



## City Council Agenda

**Tuesday, February 18, 2025**

**Tom Davies Square**

**Mayor Paul Lefebvre, Chair**

4:00 p.m. Closed Session, Committee Room C-12 / Electronic Participation

6:00 p.m. Open Session, Council Chamber / Electronic Participation

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1. **Call to Order**

2. **Roll Call**

3. **Closed Session**

Resolution to move to Closed Session to deal with one Acquisition or Disposition of Land item regarding 43 Elm Street, Sudbury, one Litigation or Potential Litigation / Solicitor-Client Privilege item regarding the Event Centre, one Litigation or Potential Litigation / Solicitor-Client Privilege item regarding property on Stephen Street in Sudbury and one Security of Municipal Property item regarding Transit Services in accordance with the Municipal Act, 2001, par. 239(2)(a), (c), (e) and (f).

4. **Recess**

5. **Open Session**

6. **Moment of Silent Reflection**

7. **Roll Call**

8. **Declarations of Pecuniary Interest and the General Nature Thereof**

9. **Matters Arising from the Closed Session**

At this point in the meeting, the Chair of the Closed Session, will rise and report. Council will then consider any resolution(s) emanating from the Closed Session.

10. **Consent Agenda**

For the purpose of convenience and for expediting meetings, matters of business of repetitive or routine nature are included in the Consent Agenda, and all such matters of business contained in the Consent Agenda are voted on collectively.

A particular matter of business may be singled out from the Consent Agenda for debate or for a separate vote upon the request of any Councillor. In the case of a separate vote, the excluded matter of business is severed from the Consent Agenda, and only the remaining matters of business contained in the Consent Agenda are voted on collectively.

Each and every matter of business contained in the Consent Agenda is recorded separately in the minutes of the meeting.

10.1 **Matters Arising from Committees**

10.1.1 **Matters Arising from Operations Committee Meeting of January 27, 2025**

10.1.2 **Matters Arising from Operations Committee Meeting of February 10, 2025**

10.1.3	Matters Arising from Audit Committee Meeting of January 28, 2025	
10.1.4	Matters Arising from Finance and Administration Committee Meeting of January 28, 2025	
10.1.5	Matters Arising from Planning Committee Meeting of February 3, 2025	
10.1.6	Matters Arising from Community and Emergency Services Committee Meeting of February 10, 2025	
10.2	Adoption of Minutes	
10.2.1	Operations Committee Meeting Minutes of December 16, 2024	20
10.2.2	Community and Emergency Services Committee Minutes of December 16, 2024	24
10.2.3	CAO Recruitment Committee Minutes of January 8, 2025	28
11.	Presentations	
11.1	Cultural Hub and Greater Sudbury Event Centre Projects Update – February 18, 2025	30
	This report and presentation provides an update on the status of the Cultural Hub at Tom Davies Square and Greater Sudbury Event Centre projects.	
12.	Managers' Reports	
12.1	1960 Paris Window and Door Replacement – Tender Award	36
	This report provides a recommendation regarding the 2024 – 2027 capital plan which includes \$3,000,000 to replace the windows and doors at 1960B Paris Street.	
12.2	Appointment of Two Deputy Mayors	38
	This report provides a recommendation regarding the process in which to appoint two Members of Council as Deputy Mayors to hold office for one-half of the term of Council.	
12.3	Appointment to the Board of Health for Public Health Sudbury and Districts – February 2025	40
	This report provides a recommendation regarding the appointment of one Member of Council to the Board of Health for Public Health Sudbury and Districts.	
13.	By-laws	
	Draft by-laws are available for viewing a week prior to the meeting on the agenda. Approved by-laws are available on the City's website: <a href="https://www.greatersudbury.ca/city-hall/by-laws/">https://www.greatersudbury.ca/city-hall/by-laws/</a> after passage.	

The following by-laws will be read and passed:

**13.1 By-laws 2025-16 to 2025-36Z  
2025-16**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meetings of February 18, 2025

**2025-17**

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolution #CES2024-40

This by-law authorizes grants funded through the Healthy Community Initiative Fund for various Wards.

**2025-18**

A By-law of the City of Greater Sudbury to Amend By-law 2023-30 being a By-law for the City of Greater Sudbury to Appoint Members to the Downtown Sudbury Board of Management for Central Business District Improvement Area City Council

City Council Resolution #C2025-27

**2025-19**

A By-law of the City of Greater Sudbury to Amend By-law 2023-02 being a By-Law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations

City Council Resolutions #CC2025-29 and #CC2025-30

This amending by-law appoints Councillors to fill recent vacancies on the Board of Health for Public Health Sudbury & Districts and the Greater Sudbury Public Library Board.

**2025-20**

A By-law of the City of Greater Sudbury to Amend By-law 2018-121 being a By-law of the City of Greater Sudbury Respecting the Appointment of Officials of the City

This by-law updates certain appointments to reflect staff changes.

**2025-21**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Alzheimer's Society

This by-law authorizes the annual grant to Alzheimer's Society of \$11,000 as contribution toward their property taxes, which was confirmed in the budget process.

#### **2025-22**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Art Gallery of Sudbury

This by-law authorizes the annual grant of \$200,000 to the Art Gallery of Sudbury, which was confirmed in the budget process.

#### **2025-23**

A By-law of the City of Greater Sudbury to Authorize a Grant to City of Greater Sudbury Community Development Corporation for Promotion of Community Economic Development for the 2025 Calendar Year

This by-law authorizes the annual grant of \$1,000,000, which was confirmed in the budget process.

#### **2025-24**

A By-law of the City of Greater Sudbury to Authorize a Grant to City of Greater Sudbury Community Development Corporation for Funding for Arts and Culture in the 2025 Calendar Year

This by-law authorizes the 2025 annual grant to the City of Greater Sudbury Community Development Corporation for funding of both the Operating Grants (\$519,321) and the Project Grants (\$91,848) in accordance with the Arts and Culture Grant Program Policy, which was confirmed in the budget process.

#### **2025-25**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Junction Creek Stewardship Committee Inc. for the 2025 Calendar Year

This by-law authorizes the annual grant of \$40,000, which as confirmed in the budget process.

#### **2025-26**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Nickel District Conservation Authority

This by-law authorizes the annual grant of \$375,000 to the Nickel District Conservation Authority as a contribution towards its capital budget.

#### **2025-27**

A By-law of the City of Greater Sudbury to Authorize a Grant to Health Sciences North in 2025 as a Contribution Towards the Costs to Acquire a PET Scanner

This by-law authorizes the last annual grant of \$100,000 each, initially authorized in the 2016 budget process.

**2025-28**

A By-law of the City of Greater Sudbury to Authorize a Grant to La Place des Arts du Grand Sudbury in Support of 2025 Operational Costs

This by-law authorizes the annual grant of \$260,000 to La place des arts du Grand Sudbury for 2025 operational costs.

**2025-29**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Sudbury Finnish Rest Home Society Inc. Operating as Hoivakoti Nursing Home at 233 Fourth Avenue, Sudbury

This by-law authorizes the annual grant to the Sudbury Finnish Rest Home Society Inc. Operating as Hoivakoti Nursing Home of \$39,200 as a contribution towards the cost of the property taxes, which was confirmed in the budget process.

**2025-30**

A By-law of the City of Greater Sudbury to Authorize a Grant to the Greater Sudbury Market Association

This by-law authorizes the annual grant to Greater Sudbury Market Association of right of use of municipal property and the amount of \$20,000 for operating costs which was confirmed in the budget process.

**2025-31**

A By-law of the City of Greater Sudbury to Declare Certain Parcels of Land to be Part of the City Road System

This by-law is presented to Council from time to time. It provides for all the small “bits and pieces” of roadway that have been purchased or otherwise acquired by the City for road purposes to be formally declared as roads.

**2025-32P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.132A to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2024-114

This by-law authorizes a site-specific exemption under Section 5.2.2 of the City's Official Plan in order to facilitate the creation of seven (7) new rural residential lots by way of consent within the Rural land use designation. Amendment 132A replaces the previously adopted site-specific exemption policies and eliminates the reference to minimum lot frontage and minimum lot size requirements - The Wicker Image Inc., Goodview Road and CKSO Road, Sudbury.

#### **2025-33Z**

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

Planning Committee Resolution #PL2024-113

This by-law rezones the subject lands from "OSR(6)", Open Space - Recreational Special to "R1-2", Low Density Residential One to permit the creation of seven (7) new rural residential lots on CKSO Road - The Wicker Image Inc., Goodview Road and CKSO Road, Sudbury.

#### **2025-34Z**

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

Planning Committee Resolution #PL2023-113

This by-law rezones the subject lands from "OSR", Open Space - Recreational to "H66R3", Holding Medium Density Residential Special to permit the development of 104 residential dwellings units, comprised of a maximum of 60 apartments, with a maximum of 30 units in any one building with building height not to exceed three storeys, and the balance of the total units to consist of a mix of single detached, semi-detached or townhouse dwellings - 1257620 Ontario Limited, Sixth Avenue, Lively.

#### **2025-35P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.139 to the Official Plan for the City of Greater Sudbury

Planning Committee Resolution #PL2025-04

This by-law authorizes a site-specific exception under Section 20.5.1 of the City's Official Plan in order to facilitate the creation of one (1) residential lot without the benefit of municipal wastewater, where no new lots are permitted without benefit of municipal water and wastewater - Julie Cleming and Jean Charles, 1434 Gennings Street, Sudbury.

#### **2025-36Z**

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

Planning Committee Resolution #PL2024-113

This by-law permits R3-1, Medium Density uses and standards as-of-right in the 'I', Institutional zone City-Wide - City-Initiated.

#### **14. Members' Motions**

##### **14.1 Request for Report Regarding Naturalized Areas in Yards**

As presented by Councillors McIntosh and Sizer:

WHEREAS bees and native pollinators are experiencing population decline worldwide due to habitat loss, pesticide use, climate change and other factors;

AND WHEREAS pollinators play a crucial role in our food system as they are responsible for pollinating many of the world's flowering plants, including fruits and vegetables;

AND WHEREAS Naturalized Areas filled with diverse, undisturbed native plant species provide essential habitats and nourishment for pollinators including birds, bumblebees and butterflies;

AND WHEREAS monocultures, such as grass lawns, often require pesticides, excessive watering and frequent mowing, which disrupts pollinator habitats and their food sources;

AND WHEREAS the City of Greater Sudbury recognizes the climate crisis and supports the implementation of the Greater Sudbury Food Strategy, Biodiversity Plan, Community Energy and Emissions Plan and EarthCare Sudbury Action Plan and their efforts to protect and enhance our food system, ecosystem and overall sustainability and resilience;

AND WHEREAS some communities have begun changing the definitions and language in their yard maintenance by-laws to account for the recognition of pollinators and the importance of naturalized areas;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs that staff review options for the inclusion of naturalized areas in the applicable by-laws, including a comparison to other municipalities and present a report for Council's consideration by the end of the third quarter of 2025.

#### **15. Correspondence for Information Only**

##### **15.1 2024 Attendance to Outside Board Meetings by Members of Council**

42

This report provides information regarding an annual report summary of attendance to outside Board meetings by Members of Council for 2024.



<b>15.2</b>	<b>Ontario Ombudsman Report – January 2025</b>	<b>53</b>
	This report from the Ontario Ombudsman provides information regarding their investigation into a meeting of the Flour Mill Community Action Network held on April 8, 2024.	
<b>15.3</b>	<b>Enhanced Tax Deferral Program for Older Adult and Disabled Homeowners</b>	<b>68</b>
	This report provides information regarding a potential enhanced property tax deferral program for older adult and disabled homeowners in accordance with Council’s direction.	
<b>16.</b>	<b>Addendum</b>	
<b>17.</b>	<b>Civic Petitions</b>	
<b>18.</b>	<b>Question Period</b>	
<b>19.</b>	<b>Adjournment</b>	

le mardi 18 février 2025

Place Tom Davies

Maire Paul Lefebvre, Président

16 h 00 Séance à huis clos, Salle de réunion C-12 / participation électronique

18 h 00 Séance publique, Salle du Conseil / participation électronique

Les réunions du Conseil et des comités de la Ville du Grand Sudbury sont accessibles. Elles ont généralement lieu dans la Salle du Conseil de la Place Tom Davies, à moins d'avis contraire dans l'ordre du jour. Certaines d'entre elles sont diffusées par Eastlink, à sa discrétion. Sauf les réunions à huis clos, qui se déroulent conformément à la *Loi de 2001 sur les municipalités*, les réunions sont ouvertes au public qui peut y assister en personne. Si possible, elles sont diffusées en continu en direct et le public peut en visionner les enregistrements sur le site web de la Ville au <https://www.grandsudbury.ca/ordresdujour>.

Sachez que si vous faites une présentation, si vous prenez la parole ou si vous vous présentez sur les lieux d'une réunion pendant qu'elle a lieu, vous, vos commentaires ou votre présentation pourriez être enregistrés et diffusés.

En présentant des renseignements, y compris des renseignements imprimés ou électroniques, au Conseil municipal ou à un de ses comités, vous indiquez que vous avez obtenu le consentement des personnes dont les renseignements personnels sont inclus aux renseignements à communiquer au public.

Vos renseignements sont recueillis aux fins de prise de décisions éclairées et de transparence du Conseil municipal en vertu de diverses lois municipales et divers règlements municipaux, et conformément à la Loi de 2001 sur les municipalités, à la Loi sur l'aménagement du territoire, à la Loi sur l'accès à l'information municipale et la protection de la vie privée et au Règlement de procédure de la Ville du Grand Sudbury.

Pour obtenir plus de renseignements au sujet de l'accessibilité, de la consignation de vos renseignements personnels ou de la diffusion en continu en direct, veuillez communiquer avec le Bureau de la greffière municipale en composant le 3-1-1 ou en envoyant un courriel à l'adresse [clerks@grandsudbury.ca](mailto:clerks@grandsudbury.ca).

1. **Ouverture**

2. **Appel nominal**

3. **Séance à huis clos**

Résolution de séance à huis clos pour délibérer sur une question d'acquisition ou de disposition de bien-fonds concernant 43, rue Elm à Sudbury, une question de litige ou de litige possible/de secret professionnel de l'avocat concernant le Centre d'activités, une question de litige ou de litige possible/de secret professionnel de l'avocat concernant une propriété sur la rue Stephen à Sudbury et une question de sécurité des biens municipaux concernant les services de transport en commun, conformément à la Loi de 2001 sur les municipalités, alinéas 239 (2) a), c), e) et f).

4. **Suspension de la séance**

5. **Séance publique**

6. **Moment de silence**

7. **Appel nominal**

8. **Déclaration d'intérêts pécuniaires et leur nature générales**

9. **Questions découlant de la séance à huis clos**

À ce point de la réunion, la présidente ou le président de la séance à huis clos fera un compte rendu. Le Conseil municipal considérera alors toute résolution émanant de la séance à huis clos.

10. **Ordre du jour des résolutions**

Par souci de commodité et pour accélérer le déroulement des réunions, les questions d'affaires répétitives ou routinières sont incluses à l'ordre du jour des résolutions, et on vote collectivement pour toutes les questions de ce genre.

À la demande d'un conseiller, on pourra traiter isolément d'une question d'affaires de l'ordre du jour des résolutions par voie de débat ou par vote séparé. Dans le cas d'un vote séparé, la question d'affaires isolée est retirée de l'ordre du jour des résolutions et on ne vote collectivement qu'au sujet des questions à l'ordre du jour des résolutions.

Toutes les questions d'affaires à l'ordre du jour des résolutions sont inscrites séparément au procès-verbal de la réunion.

