial use – mining related* shall also be permitted;
- (ii) That a *rural light industrial use – mining related* is defined herein 'An *industrial use* engaged in, or used for the engineered designing of *mining* industry-related equipment, and a light manufacturing use in the form of a fabrication shop dedicated to the assembly, repair, manufacturing and finishing of *mining*-related equipment, and includes an outdoor area used for the storage, maintenance and/or repair of material, equipment, and machinery used in connection with the light manufacturing use, along with an *accessory business office*, all of which does not produce wastewater in excess of 4,500 litres per day'; and
- (iii) That the lands are hereby designated as a 'Site Plan Control Area', pursuant to Section 41 of the *Planning Act* R.S.O. 1990, Chapter P. 13.

3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Ontario Land Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Ontario Land Tribunal Act, 2021*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.

If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

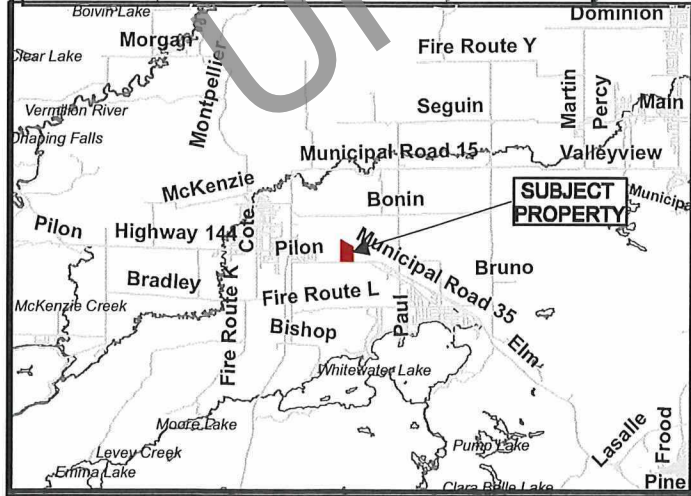
**Read and Passed in Open Council** this 26<sup>th</sup> day of November, 2024

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk



Illustration to By-law #2024-195Z  
 Note: This is for information purposes only and does not form a part of the By-law.



**Growth and Infrastructure Department**



Subject Property being PIN 73347-0193,  
 Parcel 1584 SEC SWS SRO,  
 Lot 9, Concession 3,  
 Township of Rayside,  
 4360 Regional Road 35, Chelmsford,  
 City of Greater Sudbury

NTS  
 Sketch 1

751-5/24-07  
 Date: 2024 06 21