10.1 **Questions découlant de la réunion des comités**

10.1.1	Questions découlant de la réunion du comité des opérations du 27 janvier 2025	
10.1.2	Questions découlant de la réunion du comité des opérations du 10 février 2025	
10.1.3	Questions découlant de la réunion du comité de vérification du 28 janvier 2025	
10.1.4	Questions découlant de la réunion du comité des finances et de l'administration du 28 janvier 2025	
10.1.5	Questions découlant de la réunion du comité de la planification du 3 février 2025	
10.1.6	Questions découlant de la réunion du comité des services communautaires et d'urgence du 10 février 2025	
10.2	<b>Adoption du procès verbaux</b>	
10.2.1	Procès Verbal du 16 décembre 2024 comité des opérations	20
10.2.2	Procès Verbal du 16 décembre 2024 comité des services communautaires et d'urgence	24
10.2.3	Procès Verbal du 8 janvier 2025 comité de recrutement de l'administrateur en chef	28
11.	<b>Présentations</b>	
11.1	<b>Nouvelles des projets du Carrefour culturel et du Centre d'événements du Grand Sudbury – 18 février 2025</b>	30
	Ce rapport et cette présentation font le point sur la situation des projets du Carrefour culturel et du Centre d'événements du Grand Sudbury à la Place Tom Davies.	
12.	<b>Rapports des gestionnaires</b>	
12.1	<b>Remplacement des portes et fenêtres du 1960, rue Paris – attribution de l'appel d'offres</b>	36
	Dans ce rapport, on formule une recommandation concernant le plan d'immobilisations 2024-2027 qui comprend 3 000 000 \$ pour remplacer les portes et fenêtres du 1960B, rue Paris.	
12.2	<b>Nomination de deux maires adjoints</b>	38
	Dans ce rapport, on formule une recommandation concernant le processus de nomination de deux membres du Conseil au poste de maire adjoint pendant la moitié du mandat du Conseil.	
12.3	<b>Nomination au Conseil de santé de Santé publique Sudbury et districts – février 2025</b>	40

Dans ce rapport, on formule une recommandation concernant la nomination d'un membre du Conseil municipal au Conseil de santé de Santé publique Sudbury et districts.

### **13. Règlements**

La version provisoire des règlements municipaux sera disponible pour consultation une semaine avant la réunion prévue à l'ordre du jour. Après leur adoption, les règlements approuvés sont affichés sur le site de la municipalité au <https://www.grandsudbury.ca/hotel-de-ville/reglements-municipaux/>.

#### **Les règlements suivants seront lus et adoptés:**

##### **13.1 Règlements 2025-16 à 2024-36Z 2025-16**

Un règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 18 février 2025

##### **2025-17**

Un règlement de la Ville du Grand Sudbury autorisant le paiement des subventions provenant du fonds de l'initiative communauté en santé, divers quartiers

Résolution numéros #CES2024-40 du Comité des services communautaires et d'urgence

Ce règlement autorise des subventions financée par l'entremise du fonds de l'initiative communauté en santé pour divers quartiers.

##### **2025-18**

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2023-30 étant un règlement par la Ville du Grand Sudbury visant à nommer des membres au conseil de gestion du centre-ville de Sudbury pour la zone d'amélioration du quartier central des affaires

Résolution numéro #2025-27 du Conseil municipal

##### **2025-19**

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2023-02 étant un règlement de la Ville du Grand Sudbury visant à nommer les conseillères et les conseillers municipaux à des conseils et sociétés

Résolutions numéros CC2025-29 et CC2025-30 du Conseil municipal

Ce règlement municipal modificatif permet de nommer des conseillères et des conseillers municipaux afin de pourvoir aux récents postes vacants au Conseil de santé de Santé publique Sudbury et districts ainsi qu'au Conseil de la

Bibliothèque publique du Grand Sudbury.

### **2025-20**

Règlement de la Ville du Grand Sudbury modifiant le règlement 2018-121 étant un règlement de la Ville du Grand Sudbury sur la nomination d'officiels de la Ville du Grand Sudbury

Ce règlement municipal actualise certaines nominations pour tenir compte de changements de personnel.

### **2025-21**

Règlement de la Ville du Grand Sudbury autorisant une subvention à la Société Alzheimer

Ce règlement municipal autorise la subvention annuelle à la Société Alzheimer de 11 000 \$ comme contribution pour aider à payer l'impôt foncier, qui a été confirmé dans le cadre du processus budgétaire.

### **2025-22**

Règlement municipal autorisant une subvention à la Galerie d'art de Sudbury

Ce règlement municipal autorise une subvention annuelle de 200 000 \$ à la Galerie d'art de Sudbury, qui a été confirmé dans le cadre du processus budgétaire.

### **2025-23**

Règlement de la Ville du Grand Sudbury autorisant une subvention à la Société de développement communautaire de la Ville du Grand Sudbury pour la promotion du développement économique communautaire pour l'année civile 2025

Cette subvention annuelle de 1 000 000 \$ qui a été confirmé dans le cadre du processus budgétaire.

### **2025-24**

Règlement municipal de la Ville du Grand Sudbury autorisant une subvention à la Société de développement communautaire de la Ville du Grand Sudbury pour le financement des arts et de la culture pendant l'année civile 2025

Ce règlement municipal autorise la subvention annuelle de 2025 à la Société de développement communautaire de la Ville du Grand Sudbury pour le financement des arts et de la culture pour le financement tant des subventions de fonctionnement (519 321 \$) que des subventions à l'égard de projets (91 848 \$) conformément à la politique sur le programme de subventions pour les

arts et la culture qui a été confirmé dans le cadre du processus budgétaire.

#### **2025-25**

Règlement de la Ville du Grand Sudbury autorisant une subvention au Comité d'intendance du ruisseau Junction Inc. pour l'année civile 2025

Cette subvention annuelle de 40 000 \$ qui a été confirmé dans le cadre du processus.

#### **2025-26**

Règlement municipal de la Ville du Grand Sudbury autorisant une subvention à l'Office de protection de la nature du district de Nickel

Ce règlement municipal autorise la subvention de 375,000 \$ annuelle à l'Office de protection de la nature du district de Nickel en tant que contribution pour son budget d'immobilisations.

#### **2025-27**

Règlement de la Ville du Grand Sudbury autorisant une subvention à Horizon Santé-Nord en 2024 à titre de contribution pour couvrir les coûts d'acquisition d'une caméra à positons

Ce règlement municipal autorise la neuvième de dix subventions annuelles de 100 000 \$ chacune, autorisée à l'origine dans le cadre du processus budgétaire de 2016.

#### **2025-28**

Un règlement de la Ville du Grand Sudbury autorisant une subvention à La place des arts du Grand Sudbury pour l'aider à payer ses coûts de fonctionnement en 2025

Ce règlement municipal autorise le subvention de 260 000 \$ à La Place des Arts du Grand Sudbury pour 2025, comme on l'a approuvé lors du processus budgétaire, pour l'aider à payer ses coûts de fonctionnement.

#### **2025-29**

Règlement de la Ville du Grand Sudbury autorisant une subvention à la Sudbury Finnish Rest Home Society Inc. exploitée sous le nom de Hoivakoti Nursing Home au 233 Fourth Avenue, à Sudbury

Ce règlement municipal autorise la subvention annuelle à la Sudbury Finnish Rest Home Society Inc. exploitée sous le nom de Hoivakoti Nursing Home de 39 200 \$ comme contribution pour aider à payer l'impôt foncier, qui a été confirmé dans le cadre du processus budgétaire.

## **2025-30**

Règlement de la Ville du Grand Sudbury autorisant une subvention à l'Association du Marché du Grand Sudbury

Ce règlement autorise l'Association du Marché du Grand Sudbury à utiliser annuellement un bien municipal et lui accorde 20 000 \$ pour ses frais de fonctionnement, ce qui a été confirmé dans le processus budgétaire.

## **2025-31**

Un règlement de la Ville du Grand Sudbury déclarant que certaines parcelles de terre font partie du réseau routier de la Ville.

Ce règlement municipal est présenté au Conseil municipal de temps à autre. Il tient compte des petites sections de route qui ont été achetées ou acquises d'une autre façon par la Ville à des fins routières pour déclarer officiellement qu'elles sont des routes.

## **2025-32P**

Règlement de la Ville du Grand Sudbury adoptant la modification no 132A du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2024-114 du Comité de planification

Ce règlement municipal autorise une dérogation propre au site aux termes de la section 5.2.2 du Plan officiel de la Ville afin de faciliter la création de 7 nouveaux lots résidentiels ruraux par voie d'autorisation. La modification 132A remplace les politiques de dérogation propres aux sites précédemment adoptées et élimine la référence aux exigences concernant les façades de lot minimales et les tailles de lot minimales – The Wicker Image Inc., chemin Goodview et chemin CKSO, Sudbury.

## **2025-33Z**

Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolution numéro PL2024-113 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « OSR(6) », espace ouvert – usage récréatif (spécial), à « R1-2 », zone résidentielle 1 à faible densité, afin de permettre la création de 7 nouveaux lots résidentiels ruraux sur le chemin CKSO – The Wicker Image Inc., chemin Goodview et chemin CKSO, Sudbury.

## **2025-34Z**



Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolution numéro PL2023-113 du Comité de planification

Ce règlement municipal change le zonage des terrains visés de « OSR », espace ouvert – usage récréatif, à « H66R3 », utilisation différée – zone résidentielle à densité moyenne (spécial), afin de permettre l'aménagement de 104 unités d'habitation de 60 appartements au maximum, soit un maximum de 30 logements par immeuble, les immeubles ne devant pas compter plus de 3 étages, le reste des logements étant des maisons unifamiliales, des maisons jumelées ou des habitations en rangée – 1257620 Ontario Limited, avenue Sixth, Lively.

### **2025-35P**

Règlement de la Ville du Grand Sudbury adoptant la modification no 139 du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2025-04 du Comité de planification

Ce règlement municipal autorise une dérogation propre au site aux termes de la section 20.5.1 du Plan officiel de la Ville afin de faciliter la création d'un nouveau lot résidentiel non raccordé aux services d'eaux usées de la municipalité, à un endroit où aucun nouveau lot n'est autorisé sans qu'il soit raccordé aux services d'eau et d'eaux usées municipaux – Julie Cleming et Jean Charles, 1434, rue Gennings, Sudbury.

### **2025-36Z**

Règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2010-100Z étant le règlement général de zonage de la Ville du Grand Sudbury

Résolution numéro PL2024-113 du Comité de planification

Ce règlement municipal autorise les utilisations à densité moyenne « R3-1 » et les normes de plein droit dans la zone institutionnelle « I » à l'échelle de la ville – à l'initiative de la municipalité.

## **14. Motions des membres**

### **14.1 Demande de rapport concernant les zones naturalisées dans les cours**

Tel que présenté par Conseillère McIntosh et Conseiller Sizer:

ATTENDU QUE les abeilles et les pollinisateurs indigènes sont en déclin à l'échelle mondiale en raison de la perte de leur habitat, des pesticides, des changements climatiques et d'autres facteurs.

ATTENDU QUE les pollinisateurs jouent un rôle essentiel dans le système alimentaire étant donné qu'ils pollinisent bon nombre des plantes à floraison du monde, y compris les fruits et légumes.

ATTENDU QUE les zones naturalisées regorgeant de plantes indigènes diverses non perturbées fournissent des habitats essentiels et de la nourriture pour les pollinisateurs, y compris des oiseaux, des bourdons et des papillons.

ATTENDU QUE les monocultures telles que les pelouses de gazon ont souvent besoin de pesticides, d'un arrosage excessif et d'une tonte fréquente, ce qui perturbe les habitats des pollinisateurs et leurs sources de nourriture.

ATTENDU QUE la Ville du Grand Sudbury reconnaît la crise climatique et qu'elle appuie la mise en œuvre de la Stratégie alimentaire du Grand Sudbury, le Plan d'action sur la biodiversité, le Plan de gestion communautaire de l'énergie et des émissions, le Plan d'action de Terre à cœur Sudbury et les efforts visant à protéger et à améliorer notre système alimentaire, l'écosystème ainsi que la viabilité d'ensemble et la résilience.

ATTENDU QUE certaines communautés ont commencé à changer les définitions et le vocabulaire dans leurs règlements municipaux sur l'entretien des cours pour tenir compte de la reconnaissance des pollinisateurs et de l'importance des zones naturalisées.

PAR CONSÉQUENT, IL EST RÉSOLU QUE la Ville du Grand Sudbury enjoigne au personnel de revoir les options afin d'inclure les zones naturalisées dans les règlements municipaux applicables, y compris une comparaison avec les autres municipalités, et de présenter un rapport pour étude par le Conseil d'ici à la fin du troisième trimestre de 2025.

## 15. Correspondence à titre de renseignements seulement

- |      |  |    |
|------|--|----|
| 15.1 | <b>Présence des membres du Conseil municipal aux réunions des conseils externes en 2024</b>  | 42 |
|      | Ce rapport présente un sommaire annuel de la présence des membres du Conseil municipal aux réunions des conseils externes en 2024.   |    |
| 15.2 | <b>Rapport d'Ombudsman Ontario – janvier 2025</b>  | 53 |
|      | Ce rapport d'Ombudsman Ontario fournit des renseignements concernant son enquête sur une réunion du Réseau d'action communautaire du Moulin à fleur qui a eu lieu le 8 avril 2024.   |    |
| 15.3 | <b>Programme amélioré de report de l'impôt pour les personnes âgées et les personnes ayant un handicap qui sont propriétaires</b>  | 68 |
|      | Dans ce rapport, on fournit des renseignements sur un éventuel programme amélioré de report de l'impôt pour les personnes âgées et les personnes ayant un handicap qui sont propriétaires, conformément à l'orientation du |    |

Conseil.

16. **Addenda**
17. **Pétitions civiques**
18. **Période de questions**
19. **Levée de la séance**

# Minutes

## For the Operations Committee Meeting

December 16, 2024  
Tom Davies Square

Present (Mayor and Councillors)      Councillor Signoretti, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Sizer, Councillor Leduc, Councillor Landry-Altman

Councillor McIntosh

City Officials      Tony Cecutti, General Manager of Growth and Infrastructure, Joe Rocca, Director of Linear Infrastructure Services, LyAnne Chenier, Active Transportation Coordinator, Bailey Chabot, Senior Planner, Christine Hodgins, Deputy City Clerk, Mark Vainio, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

### Councillor Signoretti, In the Chair

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**1. Call to Order**

The meeting commenced at 2:00 p.m.

**2. Roll Call**

A roll call was conducted.

**3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**4. Consent Agenda**

The following resolution was presented:

**OP2024-26**

Moved By Councillor Sizer

Seconded By Councillor Parent

THAT the City of Greater Sudbury approves Consent Agenda items 4.1.1 to 4.1.2.

**CARRIED**

The following are the Consent Agenda items:

**4.1 Routine Management Reports**

**4.1.1 Traffic Control – Meadowgreen Drive and Fox Ridge Drive**

**OP2024-27**

Moved By Councillor Sizer

Seconded By Councillor Parent

THAT the City of Greater Sudbury controls the intersection of Meadowgreen Drive and Fox Ridge Drive with a yield sign facing eastbound traffic on Meadowgreen Drive;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 in the City of Greater Sudbury to implement the recommended changes outlined in the report entitled “Traffic Control – Meadowgreen Drive and Fox Ridge Drive”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on December 16, 2024.

**CARRIED**

**4.1.2 Traffic Control – Windstar Avenue at Edna Street**

**OP2024-28**

Moved By Councillor Sizer

Seconded By Councillor Parent

THAT the City of Greater Sudbury controls the intersection of Windstar Avenue at Edna Street with a yield sign facing southbound traffic on Windstar Avenue;

AND THAT the City of Greater Sudbury controls the intersection of Windstar Avenue at Ruby Street with a yield sign facing northbound traffic on Windstar Avenue;

AND THAT the City of Greater Sudbury directs staff to prepare a by-law to amend Traffic and Parking By-Law 2010-1 in the City of Greater Sudbury to implement the recommended changes outlined in the report entitled “Traffic Control – Windstar Avenue at Edna Street”, from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on December 16, 2024.

**CARRIED**

## 5. Presentations

### 5.1 2024 Active Transportation Annual Report

LyAnne Chenier, Active Transportation Coordinator, provided an electronic presentation regarding the 2024 Active Transportation Annual Report.

The following resolution was presented:

#### **OP2024-29**

Moved By Councillor Landry-Altmann

Seconded By Councillor Fortin

THAT the City of Greater Sudbury designates Walford Road from Paris Street to Regent Street, Kingsway from Barry Downe Road to Falconbridge Road and Larch Street from Elgin Street to Lisgar Street as cycling facilities;

AND THAT the City of Greater Sudbury designates the westside of Old Highway 69 (Municipal Road 80) from Main Street to 250m South of MacKenzie Street as a multi-use path;

AND THAT the City of Greater Sudbury prepares a by-law to amend Traffic and Parking By-Law 2010-1 to implement the recommended changes, as outlined in the report entitled "2024 Active Transportation Annual Report", from the General Manager of Growth and Infrastructure, presented at the Operations Committee meeting on December 16, 2024.

**CARRIED**

### 5.2 Urban Forest Master Plan

Bailey Chabot, Senior Planner, provided an electronic presentation regarding the Urban Forest Master Plan.

The following resolution was presented:

#### **OP2024-30**

Moved By Councillor Leduc

Seconded By Councillor Brabant

THAT the City of Greater Sudbury directs staff to present the Urban Forest Master Plan to City Council in Q1 2025 for their approval as outlined in the report entitled "Urban Forest Master Plan", from the General Manager, Growth and Infrastructure, presented at the Operations Committee meeting on December 16, 2024.

**CARRIED**

## 6. Members' Motions

Councillor Sizer presented a motion regarding a request to rename the Solid Waste Advisory Panel. The motion will be dealt with at the next regularly scheduled Operation Committee meeting.

**7. Addendum**

No Addendum was presented.

**8. Civic Petitions**

No Petitions were submitted.

**9. Question Period**

No Questions were asked.

**10. Adjournment**

Councillor Signoretti moved to adjourn the meeting. Time: 2:59 p.m.

**CARRIED**

# Minutes

## For the Community and Emergency Services Committee Meeting

December 16, 2024  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor McIntosh
Absent	Councillor Sizer
City Officials	Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Acting General Manager of Community Development, Jeff Pafford, Director of Leisure Services, Aaron Archibald, Director of Long Term Care Services, Jesse Oshell, Deputy Fire Chief, Melissa Roney, Advanced Care Paramedic, Laura Gilbert, Acting Director of Transit Services, Shannon Dowling, Coordinator of Special Operations, Christine Hodgins, Deputy City Clerk, Mark Vainio, Legislative Compliance Coordinator, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant, Ashley Roetscher, Clerk's Services Assistant

### Councillor Lapierre, In the Chair

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**1. Call to Order**

The meeting commenced at 4:51 p.m.

**2. Roll Call**

A roll call was conducted.

**3. Declarations of Pecuniary Interest and the General Nature Thereof**

None declared.

**4. Consent Agenda**

The following are the Consent Agenda items:

**CES2024-39**

Moved By Councillor Labbee

Seconded By Councillor Fortin



THAT the City of Greater Sudbury approves Consent Agenda item 4.1.1.

**CARRIED**

**4.1 Routine Management Reports**

**4.1.1 Healthy Community Initiative Fund Applications – December 16, 2024**

**CES2024-40**

Moved By Councillor Labbee

Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves the Healthy Community Initiative Fund requests, as outlined in the report entitled “Healthy Community Initiative Fund Applications – December 16, 2024”, from the General Manager of Community Development, presented at the Community and Emergency Services Committee meeting on December 16, 2024;

AND THAT the City of Greater Sudbury directs staff to present a by-law to authorize the grants recommended in the report.

**CARRIED**

**5. Presentations**

**5.1 GOVA Transit Update 2024**

Laura Gilbert, Acting Director of Transit Services, provided an electronic presentation regarding transit services initiatives following the adoption of the Transit Action Plan in 2019.

**6. Members' Motions**

**6.1 Request for Business Case Outlining Costs to Complete Studies for Kalmó Beach 10-Year Plan Recommendations**

The following resolution was presented:

**CES2024-41**

Moved By Councillor Parent

Seconded By Councillor Labbee

WHEREAS the City of Greater Sudbury has approved the Aquatic Service and Facility Review as the foundation for guiding future decisions relating to aquatic infrastructure;

AND WHEREAS the Aquatic Service and Facility Review recommends that the City implement the recommendations of the Kalmó Beach 10-year

Plan, prioritizing those projects that improve circulation, accessibility, parking, wayfinding and support facilities;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to prepare a business case for the 2026 budget deliberations, outlining the costs associated with completing studies associated with circulation, accessibility, parking, wayfinding and support facilities enhancements, including the identification of potential sources of funds;

AND THAT as part of the preparation of the business case, that staff consult with the Accessibility Advisory Panel.

**CARRIED**

**7. Correspondence for Information Only**

**7.1 Pioneer Manor 2024 3rd Quarter Report**

For Information Only.

Councillor McIntosh departed at 5:26 p.m.

**7.2 Accessible Parking Improvements at Arenas**

For Information Only.

**7.3 Advanced Care Paramedic Training Project**

For Information Only.

**7.4 Community Paramedicine Program Update – December 2024**

For Information Only.

**7.5 Emergency Management Update – December 2024**

For Information Only.

**7.6 Fire Services Update – December 2024**

For Information Only.

**8. Addendum**

No Addendum was presented.

**9. Civic Petitions**

No Petitions was presented.

**10. Question Period**

No Questions were asked.

**11. Adjournment**

Councillor Parent moved to adjourn the meeting. Time: 5:40 p.m.

**CARRIED**

# Minutes

## For the CAO Recruitment Committee Meeting

January 8, 2025  
Committee Room C-12

Present (Mayor and Councillors)	Councillor Signoretti, Councillor McIntosh, Mayor Lefebvre  Councillor Fortin, Councillor Sizer
Absent	Councillor Lapierre
City Officials	Kevin Fowke, Interim Chief Administrative Officer, Joanne Kelly, Director of Human Resources and Organizational Development, Eric Labelle, City Solicitor and Clerk

**Mayor Paul Lefebvre, In the Chair**

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**1. Call to Order**

The meeting commenced at 2:05 p.m.

**2. Roll Call**

A roll call was conducted prior to the commencement of moving into closed session.

**3. Closed Session**

The following resolution was presented:

**CAO2025-01**

Moved By Mayor Lefebvre

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury moves to Closed Session to deal with one Personal Matters (Identifiable Individual(s)) / Labour Relations or Employee Negotiations item regarding the CAO recruitment process in accordance with the *Municipal Act, 2001*, par. 239 (2)(b) and (d).

**CARRIED**

At 2:07 p.m., the CAO Recruitment Committee moved into Closed Session.

**4. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 2:43 p.m.

**CARRIED**

## **Cultural Hub and Greater Sudbury Event Centre Projects Update – February 18, 2025**

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Presentations
Prepared by:	Tony Cecutti Growth and Infrastructure
Recommended by:	Chief Administrative Officer

### **Report Summary**

This report and presentation provides an update on the status of the Cultural Hub at Tom Davies Square and Greater Sudbury Event Centre projects.

### **Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans**

This report responds to several elements of the 2019-2027 Strategic Plan including:

Objective 2.0 Economic Capacity and Investment Readiness

2.1 Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship,

2.4 Revitalize Greater Sudbury's Downtown and Town Centres with Public Investment that Support Private Investment

2.8 Invest in Transformative Facilities, Spaces and Infrastructure that Support Economic Activity

Objective 5.0 Create a Healthier and More Vibrant Community

5.2 Invest in Infrastructure to Support Community Recreation with Focus on Quality of Life

5.6 Align Initiatives with the Goal of Community Vibrancy

### **Financial Implications**

There are no financial implications associated with this report.

### **Background**

#### **Cultural Hub at Tom Davies Square (TDS)**

In November 2023 through Resolutions CC2023-287 to 290, Council directed staff to proceed with incorporating a new Cultural Hub at Tom Davies Square (TDS). With those resolutions, Council also established the project would have a total project budget of up to \$65M.

Over the period of 2024, staff have worked to advance the project as directed by Council. A brief summary of notable project achievements from the past year include:

- Federal announcement providing \$24.9 million from the Green and Inclusive Community Buildings Program that resulted from efforts to secure senior government funding;
- Council received a presentation of the Schematic Design, design renderings, and Class C cost estimate for the project in September 2024;
- Significant engagement has and will continue to influence the project through Open House Sessions, the Accessibility Advisory Panel, Indigenous Advisory Panel, Host Nations, and community groups.
- Staff researched, planned, and are successfully pivoting the project delivery and procurement model for the Cultural Hub at TDS to Construction Management (CM). This project is the first implementation of the CM model and will set the protocols for this model going forward. For reference, the Construction Management project delivery model was discussed with Council in November 2024.

**Analysis**

Since the Construction Management discussion with Council, staff have successfully issued a Request for Prequalification for the Cultural Hub at Tom Davies Square. The prequalification generated significant interest resulting in the prequalification of six (6) firms that specialize in Construction Management of complex projects. The prequalified firms include:

- Aquicon Construction
- Ball Construction
- EllisDon Corporation
- PCL Constructors
- Percon Construction
- Pomerleau Inc.

A Request for Proposal (RFP) is being finalized for the project and is anticipated to be posted in early February. The RFP will establish an evaluation criteria for the proposals and provide the City’s expectations and protocols to enter into and execute a construction management agreement.

The timing of the construction management RFP aligns well with the design progress of the Cultural Hub at TDS. The Construction Manager, once retained, will perform a review of the Design Development that is underway. The CM’s design review will determine and comment on the constructability of the proposed design facilitating the opportunity to identify and rectify design risks early on.

Late in the Design Development phase, as the project design team is working toward a Class B cost estimate with the quantity surveyor (cost consultant), the CM will concurrently prepare an independent cost estimate to facilitate a cost reconciliation process, further reducing design risks as they pertain to the project budget. Once the process of Class B cost estimate reconciliation is complete, and the Design Development phase is concluded, staff will return to Council to present a detailed project update.

The timing of the RFP and the advancement of design continues to align with the project schedule presented to Council in September 2024. The RFP is targeting award in Q2 2025, with an anticipated start to construction in Q3 2025. As indicated to Council, the Construction Management project delivery model facilitates many tender packages to various subtrades, where the CM directly retains the subtrades. However, the CM must follow the City’s established tendering protocols. This model will ease scheduling pressures as the project can begin early works and construction, while the final finishes are being designed.

**Financial Status**

The following table provides a summary of budget and costs to date:

<b>Cultural Hub at Tom Davis Square Budget</b>	<b>\$65,000,000</b>
<b>Costs to date as of December 31, 2024</b>	<b>\$1,056,000 *</b>

\*Not including prior reported arena/event centre project and preparation costs of \$20,764,000 which were budgeted at \$25,000,000.

## **Next Steps**

1. Issue the RFP for Construction Manager for the Cultural Hub at Tom Davies Square.
2. Continue to pursue external funding sources for the Cultural Hub at TDS.
3. Staff, the design team, and the project partners will continue to work through the project design.
4. Continue to engage with various committees, stakeholders, and groups such as but not limited to the Accessibility Advisory Panel as the project evolves.

## **Background**

### **Event Centre Site Selection**

A comprehensive evaluation of all pertinent information was conducted to identify the optimal site for the new event centre. This site selection process was a distinct and collaborative exercise involving KKR advisors for their expertise in business development, the architectural team for their design and feasibility requirements, geotechnical engineers for their soil and subsoil condition assessments, and representatives from Engineering Services, Linear Infrastructure, Transit, and Planning Services. Major considerations and constraints discussed included existing municipal infrastructure and utilities, geotechnical conditions, development opportunities, and parking availability.

We identified a couple of significant utilities; a primary electrical duct bank under Shaughnessy St., managed by Greater Sudbury Utilities (GSU) and a trunk watermain under Elgin St, whose relocation could adversely impact the project's schedule and cost. Consequently, it was determined that avoiding these relocations would be preferable.

Two existing structures in the south district have been identified as significant for preservation. The analysis concluded that the proposed site for the new event centre must respect the Sudbury Theatre Centre and the Rail Station, maintaining their current locations.

Through supplemental investigations, it is understood that ground conditions are consistent throughout the south district. The soil capacity is considered to be weak and foundation support for large structures would likely require piles founded in bedrock. The elevation of the bedrock was found to be quite deep with a modest slope from south to north. Micro-pilings is the most common form of foundation used in this type of condition. The additional analysis shows that the cost and complexity of constructing foundations for the event centre does not vary substantially across the south district.

The new Event Centre will keep the dispersed parking model of the Sudbury Community Arena. The Downtown Master Plan team is planning to include parking impact reports for the Event Center and Cultural Hub to ensure adequate downtown parking. The footprint of the new event centre is slightly larger than the existing arena, therefore the net change in parking spots will depend on the future state of the property occupied by the existing arena. Available parking was not considered a significant factor in site selection as it is deemed necessary to make similar longer term parking plans in all options.

The site selected for the Event Centre occupies the blocks between Brady St & Elgin St, and Minto St and Shaughnessy St (see Figure 1 below). The selected site avoids the need for road realignments and major utility relocations. Additionally, there are opportunities to downsize or eliminate portions of the road network. This is expected to result in operational cost savings as well as capital infrastructure savings since most of the existing infrastructure is at or near the end of its life. The site solidly anchors the south downtown, offering redevelopment opportunities on three sides. It does not preclude other future development opportunities, such as hotel or conference centre developments. The location leverages existing under-utilized public spaces, such as memorial park and Tom Davies Square courtyard, for supporting programming during large events. It also has strong connectivity to existing travel paths from the north and



west via Minto St & Elgin St, aligning with current behavior patterns.



Figure 1: Preferred Event Centre Site Location

The selected site for the Event Center offers significant advantages over other locations within the South District in terms of cost, schedule, economic development, and visibility. It aligns with the Downtown Master Plan vision and leverages existing infrastructure and public spaces to create a vibrant and safe environment that enhances the value of surrounding properties.

### Schematic Design

BBB Architects are making significant progress on their schematic design, which includes the blocking of program spaces and the development of preliminary floorplates. This phase is crucial as it lays the foundation for the detailed design work that will follow.

The preliminary geotechnical investigation is currently under review by the architectural team. The feedback from this review will guide the detailed geotechnical investigation in support of the foundational design.

Additionally, the BBB MEP (Mechanical, Electrical, and Plumbing) team is exploring various approaches to enhance the sustainability of the Event Centre design.

The project team is creating a comprehensive stakeholder engagement plan that integrates the efforts of the Cultural Hub and Downtown Master Plan projects for a holistic approach to city development. Stakeholder engagement sessions will start in March to ensure inclusivity in the project's early stages, including the design process. As part of the engagement strategy, key meetings are being planned with the Accessibility Advisory Panel, Sudbury Theatre Centre, and Indigenous communities.

## Term Sheets & Venue Operator

The City and Mr. Bidulka of KKR Advisors are continuing active negotiations with Sudbury Wolves Sports and Entertainment.

The City is also in procurement for a Venue Manager. Short listed companies will have been issued a Request for Proposal by the time this report is published. The goal is to have the Venue Operator on board by the end of March 2025. This early involvement will allow the Venue Operator to provide valuable subject matter expert input during the design stage, ensuring that the final design meets operational needs and standards.

## Financial Status

The following table provides a summary of budget and costs to date:

<b>Downtown Event Centre Budget</b>	<b>\$200,000,000</b>
<b>Costs to Date as of December 31, 2024</b>	<b>\$130,000</b>

## The London Story

In selecting the site for the new event centre, we drew upon the expertise and experience of London, Ontario. Their successful efforts in revitalizing downtown London provided valuable insights that informed our decision-making process. The ongoing success and value generated by their initiatives serve as a compelling model for our community to follow.

Budweiser Gardens opened in 2002 as a public/private partnership. It has a seating capacity of 9,090 for hockey and ice events, and over 10,000 for concerts, family shows and other events. The venue is home to the London Knights of the Ontario Hockey League and the London Lightning of the National Basketball League of Canada. The venue has had an annual attendance of 450- 750,000 since it opened.

Downtown's assessment value has more than doubled in the past 20 years, reaching \$1.96 billion in 2019. Building permit value was over \$143 million for 2018 and 2019. In 2018 and 2019, there was almost \$100 million in residential construction downtown, including 175 market rate residential apartment units and 134 affordable housing units.

Key destinations, arts and culture events, and programming continue to draw people to the downtown. Over 5.5 million people visited downtown destinations for music and cultural events in 2018 and 2019, resulting in direct support for local businesses. Music continues to grow as a major attraction for the downtown.

In March 2019, Downtown London welcomed Canada's largest cultural celebration, the JUNO Awards. JUNO Week attracted 37,000 attendees and had a \$12.5+ million economic impact. Downtown took centre stage as 4+ million people tuned into the JUNO Awards broadcast held at Budweiser Gardens. During the JUNOs, more than 100 artists performed across 17 London venues, and 309 participating artists visited London. The 2019 JUNOs produced 3.6 billion media impressions." ([State of Downtown 2019](#))

## **Next Steps**

The following is a summary of some of the key activities to be conducted in the coming months.

1. CGS staff, design team, and project partners will continue to work through the design.
2. Work with KKR Advisors to complete the negotiation of Term Sheets with the Sudbury Wolves and Sudbury Five with the aim of securing a new lease with the teams for the new building.
3. Following the successful negotiation of the Term Sheets, develop, issue, evaluate and award Request for Proposal for Venue Operator.
4. Engagement with various committees, stakeholders, and groups such as but not limited to the Accessibility Advisory Committee, Sudbury Theatre Centre.
5. Develop, issue and award Request for Pre-Qualification for Construction Manager.

## **Resources Cited**

City of London – State of the Downtown Report 2019 - [State of Downtown 2019](#)

## 1960 Paris Window and Door Replacement – Tender Award

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Managers' Reports
Prepared by:	Barbara Dubois Housing Operations (GSHC)
Recommended by:	General Manager of Community Development

### Report Summary

This report provides a recommendation regarding the 2024 – 2027 capital plan which includes \$3,000,000 to replace the windows and doors at 1960B Paris Street.

### Resolution

THAT the City of Greater Sudbury approves additional funding of \$1 Million from the Capital General Holding Account Reserve to award the contract SHO24-114 and complete the 1960 Paris Street Windows & Doors project, as outlined in the report entitled “1960 Paris Window and Door Replacement – Tender Award” from the General Manager of Community Development, presented at the City Council meeting on February 18, 2025.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

The 1960 Paris Street windows and doors replacement capital project supports Council’s Strategic Plan as it supports the goal to improve access for all citizens, especially vulnerable populations to safe, affordable, attainable and suitable housing options. The project will contribute to the strategic goal of revitalizing and improving existing housing stock and support the Community Energy and Emissions Plan of creating energy efficient buildings.

### Financial Implications

If approved, the project budget will increase from \$3,000,000 to \$4,000,000 with the additional amount of \$1,000,000 to be funded from the Capital General Holding Account Reserve.

### Background

At the December 19, 2023, Finance and Administration Committee meeting, through FA2023-76, and as part of the 2024-2027 Capital Budget, the 1960B Paris Window Replacement project was approved. This project replaces all single pane windows at 1960B Paris Street to new, energy efficient, triple-glazed units with thermally broken frames. Balcony doors will be replaced with insulated, weather-stripped steel doors with

heavy-duty aluminum storm doors. Funded over two (2) years, a total of \$3,000,000 was approved to support upgrades to the entirety of 162 family units at the property. Where 1960 Paris consists of two buildings (1960A and 1960B), this project is a second phase to work completed at 1960A, when 101 units received window and door upgrades in 2018.

Existing windows at 1960B Paris are single pane fixed units, with double sliders and nearing the end of useful life; when repairs are required, the procurement of replacement parts is a challenge. These windows were installed in 1974. Balcony doors are metal-clad uninsulated wood and installed at the same time as the windows. The poor quality of existing windows means that tenants frequently deal with issues of condensation on the windows and frames, often resulting in drywall damage below the windows.

To ensure quality work and fair market costs, Housing Staff worked with consultants to develop and finalize the window and door replacement project tender under contract SHO24-114, which was issued on October 07, 2024. The original estimate to complete this project was \$3 million. The tender closed on November 8, 2024, with 2 bidders: KB Civil Construction Inc \$3,866,111, and Build North Construction \$4,400,000.

The preferred/compliant bid is KB Civil Construction with a total project cost of \$4,000,000, which is \$1,000,000 over the approved capital budget amount of \$3,000,000.

## **Analysis and Options**

The original budget estimate of \$3 million was based on a cost comparison with the replacement of windows and doors at 1960A Paris, which resulted in a project cost of \$900,000. Where 1960B is triple the size and number of windows and doors of 1960A, the estimate for the project was tripled, also allowing for contingency. In the meantime, supply and demand with windows & doors has projected a large price increase over the project estimate. Coupled with supply chain issues, necessary steps/process to access tenant units for repair/replacement has reflected an overall increase in the price.

To proceed with the project, the following options are presented:

**Option 1:** Award the tendered project and proceed with the complete window and door replacement project, utilizing additional funding from the Capital Holding Account Reserve. The revised budget includes a contingency of approximately \$80,000 after engineering and design costs to date. This allows the project to be completed, providing for the repair/replacement all windows & doors at 1960B Paris to be replaced in 2025, based on the tendered pricing received.

**Option 2:** Cancel the existing tender and re-tender with a reduced scope, which would see sections of windows and doors being replaced, up to the approved budget. Based on the design of the building, the windows and doors replacement could be divided into a few sections, or areas, reducing the tender scope to specific priority sections of the building. The remaining sections would have to be retendered in 2025.

## **Conclusion**

Staff are recommending that the 1960B Paris windows and doors replacement project be awarded as tendered and the additional funding required to complete the capital project be funded from the Capital General Holding Account Reserve.

## **Resources Cited**

2024-2027 Capital Budget page 441 of 678

[greatersudbury.ca/city-hall/budget-and-finance/2024-2025-budget/proposed-budget1/proposed-2024-2025-budget/](https://greatersudbury.ca/city-hall/budget-and-finance/2024-2025-budget/proposed-budget1/proposed-2024-2025-budget/)

## Appointment of Two Deputy Mayors

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Managers' Reports
Prepared by:	Brigitte Sobush Clerk's Services
Recommended by:	General Manager of Corporate Services

## Report Summary

This report provides a recommendation regarding the process in which to appoint two Members of Council as Deputy Mayors to hold office for one-half of the term of Council.

## Resolution

THAT the City of Greater Sudbury appoints Councillors \_\_\_\_\_ and \_\_\_\_\_ as Deputy Mayors for the term ending November 14, 2026, as outlined in the report entitled "Appointment of Two Deputy Mayors" from the General Manager of Corporate Services, presented at the City Council meeting on February 18, 2025.

## Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

## Financial Implications

The remuneration for the two Deputy Mayors is provided for in the operating budget.

## Background

Article three of Procedure By-law 2019-50 provides that Council shall appoint two of its Members as Deputy Mayors to hold office for one-half of the term of the Council or until their successors are appointed.

The Deputy Mayors occasionally act in the mayor's place while the mayor is absent or otherwise unable to perform the duties of that office.



The Deputy Mayors also chair Closed Council and Nominating Committee meetings. They will Chair these meetings on a monthly rotation schedule.

When appointing Deputy Mayors, Council should ensure that at least one Deputy Mayor is fluent in English and French.

## **Selection**

The selection of these positions is to be conducted in accordance with the City of Greater Sudbury's Procedure By-law. Council's procedure requires that if more candidates are nominated for the required position, that position will be chosen by simultaneous recorded vote. Simultaneously recorded votes are conducted by way of an electronic vote, however, the electronic vote system does not have the functionality for dealing with appointments. Accordingly, the By-law provides that paper ballots are to be used for members attending in person, and members participating virtually are to provide their votes to the Clerk in writing.

It is always in order for a Member of Council to nominate and vote for themselves.

## **Resources Cited**

City of Greater Sudbury Procedural By-Law 2019-50: <https://www.greatersudbury.ca/city-hall/by-laws/>

## Appointment to the Board of Health for Public Health Sudbury and Districts – February 2025

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Managers' Reports
Prepared by:	Rory Whitehouse Clerk's Services
Recommended by:	General Manager of Corporate Services

### Report Summary

This report provides a recommendation regarding the appointment of one Member of Council to the Board of Health for Public Health Sudbury and Districts.

### Resolution

THAT the City of Greater Sudbury appoints Councillor \_\_\_\_\_ to the Board of Health for Public Health Sudbury and Districts effective as of March 01, 2025 for the term ending November 14, 2026, as outlined in the report entitled, "Appointment to the Board of Health for Public Health Sudbury and Districts – February 2025" from the General Manager of Corporate Services, presented at the City Council meeting on February 18, 2025.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

### Financial Implications

There are no financial implications associated with this report.

### Background

At the November 29, 2022, City Council meeting, Councillor Lapierre was appointed to the Board of Health for Public Health Sudbury and Districts. Councillor Lapierre has resigned from the board effective the end of February 2025 and Council may appoint another Member of Council to sit on the Board of Health. If a Member of Council does not wish to sit on the Board the seat may be filled by appointing a citizen. Following Board of Health motion #41-24 requesting additional Indigenous representation on the Board, Public Health has offered assistance in finding a representative candidate if Council so chooses.

The Board of Health for Public Health Sudbury and Districts meets on the Third Thursday of each month (with the exceptions of March, July, August, and December) in the afternoons at 1:30 p.m.



## **Selection**

The selection of these positions is to be conducted in accordance with the City of Greater Sudbury's Procedure By-law. Council's procedure requires that in the event more candidates are nominated for the required position, that position will be chosen by simultaneous recorded vote. Simultaneously recorded votes are conducted by way of an electronic vote, however, the electronic vote system does not have the functionality for dealing with appointments. Accordingly, the By-law provides that paper ballots are to be used for members who are attending in person, and members participating virtually are to provide their votes to the Clerk in writing.

It is always in order for a Member of Council to nominate and vote for themselves.

## **Resources Cited**

City of Greater Sudbury Procedural By-Law 2019-50: <https://www.greatersudbury.ca/city-hall/by-laws/>

## 2024 Attendance to Outside Board Meetings by Members of Council

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Correspondence for Information Only
Prepared by:	Brigitte Sobush Clerk's Services
Recommended by:	General Manager of Corporate Services

### Report Summary

This report provides information regarding an annual report summary of attendance to outside Board meetings by Members of Council for 2024.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no direct connection to the Community Energy & Emissions Plan.

### Financial Implications

There are no financial implications associated with this report.

### Background

At the direction of City Council, attached is a summary of attendance to outside Board meetings by Members of Council appointed to those Boards, including the following:

- Board of Health for Public Health Sudbury and Districts
- Conservation Sudbury Board
- Greater Sudbury Development Corporation Board
- Greater Sudbury Police Services Board
- Greater Sudbury Public Library Board
- Greater Sudbury Utilities Inc. and its Subsidiary Boards
- Sudbury Airport Community Development Corporation

### Resources Cited

Resolution Number CC2023-33: <https://www.greatersudbury.ca/city-hall/mayor-and-council/meetings/agendas-and-minutes/>

**Outside Board Attendance - Members of Council**

**Name of Board: Board of Health for Public Health Sudbury & Districts**

<b>Meeting Date:</b>	<b>Board Member Michel Brabant in Attendance: (Y/N)</b>	<b>Board Member Pauline Fortin in Attendance: (Y/N)</b>	<b>Board Member René Lapierre in Attendance: (Y/N)</b>	<b>Board Member Bill Leduc in Attendance: (Y/N)</b>	<b>Board Member Michel Parent in Attendance: (Y/N)</b>	<b>Board Member Mark Signoretti in Attendance: (Y/N)</b>	<b>Board Member Al Sizer in Attendance: (Y/N)</b>
01/18/24			Y	Y	Y	Y	Y
02/15/24 Special Board Meeting			Y	Y	N	Y	Y
02/20/24			Y	N	Y	Y	Y
04/18/24		<b>Started April 16, 2024</b>	Y	<b>Resigned March 13, 2024</b>	N	Y	N
05/16/24		Y	Y		Y	Y	N
06/20/24		Y	Y		Y	Y	Y
09/19/24	<b>Started Sept. 3, 2024</b>	Y	Y		Y	Y	<b>Resigned Sep. 3, 2024</b>
10/17/24	Y	Y	Y		Y	N	
11/21/24	Y	Y	Y		N	Y	

**Outside Board Attendance - Members of Council - 2024**

**Name of Board: Nickel District Conservation Authority**

<b>Meeting Date:</b>	<b>Board Member Fern Cormier in Attendance: (Y/N)</b>	<b>Board Member Michel Brabant in Attendance: (Y/N)</b>	<b>Board Member Pauline Fortin in Attendance: (Y/N)</b>	<b>Board Member Natalie Labbé in Attendance: (Y/N)</b>	<b>Board Member Eric Benoit in Attendance: (Y/N)</b>	<b>Board Member Bill Leduc in Attendance: (Y/N)</b>	<b>Board Member Jocelyne Landry-Altman in Attendance: (Y/N)</b>
Jan. 10, 2024	Y		Y	N		N	N
Feb. 14, 2024	Y		Y	N		Y	N
March 20, 2024	N		Y	Y		N	Y
April 10, 2024	Y		Y	N		Y	Y
May 8, 2024	Y		Y	Resigned	Appointed for June meeting	Y	Y
June 13, 2024	Y		Y		Y	N	N
Sept. 12, 2024	N		Y		Y	Y	N
Oct. 10, 2024	Resigned	Appointed for Nov meeting	Y		Y	N	Y
Nov. 21, 2024		Y	Y		N	N	Y
Dec. 12, 2024		Y	Y		Y	Y	N

**Outside Board Attendance - Members of Council - 2024**

**Name of Board: Greater Sudbury Development Corporation (GSDC)**

<b>Meeting Date:</b>	<b>Board Member Councillor Signoretti in Attendance: (Y/N)</b>	<b>Board Member Councillor Leduc in Attendance: (Y/N)</b>	<b>Board Member Councillor Labbee in Attendance: (Y/N)</b>	<b>Board Member Mayor Lefebvre in Attendance: (Y/N)</b>
January 17, 2024	Y	N	N	Y
February 14, 2024	Y	N	N	Y
March 13, 2024	Y	N	N	Y
April 10, 2024	N	N	N	Y
May 8, 2024	Y	Y	N	N
June 12, 2024	N	N	N	Y
July 10, 2024	Y	Y	N	N
September 11, 2024	Y	Y	Y	Y

October 16, 2024	N	Y	Y	Y
November 13, 2024	Y	N	N	N
December 11, 2024	N	N	Y	N

**Outside Board Attendance - Members of Council - 2024**

**Name of Board: Greater Sudbury Police Service Board**

<b>Meeting Date:</b>	<b>Board Member Al Sizer in Attendance: (Y/N)</b>	<b>Board Member Paul Lefebvre in Attendance: (Y/N)</b>
January 24, 2024	Y	Y
February 21, 2024	Y	Y
March 20, 2024	Y	Y
March 28, 2024 – Special Meeting	Y	Y
April 4, 2024 – Special Meeting	Y	Y
April 17, 2024	Y	Y
April 22, 2024 – Special Meeting	Y	Y
May 15, 2024	Y	N
May 28, 2024 – Special Meeting	Y	Y

June 26, 2024	Y	Y
July 16, 2024 – Special Meeting	Y	N
August 30, 2024 – Special Meeting	Y	N
September 5, 2024 – Special Meeting	Y	N
September 6, 2024 – Special Meeting	Y	N
September 18, 2024	Y	Y
September 19, 2024 – Special Meeting	Y	Y
October 9, 2024 – Special Meeting	Y	Y
October 16, 2024	Y	Y
October 30, 2024 – budget meeting	Y	Y
November 20, 2024	N	N



December 11, 2024	Y	Y
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**Outside Board Attendance - Members of Council - 2024**

**Name of Board: Greater Sudbury Public Library Board**

<b>Meeting Date:</b>	<b>Board Member Eric Benoit in Attendance: (Y/N)</b>	<b>Board Member Fern Cormier in Attendance: (Y/N)</b>	<b>Board Member Mark Signoretti in Attendance: (Y/N)</b>	<b>Board Member Al Sizer in Attendance: (Y/N)</b>
January 25, 2024	n/a	N	Y	Y
February 22, 2024	n/a	Y	N	Y
March 28, 2024	n/a	Y	Y	Y
April 25, 2024	n/a	Y	N	N
May 23, 2024	n/a	Y	N	N
September 26, 2024	Y	N	Y	n/a
October 24, 2024	Y	n/a	N	n/a
November 28, 2024	Y	n/a	Y	n/a
December 19, 2024	Y	n/a	n/a	n/a

n/a = not a Board Member at the time of the meeting

**Outside Board Attendance - Members of Council**

**Name of Board: Greater Sudbury Utilities Inc. & Greater Sudbury Hydro Inc.**

Meeting Date:	<b>Mark Signoretti</b> in Attendance: (Y/N)	<b>René Lapierre</b> in Attendance: (Y/N)	<b>Natalie Labbé</b> in Attendance: (Y/N)
GSU & GSH Regular Board Meeting <b>April 22, 2024</b>	No	Yes	No
GSU & GSH Regular Board Meeting <b>June 24, 2024</b>	Yes	Yes	Yes
GSU & GSH Special Board Meeting <b>August 12, 2024</b>	No	Yes	Yes
GSU & GSH Regular Board Meeting <b>October 28, 2024</b>	Yes	Yes	Yes
GSU & GSH Regular Board Meeting <b>December 9, 2024</b>	Yes	Yes	Yes

Information gathered per Resolution Number: CC2023-33  
Resolutions - City Council Meeting of Tuesday, February 7, 2023

**Outside Board Attendance - Members of Council - 2024**

**Name of Board: Sudbury Airport Community Development Corporation (SACDC)**

<b>Meeting Date:</b>	<b>Board Member Mike Parent in Attendance: (Y/N)</b>	<b>Board Member Eric Benoit in Attendance: (Y/N)</b>
Feb 15, 2024	N	N/A
Apr 11, 2024	Y	N/A
May 16, 2024	Y	N/A
Jun 13, 2024	Y	N/A
Jun 25, 2024 (Pre-AGM)	Y	Y
Jun 25, 2024 (AGM)	Y	Y
Aug 21, 2024	N	Y
Oct 1, 2024	N/A	Y
Oct 7, 2024	Y	Y
Nov 20, 2024	Y	N/A
Dec 11, 2024	Y	Y

N/A = not mandatory to attend the meeting

## Ontario Ombudsman Report – January 2025

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Correspondence for Information Only
Prepared by:	Eric Labelle Clerk's Services
Recommended by:	General Manager of Corporate Services

### Report Summary

This report from the Ontario Ombudsman provides information regarding their investigation into a meeting of the Flour Mill Community Action Network held on April 8, 2024.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters and has no direct connection to the Community Energy and Emissions Plan.

### Financial Implications

There are no financial implications associated with this report.



## **Ombudsman Report**

**Investigation into a complaint about  
a meeting of the City of Greater Sudbury's  
Flour Mill Community Action Network on  
April 8, 2024**

**Paul Dubé  
Ombudsman of Ontario**

**January 2025**

## Complaint

- 1 My Office received a complaint that an illegal meeting occurred when five council members for the City of Greater Sudbury (the “City”) attended a meeting held by the Flour Mill Community Action Network on April 8, 2024.
- 2 My investigation determined that an illegal meeting under the *Municipal Act, 2001* did not occur. The five council members represented a quorum of the City’s Operations Committee, however, the council members did not materially advance the business or decision-making of the Operations Committee when they attended the meeting.

## Ombudsman jurisdiction

- 3 Under the *Municipal Act, 2001* (the “Act”), all meetings of a council, local board, and committee of either must be open to the public, unless they fall within prescribed exceptions.
- 4 As of January 1, 2008, the Act gives anyone the right to request an investigation into whether a municipal council, local board or committee of either has complied with the Act in closing a meeting to the public. Municipalities may appoint their own investigator. The Act designates the Ombudsman as the default investigator for municipalities that have not appointed their own.
- 5 The Ombudsman is the closed meeting investigator for the City of Greater Sudbury.
- 6 In investigating closed meeting complaints, we consider whether the open meeting requirements of the Act and the local board’s governing procedures have been observed.
- 7 Our Office has investigated hundreds of closed meetings since 2008. To assist municipal councils, staff, and the public, we have developed an online digest of open meeting cases. This searchable repository was created to provide easy access to the Ombudsman’s decisions on, and interpretations of, the open meeting rules. Council members and staff can consult the digest to inform their discussions and decisions on whether certain matters can or should be discussed in closed session, as well as issues related to open meeting procedures. Summaries of the Ombudsman’s previous decisions can be found in the digest: [www.ombudsman.on.ca/digest](http://www.ombudsman.on.ca/digest).

- 8 The Ontario Ombudsman also has the authority to conduct impartial reviews and investigations of hundreds of public sector bodies. This includes municipalities, local boards, and municipally controlled corporations, as well as provincial government organizations, publicly funded universities, and school boards. In addition, the Ombudsman’s mandate includes reviewing complaints about the services provided by children’s aid societies and residential licensees, and the provision of French language services under the *French Language Services Act*. Read more about the bodies within our jurisdiction here: [www.ombudsman.on.ca/have-a-complaint/who-we-oversee](http://www.ombudsman.on.ca/have-a-complaint/who-we-oversee).

## Investigative process

- 9 On September 18, 2024, we advised the City of our intent to review this complaint.
- 10 We obtained and reviewed records from the City related to its Community Action Networks, including Terms of Engagement and Standard Operating Procedures. Members of my Office spoke to the City Solicitor and Clerk and council members who attended the Flour Mill Community Action Network meeting on April 8, 2024. We were provided with, and reviewed, audio and audio/video recordings of the meeting taken by members of the public. We also reviewed a report from the City’s Integrity Commissioner regarding the conduct of a council member at the meeting.<sup>1</sup>
- 11 My Office received full co-operation in this matter.

## Background

### Community Action Networks

- 12 Community Action Networks are volunteer groups that work collaboratively with the City to inform, consult, and organize citizen involvement in local projects, events, and services. There are currently 20 Community Action Networks distributed throughout the City’s 12 wards. The Flour Mill Community Action Network operates in Ward 12.

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<sup>1</sup> *Complaint re: Councillor Landry-Altman (Flour Mill CAN April 8, 2024 Meeting) – DGB-Greater Sudbury ICI-2024-02*, online: <<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=54633>>.



- 13 Community Action Networks are subject to Terms of Engagement and Standard Operating Procedures established by the City. These documents set out the role of Community Action Networks and the rules and procedures under which they operate.
- 14 Community Action Networks are required to be open to the public and inclusive.<sup>2</sup> Members of the public may attend the meetings of a Community Action Network’s executive committee. The executive committee is responsible for providing notice of meetings to the public “to ensure inclusivity.”<sup>3</sup>
- 15 The City provides financial grants, staff resources, and education and training to Community Action Networks.<sup>4</sup> The council member of the ward in which a network operates may attend meetings, liaise with members of the executive committee, and facilitate enquiries regarding City services, facilities, and programs.<sup>5</sup>
- 16 The Clerk informed my Office that the City is undertaking a comprehensive review of Community Action Networks, including their organizational structure and mandate.

## The Operations Committee

- 17 The Operations Committee’s mandate is to receive presentations and reports from the City’s Growth and Infrastructure department which includes engineering services, infrastructure capital planning, water/wastewater treatment, environmental services, and building services.<sup>6</sup> The Operations Committee’s membership consists of seven members of council.

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<sup>2</sup> City of Greater Sudbury, *Community Action Network Terms of Engagement* at 2 [*Terms of Engagement*], online: <<https://www.greatersudbury.ca/city-hall/get-involved/volunteerism/community-action-networks/community-action-network-terms-of-engagement/>>.

<sup>3</sup> City of Greater Sudbury, *Community Action Network Standard Operating Procedures*, s 4, online: <<https://www.greatersudbury.ca/city-hall/get-involved/volunteerism/community-action-networks/community-action-network-standard-operating-procedures/>>.

<sup>4</sup> *Terms of Engagement*, *supra* note 2 at 5-6.

<sup>5</sup> *Ibid* at 6.

<sup>6</sup> City of Greater Sudbury, by-law No 2023-04, *A By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels* (10 January 2023), Schedule A-7.

## Flour Mill Community Action Network meeting

- 18 The Flour Mill Community Action Network held a public meeting on April 8, 2024 to discuss community matters, including concerns related to a drop-in and transitional housing complex located in Ward 12. The Ward 12 council member and the chair of the Flour Mill Community Action Network presided over the meeting and moderated the discussion.
- 19 The Ward 12 councillor invited the other council members to attend the meeting. The council members accepted the invitation to attend for various reasons. For example, one council member told us that they represented a neighbouring ward and were interested in hearing from residents on issues that impact the local community. Another council member told us that they attended to learn how Community Action Network meetings were run.
- 20 Aside from the Ward 12 councillor who chaired the meeting, the council members in attendance told us that they did not speak during the meeting or participate in the discussion. The council members observed the proceedings and received information shared by other attendees. There was no discussion amongst the council members and no decisions were made during the meeting. The recordings of the meeting confirmed the council members' recollection.

## Analysis

- 21 A meeting under the *Municipal Act, 2001* did not occur when five council members attended the Flour Mill Community Action Network meeting on April 8, 2024.
- 22 Under the Act, a “meeting” that must follow the open meeting rules is a gathering of a quorum of members of a council, local board, or committee during which business or decision-making is materially advanced.<sup>7</sup> If a quorum gathers but does not materially advance business or decision-making, the open meeting rules do not apply.
- 23 Discussions, debates, or decisions that are intended to lead to specific outcomes or to persuade decision-makers one way or another are likely to materially advance the business or decision-making of a council, committee or local board. Mere receipt or exchange of information is unlikely to materially advance business or decision-making. However, business or decision-making may be materially advanced if there is an attempt to discuss

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<sup>7</sup> *Municipal Act, 2001*, SO 2001, c 25, s 238(1).

or debate information relating to a specific matter that is or will be before a council, committee or local board.<sup>8</sup>

- 24 The five council members who attended the Flour Mill Community Action Network meeting represent a quorum of the City's Operations Committee. However, they did not materially advance the business or decision-making of the Operations Committee. Other than the Ward 12 councillor who chaired the meeting, the council members did not participate in the discussion or make any decisions respecting the matters raised during the meeting. They only observed the proceedings and received information that was shared by other attendees.
- 25 In addition, the topics considered at the meeting, including the drop-in and transitional housing complex, are not within the Operations Committee's mandate. We were told by council members that the City's Community and Emergency Services Committee has the mandate over housing and social services.

## Opinion

- 26 A meeting under the *Municipal Act, 2001* did not occur when five members of the City of Greater Sudbury's Operations Committee attended a meeting of the Flour Mill Community Action Network meeting on April 8, 2024.
- 27 Community Action Networks were created to encourage and facilitate civic engagement and must operate in a manner that is "open and transparent to the public."<sup>9</sup> The principle of holding open meetings is foundational to transparency and accountability. As part of the City of Greater Sudbury's review of Community Action Networks, I strongly encourage the City to consider clarifying the rules and procedures for Community Action Network meetings including the public's ability to attend them and the role of the council members who attend or participate in them.

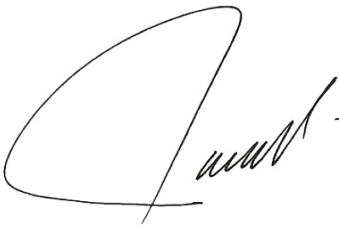
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<sup>8</sup> *Casselman (Village of) (Re)*, 2018 ONOMBUD 11, at para 31, online: <<https://canlii.ca/t/hvmtk>>.

<sup>9</sup> *Terms of Engagement*, *supra* note 2 at 4.

## Report

- 28 Council and staff for the City of Greater Sudbury were given the opportunity to review a preliminary version of this report and provide comments to my Office. All comments we received were considered in the preparation of this final report.
- 29 The City Solicitor and Clerk indicated that my report would be shared with council and made available to the public at an upcoming council meeting. This report will also be published on our website at [www.ombudsman.on.ca](http://www.ombudsman.on.ca).



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**Paul Dubé**  
Ombudsman of Ontario



## **Rapport de l'Ombudsman**

**Enquête sur une plainte à propos  
d'une réunion du Réseau d'action  
communautaire de Flour Mill de la  
Ville du Grand Sudbury le 8 avril 2024**

**Paul Dubé  
Ombudsman de l'Ontario**

**Janvier 2025**

## Plainte

- 1 Mon Bureau a reçu une plainte selon laquelle il y aurait eu une réunion illégale lorsque cinq membres du Conseil de la Ville du Grand Sudbury (la « Ville ») ont assisté à une réunion du Réseau d'action communautaire de Flour Mill le 8 avril 2024.
- 2 Mon enquête m'a permis de conclure qu'aucune réunion illégale n'a eu lieu au sens de la *Loi de 2001 sur les municipalités*. Même si les cinq membres du Conseil constituaient un quorum du Comité des opérations de la Ville, ils(elles) n'ont pas fait avancer de façon importante les travaux ou la prise de décision du Comité en assistant à la réunion.

## Compétence de l'Ombudsman

- 3 La *Loi de 2001 sur les municipalités* (la « Loi ») prévoit que toutes les réunions d'un conseil, d'un conseil local et de leurs comités doivent être ouvertes au public, sauf dans le cas des exceptions prévues par la Loi.
- 4 Depuis le 1<sup>er</sup> janvier 2008, la Loi accorde à quiconque le droit de demander une enquête visant à déterminer si un conseil municipal, un conseil local ou un de leurs comités a respecté ou non la Loi en se réunissant à huis clos. Les municipalités peuvent nommer leur propre enquêteur(euse). La Loi fait de l'Ombudsman l'enquêteur par défaut pour les municipalités qui n'ont pas désigné le(la) leur.
- 5 L'Ombudsman enquête sur les réunions à huis clos de la Ville du Grand Sudbury.
- 6 Lorsque nous enquêtons sur des plaintes concernant des réunions à huis clos, nous cherchons à savoir si les exigences relatives aux réunions publiques énoncées dans la Loi et dans le règlement de procédure applicable ont été respectées.
- 7 Depuis 2008, mon Bureau a enquêté sur des centaines de réunions à huis clos. Pour aider les conseils municipaux, le personnel municipal et le public, nous avons créé un recueil en ligne des cas de réunions publiques. Ce recueil interrogeable vise à permettre aux intéressé(e)s d'accéder facilement aux décisions de l'Ombudsman et à ses interprétations des règles des réunions publiques. Les membres du Conseil et le personnel peuvent consulter ce recueil pour éclairer leurs discussions et leurs décisions afin de déterminer si certaines questions devraient ou pourraient être discutées à

huit clos, ainsi que pour examiner les questions liées aux procédures des réunions publiques. Des résumés des décisions antérieures de l'Ombudsman sont consultables dans ce recueil : [www.ombudsman.on.ca/digest-fr/accueil](http://www.ombudsman.on.ca/digest-fr/accueil).

- 8 L'Ombudsman de l'Ontario est également habilité à réaliser des examens et enquêtes impartiaux concernant des centaines d'organismes publics. Cela comprend les municipalités, les conseils locaux et les sociétés contrôlées par des municipalités ainsi que les organismes gouvernementaux provinciaux, les universités financées par les fonds publics et les conseils scolaires. Il peut aussi examiner les plaintes sur les services fournis par les sociétés d'aide à l'enfance et les titulaires de permis d'établissement, et sur les services en français fournis aux termes de la *Loi sur les services en français*. Pour en savoir plus sur les organismes relevant de notre Bureau, consultez le site [www.ombudsman.on.ca/portez-plainte/champ-de-surveillance](http://www.ombudsman.on.ca/portez-plainte/champ-de-surveillance).

## Processus d'enquête

- 9 Le 18 septembre 2024, nous avons avisé la Ville de notre intention d'enquêter sur cette plainte.
- 10 Nous avons obtenu de la Ville, et examiné, des documents concernant le Réseau d'action communautaire, notamment les conditions d'engagement et les procédures opérationnelles normalisées. Le personnel de mon Bureau a parlé à l'avocat et greffier de la Ville et aux membres du Conseil ayant assisté à la réunion du Réseau Flour Mill le 8 avril 2024. Nous avons pris connaissance des enregistrements audio et audiovisuels de la réunion faits par le public. Nous avons aussi lu un rapport du commissaire à l'intégrité concernant la conduite d'une membre du Conseil durant la réunion<sup>1</sup>.
- 11 Mon Bureau a obtenu une pleine coopération dans cette affaire.

## Renseignements généraux

### Réseaux d'action communautaire

- 12 Les réseaux d'action communautaire regroupent des bénévoles collaborant avec la Ville pour informer et consulter les résident(e)s et les inviter à participer à des projets, événements et services locaux. Il y a actuellement

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<sup>1</sup> *Complaint re: Councillor Landry-Altman (Flour Mill CAN April 8, 2024 Meeting) – DGB-Greater Sudbury ICI-2024-02, en ligne : <<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=54633>>.*

20 réseaux de la sorte dans les 12 quartiers du Grand Sudbury. Le Réseau d'action communautaire de Flour Mill se trouve dans le quartier 12.

- 13 Les réseaux d'action communautaire sont assujettis aux conditions d'engagement et aux procédures opérationnelles normalisées établies par la Ville. Ces documents définissent le rôle des réseaux ainsi que les règles et procédures de leur fonctionnement.
- 14 Les réseaux d'action communautaire doivent être publics et inclusifs<sup>2</sup>, et la population peut assister aux réunions de leur comité de direction. Ce sont ces comités qui avisent le public de la tenue des réunions [TRADUCTION] « pour assurer l'inclusivité »<sup>3</sup>.
- 15 La Ville verse des subventions aux réseaux d'action communautaire, les dote et leur offre de la formation<sup>4</sup>. Le(la) membre du Conseil du quartier dans lequel opère un réseau peut assister aux réunions, communiquer avec le comité de direction et répondre aux demandes de renseignements concernant les services, les installations et les programmes municipaux<sup>5</sup>.
- 16 Le greffier a dit à mon Bureau que la Ville examine de façon approfondie les réseaux, y compris leur structure organisationnelle et leur mandat.

## Comité des opérations

- 17 Le mandat du Comité des opérations consiste à entendre des présentations et à recevoir des rapports de la Section de la croissance et des infrastructures de la Ville, qui comprend les services d'ingénierie, de planification des immobilisations, de traitement de l'eau et des eaux usées, d'environnement et de construction. Le Comité compte sept membres du Conseil<sup>6</sup>.

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<sup>2</sup> Ville du Grand Sudbury, *Community Action Network Terms of Engagement*, page 2 [Conditions d'engagement], en ligne : <<https://www.greatersudbury.ca/city-hall/get-involved/volunteerism/community-action-networks/community-action-network-terms-of-engagement/>>.

<sup>3</sup> Ville du Grand Sudbury, *Community Action Network Standard Operating Procedures*, article 4, en ligne : <<https://www.greatersudbury.ca/city-hall/get-involved/volunteerism/community-action-networks/community-action-network-standard-operating-procedures/>>.

<sup>4</sup> *Conditions d'engagement*, *supra*, note 2, pages 5 et 6.

<sup>5</sup> *Ibid.*, page 6.

<sup>6</sup> Ville du Grand Sudbury, règlement n° 2023-04, *A By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels* (10 janvier 2023), annexe A-7.



## Réunion du Réseau d'action communautaire de Flour Mill

- 18 Le Réseau d'action communautaire de Flour Mill a tenu une réunion publique le 8 avril 2024 pour discuter de questions touchant le quartier 12, notamment de préoccupations liées à un complexe de logements d'accueil et de transition. La conseillère du quartier et le président du Réseau ont présidé la réunion et animé la discussion.
- 19 La conseillère du quartier 12 a invité les autres membres du Conseil à assister à la réunion, invitation qui a été acceptée pour diverses raisons. Par exemple, une de ces personnes nous a dit représenter un quartier voisin et avoir voulu entendre l'avis des résident(e)s sur les questions touchant la localité. Un autre a indiqué qu'il voulait savoir comment se déroulaient les réunions du Réseau d'action communautaire.
- 20 Hormis la conseillère du quartier 12 ayant présidé la réunion, les membres du Conseil présent(e)s nous ont dit ne pas avoir pris la parole et participé aux discussions; ils(elles) ont seulement écouté et reçu de l'information. Les membres n'ont ni discuté ni pris de décisions durant la réunion; les enregistrements confirment ces faits.

## Analyse

- 21 Aucune réunion au sens de la *Loi de 2001 sur les municipalités* n'a eu lieu lorsque cinq membres du Conseil ont assisté à la réunion du Réseau d'action communautaire de Flour Mill le 8 avril 2024.
- 22 Selon la Loi, une réunion doit respecter les règles des réunions publiques lorsqu'un quorum des membres d'un conseil municipal, d'un conseil local ou d'un comité se rassemble et fait avancer de façon importante les travaux ou la prise de décision du conseil ou comité<sup>7</sup>. S'il y a quorum, mais pas d'avancement important des travaux ou de la prise de décision, les règles des réunions publiques ne s'appliquent pas.
- 23 Les discussions, débats ou décisions visant à obtenir des résultats précis, ou à persuader les décideur(euse)s d'une façon ou d'une autre, sont susceptibles de « faire avancer de façon importante » les travaux ou la prise de décision d'un conseil municipal, d'un comité ou d'un conseil local. Il est peu probable que le simple fait de recevoir ou d'échanger de l'information « fasse avancer de façon importante » les travaux ou la prise de décision, tant qu'il n'y a pas de tentative de discuter ou de débattre d'information

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<sup>7</sup> *Loi de 2001 sur les municipalités*, L.O. 2001, chap. 25, paragraphe 238(1).

concernant une question précise qui est soumise, ou sera soumise, à un conseil municipal, à un comité ou à un conseil local<sup>8</sup>.

- 24** Les cinq membres du Conseil ayant assisté à la réunion du Réseau d'action communautaire constituent le quorum du Comité des opérations de la Ville. Toutefois, ils(elles) n'ont pas fait avancer de façon importante les travaux ou la prise de décision du Comité. Outre la conseillère du quartier 12 ayant présidé la réunion, les membres du Conseil n'ont ni participé à la discussion ni pris de décisions sur les questions soulevées durant la réunion. Ils(elles) se sont contenté(e)s d'écouter ainsi que de recevoir de l'information des autres participant(e)s.
- 25** En outre, les sujets abordés à la réunion, y compris le complexe de logements d'accueil et de transition, sont exclus du mandat du Comité des opérations. En effet, les membres du Conseil nous ont dit que c'est le Comité des services communautaires et d'urgence de la Ville qui s'occupe du logement et des services sociaux.

## Avis

- 26** Aucune réunion au sens de la *Loi de 2001 sur les municipalités* n'a eu lieu lorsque cinq membres du Comité des opérations de la Ville du Grand Sudbury ont assisté à une réunion du Réseau d'action communautaire de Flour Mill le 8 avril 2024.
- 27** Les réseaux d'action communautaires servent à encourager et à faciliter l'engagement civique et doivent fonctionner de manière [TRADUCTION] « ouverte et transparente pour le public »<sup>9</sup>. Le principe des réunions publiques est essentiel à la transparence et à la responsabilisation. Dans le cadre de l'examen de ses réseaux d'action communautaire, j'encourage fortement la Ville du Grand Sudbury à envisager de clarifier les règles et procédures relatives aux réunions de ces réseaux, y compris la capacité du public d'y assister et le rôle des membres du Conseil qui y assistent ou participent.

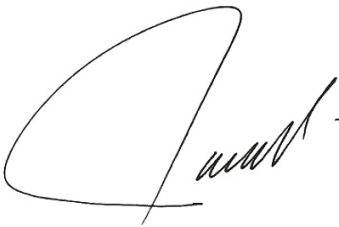
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<sup>8</sup> *Casselman (Village de) (Re)*, 2018 ONOMBUD 11, paragraphe 31, en ligne : <https://canlii.ca/t/hvmtl>.

<sup>9</sup> *Conditions d'engagement, supra*, notes 2 à 4.

## Rapport

- 28 Le Conseil et le personnel de la Ville du Grand Sudbury ont pu examiner une version préliminaire du présent rapport et la commenter pour mon Bureau. Le présent rapport définitif a été rédigé à la lumière de tous les commentaires que nous avons reçus.
- 29 L'avocat et greffier de la Ville a indiqué que mon rapport serait communiqué au Conseil et mis à la disposition du public lors d'une prochaine réunion du Conseil. Ce rapport sera aussi publié sur notre site Web au [www.ombudsman.on.ca/accueil](http://www.ombudsman.on.ca/accueil).



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Paul Dubé  
Ombudsman de l'Ontario

## Enhanced Tax Deferral Program for Older Adult and Disabled Homeowners

Presented To:	City Council
Meeting Date:	February 18, 2025
Type:	Correspondence for Information Only
Prepared by:	Kyla Bell Taxation
Recommended by:	General Manager of Corporate Services

### Report Summary

This report provides information regarding a potential enhanced property tax deferral program for older adult and disabled homeowners in accordance with Council’s direction.

### Relationship to the Strategic Plan, Health Impact Assessment and Climate Action Plans

This report refers to operational matters.

### Financial Implications

Staff recommend that no changes be made to the existing tax deferral program for low-income senior or low-income persons with disabilities. There are no financial implications associated with this recommendation.

However, should Council direct staff to enhance the tax deferral program in 2025, any financial implications will form part of the 2025 year-end position. For 2026 and future years, staff will include any financial implications within the base budget. The financial implications will be based on several variables, including the number of successful applicants in 2025 as well as the type of enhancement selected.

It is important to note that there could be financial loss relating to potential investment income and/or potential interest revenue.

### Background

This report is to provide information regarding options for an enhanced tax deferral program as per the following motion that was passed at the Finance and Administration meeting of March 16, 2024:

WHEREAS low-income seniors and low-income residential property owners with disabilities are experiencing a period of high inflation and increased municipal taxation at the same time as minimal increases to their income;

AND WHEREAS the City has a tax deferral policy (By-Law 2003 – 96F) which

provides tax relief in the form of a deferral of tax increases greater than \$100, while other municipal tax deferral policies allow for the deferral of the total amount of current property taxes;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to produce a report describing amendments to the existing policy which could allow for deferral of the total amount of property taxes in any given year, and that this report be published during the third quarter of 2024 so that a revised program of tax deferral could be available for the 2025 tax year.

## **General Information**

For municipalities in the Province of Ontario, property taxes are the main source of revenue.

The principle of equality, rather than equity, guide home ownership and property tax billing and collection within Ontario. Regardless of the current value assessment of a property or the income level of the property owner the same legislative collecting tools are used for all property taxes. Ensuring the equal treatment of all taxpayers is the essence of property tax legislation.

Late fees for unpaid taxes and interest on overdue property taxes have been in effect for decades. These fees are applied to property tax accounts to encourage property owners to make tax payments before the due date or as soon as possible thereafter. Interest also assists the municipality in bearing the costs of paying the school boards for taxes levied and not collected as legislatively required. The municipality has a requirement to pay the school boards regardless of the tax account collection status.

To assist property owners, the City has several different payment options for annual taxes by spreading tax payments throughout the year. Currently there are two monthly pre-authorized payment plans that allow taxpayers to make their property tax payments over 12 months. These plans do not have any extra fees, penalties or interest associated with them. Currently 50% of eligible property tax accounts are enrolled in one of these plans. There are also a number of property tax accounts that have their property taxes paid through their mortgage company.

## **Legislative Requirements, Property Tax Relief**

In addition to payment options, there are legislative requirements for property tax assistance and rebates. There are some legislative requirements for property tax relief that must be offer by every municipality and there are other programs that are optional. The are also rebates and relief that are provided by other levels of government.

### Mandatory Tax Relief for Low-income Seniors and Low-income Persons with Disabilities under the Municipal Act – Current Program

In accordance with Section 319 of the Municipal Act, all municipalities are required to maintain a program to provide financial relief from year-over-year tax increases for low-income seniors, and low-income persons with disabilities. The City of Greater Sudbury offers a program as per By-law 2003-96F (Appendix 'A'). This mandatory program only applies tax increases beginning in a taxation year in which a general reassessment occurs.

The program is limited to assessment related increases which are \$100.00 or more. A person is eligible if they and their spouse meet all the following criteria:

- A person who is 65 years of age or older and in receipt of an increment paid under the Guaranteed Income Supplement Program (GIS) as established under the Old Age Security Act (Canada); or
- A person who is in receipt of an increment paid under the Ontario Disability Support Program

(ODSP).

- Own and occupy property in the residential/farm property class in the City of Greater Sudbury; and
- Be a resident of Canada; and
- The applicant's property tax account must be current.

Application can be made annually to the City to establish eligibility or maintain eligibility. Application must be made during the taxation year to which the deferral applies along with all supporting documentation.

If a deferral is approved a lien is placed against the property. The deferral continues until the property is sold, the eligible applicant passes away, or the eligible applicant ceases to be eligible then at such time the deferred amount(s) become a debt payable to the City.

To date the City of Greater Sudbury has not had any property owners participate in this program. It has been observed by staff that most property owner's do not have an interest in a lien being placed on their property.

### Compassionate Application Related to Extreme Poverty or Sickness

Section 357 of the Municipal Act allows for an application where a property owner is unable to pay taxes because of extreme poverty or sickness. An application under this section requires a significant disclosure of financial and personal information. The authority to review and make decision on merit has been delegated to the Assessment Review Board. Over the last several years there has only been 2 applications under this section. One person decided not to proceed and the second is still under review by the Assessment Review Board.

### Older Adult Property Tax Assistance Credit

The City of Greater Sudbury also offers an Older Adult Property Tax Assistance Credit to qualifying applicants on an annual basis under Section 365 of the Municipal Act as per By-law 2023-52 (Appendix 'B'). The purpose of this program is to provide eligible older adults a property tax rebate.

Qualifying older adults who own and reside in their home as their personal residence can apply on an annual basis for this rebate. The deadline to apply is December 31<sup>st</sup> of each year. A person is eligible if they or their spouse meet all the following criteria:

- Occupied as their personal residence, the property to which the application applies, for the entire calendar year to which the application relates;
- Have attained the age of 65 years on or before the 31<sup>st</sup> day of December in the calendar year to which the application applies; and
- Is receiving a monthly guaranteed income supplement under Part II of the Old Age Security Act (Canada); and
- The owner has been assessed as the owner of the property to which the application applied for a period of not less than one year immediately preceding the year to which the application applies.

For the calendar year 2023, this amount was increased from \$275.00 to \$400.00 per year and each subsequent calendar year the amount will increase or decrease by the same percentage as the percentage change in the budget relative to the prior calendar year. The amount of the rebate for 2024 was \$424.00.

The City of Greater Sudbury issued 720 rebates at a municipal value of \$301,000 for the 2024 calendar year as this program is cost shared with the school boards.

### Rebates/Credits – Senior Levels of Government

There are also several property tax relief programs that are typically provided by senior governments for low to moderate-income persons as governing agencies of taxation policy. Below is a list of senior government programs:

- Ontario Senior Homeowner’s Property Tax Grant (OSHPTG)
  - This program helps low- to moderate-income seniors with the cost of their property taxes. Property owners can apply for this grant through the completion of their personal income tax and benefit return annually. The grant is up to \$500.00 depending on adjusted family income.
  - <https://www.canada.ca/en/revenue-agency/services/child-family-benefits/provincial-territorial-programs/ontario-senior-homeowners-property-tax-grant-oshptg-questions-answers.html#q1>
  
- Ontario Energy and Property Tax Credit (OEPTC)
  - This program is offered under the Ontario Trillium Benefit to help low- to moderate-income Ontario residents with property taxes and sales tax on energy. This credit is applied for by completing the Application for Ontario Trillium Benefit as part of filing an annual income tax and benefit return.
  - <https://www.canada.ca/en/revenue-agency/services/child-family-benefits/provincial-territorial-programs/ontario-energy-property-tax-credit-questions-answers.html#q1>
  
- Northern Ontario Energy Credit (NOEC)
  - This program is to help low- to moderate-income residents of Northern Ontario with higher energy costs. This credit is applied for by completing the Application for Ontario Trillium Benefit as part of filing an annual income tax and benefit return.
  - <https://www.canada.ca/en/revenue-agency/services/child-family-benefits/provincial-territorial-programs/northern-ontario-energy-credit-questions-answers.html>
  
- Exemption for Seniors and Persons with a Disability and/or garden suites
  - This program offers a property tax exemption for residential units that are built or altered to accommodate a senior or a person with a disability.
  - <https://www.mpac.ca/en/MakingChangesUpdates/ExemptionSeniorsandPersonsDisability>

**Other Municipalities**

As noted above all municipalities have a requirement under the Municipal Act to offer a tax relief program for low-income older adults and low-income homeowners with disabilities. As per Council’s request, staff have been reviewing additional options provided by other municipalities throughout the province and have found that there are few municipalities that offer enhanced tax deferral programs. The few municipalities that do offer an enhanced property tax deferral program have based the program on a set of eligibility criteria. Some offer a partial deferral which is usually based on increase in taxes from year to year while others offer a full deferral. All programs vary slightly with most being offered to low-income older adult and low-income disabled homeowners. These programs are income tested, require a lien to be placed on the title of the property, charge interest on the deferral and have application fees.

Below is summary of enhanced deferral programs offer by other municipalities:

Municipality	Partial Deferral	Full Deferral	Interest Rate	Application Required	Fee	Renewal Required	Fee	Notes
Halton Region		Y	same as tax arrears	Y	Y	Y	N	Full Increase - for Older Adults Only / Interest relief through grant
St. Catharines		Y	5%	Y	Y	N	N	Full Increase - Older Homeowners Only / Interest relief through grant
Ottawa	Y	Y	5%	Y	Y	Y	Y	
Hamilton	Y	Y	3%	Y	Y	Y	Y	Interest is adjusted annually
Toronto		Y	n/a	Y	N	Y	N	Increase only

## Enhanced Deferral Program

While not recommended by staff, should Council wish to offer an enhanced property tax deferral program for low-income older adult and low-income persons with disabilities homeowners, the program could be designed to allow eligible homeowners to defer the municipal (City) portion of their annual property tax bill. All deferred taxes would represent a debt to the City and carry a priority lien against the subject property. These deferred amounts would attract interest for as long as they remain outstanding.

Qualifying applicants could be allowed to defer a portion or the full amount of the City portion of their annual property tax bill from the year of application until such time as they sell or otherwise dispose of their home.

- Eligible homeowners:
  - would be those 65 years of age or older, or
  - would be those persons with disabilities.
- Annual income would be at or below a determined threshold level, potentially using Statistics Canada Low Income cut-offs before tax.
- Applicants would also be required to meet several technical requirements related to residency, occupancy, and the status of their property tax account.
- Renewal would be required yearly.
- Deferred taxes would be subject to interest; however, this could be subsidized by the City resulting in the effective rate being substantially lower than that which applied to outstanding taxes generally.
- Application and/or renewal fees may be necessary to cover administration costs.

### Statistical Data

As per the Census, 2021, Statistics Canada, there are 23,095 persons 65 years of age or older that own their own home in the City of Greater Sudbury. Approximately 1,160 of these homeowners are classified as low-income.

### Eligible Amounts – Defining City Taxes

Total property taxes are made up of amounts levied by the City and the Province, which sets the education tax rates. The City levies and collects the education taxes on behalf of the Province. These amounts are required to be paid to the applicable four school boards on a quarterly basis, therefore the school board portion of the annual tax levies would not be eligible for deferral. This amount would be required to be paid in full each year for a property to remain eligible for the deferral of City taxes.

For a residential property with a 2016 assessed value of \$230,000, the 2024 tax levy was broken down as follows:

2024 Municipal Tax Levy	\$4,007.85
2024 Education Tax Levy	<u>351.90</u>
2024 Total Tax Levy	<u>\$4,359.75</u>

Therefore, the eligible amount for deferral would be a maximum of \$4,007.85, for the 2024 taxation year.

### Rates and Form of Interest

Deferred amounts would attract interest but could be applied at a rate much lower than the default 15% per year that applies to outstanding tax balances generally. The City could implement a fixed interest rate of 5% for this program for a number of reasons;

- If interest rates were to increase significantly, a participant could face carrying costs that they had not considered with a variable rate.



- A fixed rate will allow taxpayers to make solid, informed decisions as to how this program may fit and benefit them. A fixed rate will ensure what they plan for, and a benefit they expect will not change over time.
- A floating interest rate could give the program the outward appearance of a financing product, rather than a relief program, which is understood to be the core objective of the program.
- Even with a fixed rate there will be significant administrative complications involved with adjusting for the difference between the default interest rate and the program interest, a floating rate would intensify this effort.

### Additional Information

From the staff review of other municipalities, eligibility for this type of program is typically income tested based on the Notice of Assessment from the Canada Revenue Agency (CRA). Income would also include all government assistance including Old Age Security (OAS), Canada Pension Plan (CPP), Guaranteed Income Supplement (GIS) and Guaranteed Annual Income Supplement (GAINS). Staff would recommend setting an income threshold, potentially using Statistic Canada's Low-Income cut-offs before tax or Statistic Canada's Median Total Income for Households for the City of Greater Sudbury adjusted annually for the annual Consumer Price Index (CPI).

Residents will be encouraged to consult with a financial advisor before applying for this enhanced tax deferral program. Participants will want to confirm any potential implications regarding their eligibility to claim the property tax related income tax credits such as the Ontario Property Tax Credit and the Senior Homeowners' Property Tax Grant.

It will also be important for property owners to inform themselves as to how participation in this program may affect lending arrangements that are currently in place or may be obtained in the future. This is important as mortgage agreements usually have a condition for property owners who pay taxes directly to the City to keep the property taxes current. Tax arrears and tax deferrals have priority obligations and supersede the interest of the mortgage company therefore a tax deferral may have negative consequences for the borrower.

### Financial Implications for the Homeowner

A program could allow eligible homeowners to defer the full amount or a portion of the municipal portion of their annual property tax bill. The illustrations below, provide details on how this new program would benefit/cost the homeowner.

Five Year Tax Deferral Illustration based on home with assessed value of \$230,000 (Sudbury tax rate):

## Deferral of Municipal Tax Increases

Taxes				Interest	
Tax Year	Total Taxes	City Portion	Eligible Increase for Deferral	Program Interest @ 5%	Payout Balance (Tax & Int)
2019	\$ 3,362.34	\$ 2,992.04			
2020	\$ 3,432.03	\$ 3,080.13	\$ 88.09	\$ 2.96	\$ 91.05
2021	\$ 3,557.60	\$ 3,205.70	\$ 125.57	\$ 11.62	\$ 137.19
2022	\$ 3,657.71	\$ 3,305.81	\$ 100.11	\$ 25.75	\$ 125.86
2023	\$ 3,793.90	\$ 3,442.00	\$ 136.19	\$ 46.14	\$ 182.33
2024	\$ 4,007.85	\$ 3,655.95	\$ 213.94	\$ 76.01	\$ 289.95
<b>Total</b>	<b>\$ 21,811.44</b>	<b>\$ 19,681.64</b>	<b>\$ 663.90</b>	<b>\$ 162.48</b>	<b>\$ 826.38</b>

Under this illustration where the taxpayer is only deferring the increase year over year on the municipal portion of property taxes, the homeowner deferred \$663.90 in municipal taxes in a five-year period. The cost to the taxpayer would be \$162.48.

## Deferral of 50% of Municipal Taxes

Taxes				Interest	
Tax Year	Total Taxes	City Portion	Eligible Increase for Deferral	Program Interest @ 5%	Payout Balance (Tax & Int)
2020	\$ 3,432.03	\$ 3,080.13	\$ 1,540.07	\$ 51.75	\$ 1,591.82
2021	\$ 3,557.60	\$ 3,205.70	\$ 1,602.85	\$ 183.22	\$ 1,786.07
2022	\$ 3,657.71	\$ 3,305.81	\$ 1,652.91	\$ 397.16	\$ 2,050.07
2023	\$ 3,793.90	\$ 3,442.00	\$ 1,721.00	\$ 696.70	\$ 2,417.70
2024	\$ 4,007.85	\$ 3,655.95	\$ 1,827.97	\$ 1,086.57	\$ 2,914.54
<b>Total</b>	<b>\$ 18,449.10</b>	<b>\$ 16,689.60</b>	<b>\$ 8,344.80</b>	<b>\$ 2,415.40</b>	<b>\$ 10,760.20</b>

Under this illustration where the taxpayer is deferring 50% of the municipal portion of property taxes, the homeowner deferred \$8,344.80 in municipal taxes in a five-year period. The cost to the taxpayer would be \$2,415.40.

## Deferral of Total Municipal Taxes

Tax Year	Taxes			Interest	
	Total Taxes	City Portion	Eligible Increase for Deferral	Program Interest @ 5%	Payout Balance (Tax & Int)
2020	\$ 3,432.03	\$ 3,080.13	\$ 3,080.13	\$ 103.49	\$ 3,183.62
2021	\$ 3,557.60	\$ 3,205.70	\$ 3,205.70	\$ 366.44	\$ 3,572.14
2022	\$ 3,657.71	\$ 3,305.81	\$ 3,305.81	\$ 794.32	\$ 4,100.13
2023	\$ 3,793.90	\$ 3,442.00	\$ 3,442.00	\$ 1,393.39	\$ 4,835.39
2024	\$ 4,007.85	\$ 3,655.95	\$ 3,655.95	\$ 2,173.13	\$ 5,829.08
<b>Total</b>	<b>\$ 18,449.10</b>	<b>\$ 16,689.60</b>	<b>\$ 16,689.60</b>	<b>\$ 4,830.77</b>	<b>\$ 21,520.37</b>

Under this illustration where the taxpayer is deferring 100% of the municipal portion of property taxes, the homeowner deferred \$16,689.60 in municipal taxes in a five-year period. The cost to the taxpayer would be \$4,830.77.

Any amount of taxes deferred along with program interest would represent a priority lien against the property and would become due if the property were sold, transferred or otherwise subject to a change in ownership.

### Municipal Funding of Deferrals

The proposed program would provide for a deferral rather than the cancellation or rebate of tax. The full municipal portion of taxes levied against participating properties will be collected at an undetermined future date.

The quantifiable relief being provided to the taxpayer is the reduced interest in comparison to what would apply if the same tax amounts were left unpaid outside this program and avoids the collection process. The interest offset amount is technically a cost to the City, but it is more of an opportunity loss than a hard cost.

The primary function of penalty and interest provisions are to compel timely payment of tax levies; however, they also serve to offset the cashflow related to expenses that result from delinquent accounts. In very simple terms, when taxes go unpaid the expenses that those taxes would have paid must be covered by borrowed money or funds drawn from reserves. Interest on the unpaid taxes offset the interest paid on loans, or not realized from funds that might otherwise be invested.

The utility and mechanics of this proposed program are straight forward; municipal taxes are deferred fully or partially from the year of program enrollment and accrue interest at a rate of 5% per year. From a municipal operational perspective, it is somewhat more complicated because interest cannot be imposed at a reduced rate in the first instance, nor can the difference simply be written-off.

### **Other Considerations**

- Deferrals may have unintended consequences, potentially increasing property tax debt and/or more properties being sold through a sale of land by public tender.
- Low-income is not necessarily connected to low net worth, a property owner may have limited taxable income on an annual basis but may have significant net worth, either through the equity in their home or otherwise.
- As property values have increased more than property taxes have increased. This increase in property values has created enhanced equity and wealth for most homeowners. In these situations,

there may be opportunities to refinance or obtain a collateral mortgage through the security of equity in the property. A property owner may benefit from a conversation with their lender.

## **Summary**

All municipalities are required to maintain a program to provide financial relief from year-over-year tax increases for low-income seniors, and low-income persons with disabilities. The City of Greater Sudbury currently offers such a program along with other rebates and credits. It appears that very few municipalities offer an enhanced deferral program. While staff do not recommend implementing an enhanced deferral program, Council could direct staff to implement a program as described in this report.

## **Resources Cited**

[Municipal Act, 2001](#)

# Appendix 'A'

## BY-LAW 2003-96F

### **A BY-LAW OF THE CITY OF GREATER SUDBURY TO PROVIDE PROPERTY TAX RELIEF FOR ELIGIBLE LOW INCOME SENIORS AND LOW INCOME DISABLED PERSONS OWNING AND OCCUPYING RESIDENTIAL PROPERTY IN THE CITY OF GREATER SUDBURY**

**WHEREAS** it is necessary for the Council of the City of Greater Sudbury, pursuant to the *Municipal Act, 2001*, S.O. 2001, c.25, subsection 319 to pass a By-law to provide relief in respect of all or part of assessment related tax increases on property in the residential/farm property class for owners who are or whose spouses are low income seniors or low income disabled persons;

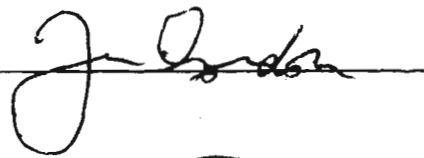
**AND WHEREAS** the City of Greater Sudbury wishes to adopt a Property Tax Deferral Policy for Low Income Seniors and Low Income Disabled Residential Property Owners;


**NOW THEREFORE THE COUNCIL OF THE CITY OF GREATER SUDBURY  
HEREBY ENACTS AS FOLLOWS:**

1. The Property Tax Deferral Policy for Low Income Seniors and Low Income Disabled Residential Property Owners attached hereto as Schedule "A" and forming part of this By-law is hereby adopted.
2. Tax Relief for Eligible Low Income Seniors and Low Income Disabled Persons owning and occupying property in the residential/farm property class in the City of Greater Sudbury will be provided in accordance with the City of Greater Sudbury's Property Tax Deferral Policy for Low Income Seniors and Low Income Disabled Residential Property Owners.

3. For the purposes of this By-law:
- a) a low income senior is defined as a person who is 65 years of age or older and in receipt of an increment paid under the Guaranteed Income Supplement Program (GIS) as established under the Old Age Security Act (Canada);
  - b) a low income disabled person is defined as a person who is in receipt of an increment paid under the Ontario Disability Support Program (ODSP), formerly known as the Family Benefits Act (Ontario).
4. By-law 2001-179F is hereby repealed.
5. This By-law shall come into force and take effect immediately following passage.

**READ THREE TIMES AND PASSED IN OPEN COUNCIL** this 24<sup>th</sup> day of April, 2003.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

**To By-law 2003-96F**

**CITY OF GREATER SUDBURY**  
**PROPERTY TAX DEFERRAL POLICY**  
**For Low Income Seniors and Low Income Disabled**  
**Residential Property Owners**

---

**POLICY OBJECTIVE**

It is the objective of this policy to defer the impact for low income seniors and low income disabled residential property owners (or the spouses or same sex partners of such persons) who may experience undue hardship as a result of tax increases beginning in a taxation year in which a general reassessment occurs pursuant to the Municipal Act, Section 319, as amended.

Tax increases are the tax increases determined under the Municipal Act, subsection 318(3) as amended, reduced, if the tax increase is being phased-in under a by-law made under subsection 318(1), by the amount not yet phased-in.

**POLICY BACKGROUND**

The Municipal Act, subsection 319, requires that the City of Greater Sudbury (the City) enact a by-law to defer, cancel or provide tax relief for owners who are, or whose spouses or same sex partners are:

- a) low income seniors as defined in the by-law, or;
- b) low income persons with disabilities as defined in the by-law.

This relief is to be applied to all or part of the increases in municipal and education taxes that occur beginning in the taxation year when a general reassessment occurs. The tax relief applies to increases caused by all factors including reassessment, municipal restructuring and levy changes.

**POLICY DETAILS**

**A. Eligibility Criteria For Assessment Related Tax Deferral**

**1. Low Income Seniors**

**(a) Definition:**

A person having attained the age of 65 years, meeting eligibility criteria as set out below.

**(b) Eligibility Criteria:**

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Must have attained the age of 65 years and be in receipt of benefits under the Guaranteed Income Supplement (GIS) program.

The Guaranteed Income Supplement (GIS) is a federal program administered by Human Resources Development Canada, in conjunction with the Old Age Security (OAS) program. The Guaranteed Income Supplement is an income-tested, monthly benefit for Old Age Security pensioners with limited income apart from the Old Age Security pension.

To qualify for the GIS, an individual must:

- i be receiving the Old Age Security pension;
- ii be resident in Canada; and
- iii have an income at or below the qualifying level, as established by regulation. (For married couples, the combined income must be below the qualifying level).

Provisions of the GIS are established under the Old Age Security Act (Canada), and regulations made quarterly under that Act. Applications, eligibility determination and payment of benefits under this program are administered by Human Resources Development Canada. Applicants need only demonstrate proof of GIS benefits to qualify for the municipal tax deferral.

To maintain eligibility, the applicant's property taxes must be current.

**2. Low-Income Disabled Persons**

**(a) Definition:**

A person is a person with a disability if:

- i the person has a substantial physical or mental impairment that is continuous or recurrent and expected to last one year or more;
- ii the direct and cumulative effect of the impairment on the person's ability to attend to his or her personal care, function in the community and function in a workplace, results in a substantial restriction in one or more of these activities of daily living; and
- iii the impairment and its likely duration and the restrictions in the person's activities of daily living have been verified by a person with the prescribed qualification.

Definition from: The Ontario Disability Support Program Act, 1997

**(c) Eligibility Criteria**

Must be in receipt of benefits under the Ontario Disability Support Program (ODSP).

The Ontario Disability Support Program (ODSP) is a provincial program administered by the Ontario Ministry of Community & Social Services (MCSS). Provisions of the ODSP are established under the Ontario Disability Support Program Act, 1997.

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Eligibility under the ODSP is determined by staff of the Ministry of Community and Social Services, according to criteria which considers, among other things, the nature of the disability, the extent to which daily activities are affected by the disability, income level from all sources (including receipt of benefits under other income support programs such as GAINS, Canada Pension Plan, Workers Compensation), etc.

Application, eligibility determination and payment of benefits under the ODSP are administered by the Ministry of Community and Social Services (Ontario), using information supplied by applicants. This eliminates the need for individual municipalities to establish criteria and eligibility for applicants. Applicants need only demonstrate proof of ODSP eligibility to qualify for the municipal tax reduction.

To maintain eligibility the applicant's property taxes must be current.

**D. Limitation on Deferral of Current Property Taxes**

For a deferral of tax increases, the City shall determine the amount of the increase. Tax relief is provided in the form of a deferral of taxes. The amount eligible for deferral in any tax increase greater than \$100. No tax deferral applies if the amount of the tax increase is less than \$100.

**E. Provisions Governing Property Ownership Eligibility**

1. To qualify for tax deferral, an applicant must have been owner of real property within the City for a period of one (or more) year(s) preceding the application and the owner, or their spouse or same sex partner, must meet the eligibility criteria as defined under Section A.

"spouse" or "same sex partner", means a person:

- a. to whom the person is married; or
  - b. with whom the person is living outside marriage in a conjugal relationship, if the two persons;
    - i have cohabited for at least one year (as per Revenue Canada Criteria); or
    - ii are together the parents of a child; or
    - iii have together entered into a cohabitation agreement under Section 53 of the Family Law Act.
2. For a property which is jointly held or co-owned by a person other than a spouse or same sex partner, both or all co-owners must qualify under applicable eligibility criteria (see Seniors/Disabled Eligibility Criteria in Section A) in order to receive tax relief.
  3. Tax deferral is only allowed on one principal residence of the qualified individual or the qualifying spouse or same sex partner. Appropriate proof of residency establishing continuous (i.e. not part-time) residency must be provided. A statutory declaration may be required. Verification of documentation provided in conjunction with an application may be carried out independently at the discretion of the City.

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- a. Deferred amounts represent a lien against the property, under provisions established under subsection 349 of the Municipal Act, as amended. Eligible applicants will be required to execute a consent to registration on the property.
  - b. Deferred amounts shall continue until the property is sold, or until the eligible applicant ceases to be eligible, under the provisions of Section 4 below.
  - c. When an applicant ceases to be eligible or the property is sold, all deferred amounts become a debt payable to the City.
4. Any tax deferral ceases to apply once the property is sold, or when the eligible applicant dies or ceases to be eligible under the criteria established by the bylaw. Any deferred amounts plus any applicable interest charges immediately become a debt payable to the City, including part-year portions.
- a. In the event of transference of title to the property, the remaining amount of all taxes deferred shall become due and payable on the date of transference of such title.
  - b. Earlier repayment could be based on an individual taxpayer's financial circumstances or as a result of a tax sale of the property.
  - c. In the event that it is later determined that the applicant is not eligible for deferral of taxes as indicated under the eligibility criteria, then the deferred taxes will be withdrawn and the applicant must repay the deferred taxes in full, inclusive of all other costs as determined by the Treasurer of the City of Greater Sudbury (The Treasurer).

**D. Policy Application And Administration**

- 1. Applications for tax deferral must be made annually to the City to establish eligibility or maintain eligibility. Applications for deferral of taxes must be made during the taxation year to which the deferral applies. Applications must include documentation establishing that the applicant is an eligible person and the property for which the application is made is an eligible property.
- 2. The administration of this policy is the responsibility of the Treasurer.
- 3. This tax Deferral Policy shall apply to current municipal and education property taxes due from the residential/farm class properties. The Treasurer must receive an application for tax deferral for each taxation year. Taxes collected by the City for school districts purposes will be reduced by the amount of the deferral. The City will pay the school districts their respective shares when the deferred taxes are paid.

**Charges on Taxes Deferred**

- 1. The applicant may be liable for any administration and/or registration fees as determined by the Treasurer.
- 2. In the event a tax deferral is granted, no interest charges will be added to the amount deferred.

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**SCHEDULE "A"**

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**To By-law 2003-96F**

E. Charges on Taxes Deferred

1. The applicant may be liable for any administration and/or registration fees as determined by the Treasurer.

F. Effective Date of Policy

This policy and the provisions for implementation are effective April 24, 2003 in accordance with City of Greater Sudbury By-law 2003-96F, to be applicable for the 2003 taxation year and thereafter.

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# Appendix 'B'

2023-52

## **A By-law of the City of Greater Sudbury Providing Tax Relief for Eligible Low Income Seniors Owning and Occupying Residential Property in the City**

**Whereas** s. 365 of the *Municipal Act, 2001*, S.O. 2001, c. 25 authorizes the Council of a municipality to provide for tax reductions for Owners of all or part of the eligible amount on specified property classes;

**And Whereas** the Council of the City of Greater Sudbury has determined that it is appropriate to provide for such a tax reduction by way of tax credit to particular Owners of particular properties;

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

### **Definitions**

1. In this By-law:

“Application” means an application pursuant to this Bylaw, for a tax reduction, by way of Credit for the year of application;

“City” means the City of Greater Sudbury;

“Credit” means a tax reduction by way of tax credit against the taxes assessed for a residential real property, in accordance with this By-law;

“Owner” means a person assessed as the Owner of a residential real property and includes an Owner within the meaning of the *Condominium Act*, R.S.O. 1990, c. M.46;

“Personal Residence” means the residence ordinarily inhabited by the Owner during the year to which the Application applies;

“Spouse” means either of two persons who:

- (a) are married to each other, or
- (b) have together entered into a marriage that is voidable or void, in good faith on the part of a person relying on this clause to assert any right; or
- (c) who are not married to each other and have cohabited:
  - (i) continuously for a period of not less than three years, or

- (ii) in a relationship of some permanence, if they are the parents of a child as set out in section 4 of the *Children's Law Reform Act*, R.S.O. 1990, c. F.3; and

"Treasurer" means the person appointed by the Council for the City of Greater Sudbury from time to time as the City Treasurer for the purposes of the *Municipal Act, 2001*, S.O. 2001, c. 25 as amended, and includes their authorized designate.

### **Delegation**

2- (1) The administration of this By-law is assigned to the Treasurer who is delegated the authority to:

- (a) make all decisions required of the Treasurer under this By-law;
- (b) perform all administrative functions referred to herein and those incidental to and necessary for the due administration and implementation of this By-law; and
- (c) establish and amend from time to time, such forms, documents, and such standards, protocols and procedures as the Treasurer may determine are required to implement and administer this Bylaw.

(2) The Treasurer may delegate the performance of any one or more of their functions under this By-law to one or more persons from time to time as the occasion requires and may impose conditions upon such delegation and may revoke any such delegation. The Treasurer may continue to exercise any function delegated during the delegation.

(3) Unless specifically provided to the contrary in this By-law, the decisions of the Treasurer are final and not subject to appeal.

### **Eligibility for Credit**

3.-(1) The Owner of a residential property within the City of Greater Sudbury is entitled to a Credit for that property upon application in accordance with subsection 3(2), provided:

- (a) either or both of the Owner and the Spouse of the Owner:
  - (i) occupied as their Personal Residence, the property to which the Application applies, for the entire calendar year to which the Application relates;
  - (ii) have attained the age of 65 years on or before the 31<sup>st</sup> day of December in the calendar year to which the Application applies; and
  - (iii) is receiving a monthly guaranteed income supplement under Part II of the *Old Age Security Act (Canada)*; and

- (b) the Owner has been assessed as the Owner of the property to which the Application applies for a period of not less than one year immediately preceding the year to which the Application applies.
- (2) An Owner who is eligible under subsection 3(1) may apply for a Credit by submitting:
- (a) an Application:
    - (i) in the form established by the Treasurer from time to time;
    - (ii) signed by all of the qualifying Owners of the property for which the Credit is sought;
    - (iii) is for a Credit for the calendar year in which it is submitted; and
    - (iv) which is received by the Treasurer on or before the 31<sup>st</sup> day of December of the year to which the Application applies.
  - (b) such documentation as the Treasurer may require to evidence eligibility for the Credit.

(3) Despite subsection 3(1), no Owner shall be entitled to a Credit under this By-law with respect to more than one Personal Residence in any calendar year.

(4) The Treasurer is hereby authorized and directed to process all Applications for a Credit and determine eligibility to receive a Credit. Where the Treasurer has determined that an Applicant is eligible to receive a Credit for their Personal Residence, the Treasurer shall process a Credit of against the real property taxes of imposed by the City in respect of the Personal Residence of the Owner, and where the real property taxes for the year have been paid in full at the time the Application is approved, shall issue a refund to the Owner in the amount of the Credit or any Credit remaining.

(5) The amount of the credit allocated shall be \$400.00 for the 2023 calendar year and in each subsequent calendar year shall increase or decrease by the same percentage as the percentage change in the budget relative to the prior calendar year.

### **Termination of Eligibility**

4.-(1) An Owner ceases to be qualified for a Credit in the calendar year in which:

- (a) that person sells, leases or otherwise disposes of the property; or
- (b) that person no longer occupies the property as their Personal Residence.

(2) Upon becoming aware of any of the events in subsection 4(1), the Treasurer shall adjust the amount of the Credit against the taxes assessed against the property on a per diem basis to

the date of the event in subsection 4(1), or, where the Treasurer is unable to determine the date with certainty, to such date as the Treasurer may determine is appropriate in the circumstances.

(3) The City shall be entitled to recover any Credit applied to a tax roll or paid as a refund in error or based on misinformation.

### **General**

5.-(1) Only Applications received by the Treasurer on or before the 31<sup>st</sup> day of December of the year for which the Credit being applied for applies, will be considered by the Treasurer.

(2) Applications apply only for one calendar year. Owners must apply annually for each year in which they seek a Credit.

(3) After the initial year of Application, the City will automatically provide an Application for the Credit to all persons who were approved for a Credit for the prior calendar year.

### **Notice**

6.-(1) The Treasurer shall arrange for notice of the availability of the Credit to be made available to the public in each and every year, in the manner determined by the Treasurer.

### **Repeal**

7.-(1) By-law 2008-95F and all by-laws amending By-law 2008-95F including without limitation, Bylaw 2012-51 are hereby repealed.

(2) The repeal of By-law 2008-95F as amended does not affect:

- (a) the previous operation of any By-law so repealed; or
- (b) any right, privilege, obligation or liability acquired, accrued, accruing, or incurred under the By-law so repealed.


### **Transition**

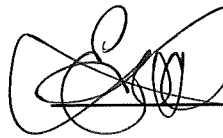
8. Any application for the 2023 calendar year submitted under By-law 2008-95F as amended prior to its repeal shall be considered an application under this By-law and approved or processed or both, as the case may be, under this By-law.

**Effective Date**

9. This By-law shall come into force and take effect immediately upon the final passing thereof.

**Read and finally enacted and passed in open council this 21<sup>st</sup> day of March, 2023**

 \_\_\_\_\_ Mayor

 \_\_\_\_\_ Clerk