



## City Council Agenda

**Tuesday, May 13, 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 / Solicitor-Client Privilege item regarding a property on Larch Street, Sudbury in accordance with the *Municipal Act, 2001*, par. 239(2)(c) 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 **Adoption of Minutes**
    - 10.1.1 **Planning Committee Minutes of March 24, 2025**
    - 10.1.2 **Nominating Committee Minutes of March 25, 2025**
    - 10.1.3 **City Council Meeting Minutes of March 25, 2025**
11. **Referred & Deferred Matters**
  - 11.1 **Regulation of Shipping Containers - Additional Information**

This report provides a recommendation regarding amendments to the City's Zoning By-law, with respect to shipping containers.

## **12. 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:

<https://www.greatersudbury.ca/city-hall/by-laws/> after passage.

**The following by-laws will be read and passed:**

### **12.1 By-laws 2025-80 to 2025-93Z 2025-80**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meetings of May 13, 2025

#### **2025-81**

A By-law of the City of Greater Sudbury to Authorize a Hosting Agreement with Ontario Ministry of Sport regarding the 2025 Ontario 55+ Games

Community and Emergency Services Committee Resolution #CES2024-24

This by-law authorizes the Chief Administrative Officer to execute a Hosting Agreement with the Province for hosting obligations and financial support with regards to the 2025 Ontario 55+ Games.

#### **2025-82**

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 #CES2025-11

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

#### **2025-83**

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

This by-law updates certain appointments to reflect a resignation on the Greater Sudbury Public Library Board.

#### **2025-84**

A By-law of the City of Greater Sudbury to Amend By-law 2025-53 being a By-law of the City of Greater Sudbury to Appoint Citizen Members to Certain

## Boards

### City Council Resolution #CC2025-60

This amending by-law appoints a citizen member to fill recent vacancy on the Greater Sudbury Public Library Board.

### **2025-85**

A By-law of the City of Greater Sudbury to Close Unopened Cambridge Crescent, Sudbury, Plan M-1003, Described as PIN 73576-0173(LT), City of Greater Sudbury

### Planning Committee Resolution #PL2025-43

This by-law closes up an unopened road allowance to make the lands available for transfer.

### **2025-86**

A By-law of the City of Greater Sudbury to Authorize the Transfer by Way of Grant, to Timestone Corporation of Closed Cambridge Crescent, Sudbury, Plan M-1003, Described as PIN 73576-0173(LT) and Vacant Land in M-1003, East of Birmingham Drive and Described as PINs 73576-0122(LT), 73576-0496(LT) and 73576-0499 (LT), City of Greater Sudbury

### Planning Committee Resolution #PL2025-43

### **2025-87P**

A By-law of the City of Greater Sudbury to Adopt Official Plan Amendment No.142 to the Official Plan for the City of Greater Sudbury

### Planning Committee Resolution #PL2025-34

This amending by-law permits medium density residential development and removes the maximum number of residential units permitted in a single building in Town Centre designations - City-Wide, City-Initiated.

### **2025-88Z**

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 #PL2025-35

This amending by-law permits medium and high-density residential development and removes the maximum number of residential units permitted within a single building in commercial zones - City-Wide, City-Initiated.

## **2025-89Z**

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 #PL2022-136

This amending by-law rezones the subject lands in order to facilitate the conversion of the existing hostel/chalet containing four guest suites to a multiple dwelling containing four residential dwelling units and to permit the locating of a refuse storage area in an exterior yard. This amending by-law also extends the “H46C7(8)” Zone onto those lands to the immediate south in order to prevent a split-zoning from occurring. The holding provision (ie. “H46”) applicable to the lands is not proposed to be removed at this time - Armand Charbonneau & Stephanie Malik, 2726 Whippoorwill Avenue, Sudbury.

## **2025-90Z**

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 #PL2024-012

This amending by-law follows the passing of By-law 2024-168Z which incorrectly identified the parts on Plan 53R-22068 to be rezoned. This effect is to rezone lands in order to permit a pit and quarry use on the subject lands, and to restrict uses on a portion of the subject lands with an H Symbol until a noise assessment and a stage 2 archaeological assessment are completed to the satisfaction of the Director of Planning Services - Bradley John Rintala, Municipal Road 4, Whitefish.

## **2025-91**

A By-law of City of Greater Sudbury to Deem Lots 5 and 6 on Plan M-89 not to be Lots on a Plan of Subdivision for the Purposes of Section 50(3) of the *Planning Act*

Planning Committee Resolution #PL2025-62

This by-law has the effect of deeming Lot 5 and Lot 6 Plan M-89 not to be lots within a Plan of Subdivision - Marc Guindon, 54 William Avenue, Coniston.

## **2025-92**

A By-law of City of Greater Sudbury to Deem Lots 12, 13 and 14 on Plan 53M-1420 not to be Lots on a Plan of Subdivision for the Purposes of Section 50(3) of the *Planning Act*

Planning Committee Resolution #PL2025-42

This by-law provides for Lots 12-14 on Registered Plan of Subdivision 53M-1420 be deemed not to be lots within a registered Plan of Subdivision - Belmar Builders Inc/Vytis Lands (Kagawong) Ltd., 0 Montee Genereux, Chelmsford.

**2025-93Z**

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 #PL2025-41

This amending by-law rezones the subject lands from the “R2-2” Low Density Residential Two Zone to the “R3(108)” Medium Density Residential Special Zone in order to permit the construction of a one or two storey, 5-unit street townhouse with site specific provisions - Belmar Builders Inc/Vytis Lands (Kagawong) Ltd., 0 Montee Genereux, Chelmsford.

**13. Members' Motions**

**13.1 Request for Provincial Action on Freshwater Pollution**

As presented by Councillor McIntosh:

WHEREAS winter salt (sodium chloride) is used on roads, sidewalks and parking lots to maintain public safety, but chloride is considered "toxic" as defined in the Canadian Environmental Protection Act 1999;

AND WHEREAS the City of Greater Sudbury (CGS) identifies as “The City of Lakes”, but the influx of winter salt into our lakes is negatively impacting municipal drinking water sources (sodium) and aquatic ecosystems (chloride); and

AND WHEREAS Canadian Water Quality Guidelines for the Protection of Aquatic Life 2011 state chloride should not exceed 120 mg/L; of the 31 City of Greater Sudbury (CGS) lakes sampled by the Lake Water Quality Program in 2024, 10 are approaching the guideline limit, with one large urban lake having exceeded it;

AND WHEREAS an Ontario Ministry of Environment, Conservation and Parks 2022 report showed high and increasing chloride levels in the studied CGS lakes that had winter-salted urbanized land within their watersheds;

AND WHEREAS to balance winter road safety and the environment, the CGS proactively participates in Environment and Climate Change Canada’s Code of Practice for the Environmental Management of Road Salts, regularly updates the CGS Salt Management Plan and in 2023 converted 73 lane

kilometres of roads from salt to sand application;

AND WHEREAS although the CGS's Climate Change Adaptation Plan Action 6.4 implements the Source Water Protection Plan policies on winter salt, the policies do not apply to parking lots outside the Drinking Water Protection Zones;

AND WHEREAS in Ontario the amount of salt applied on commercial properties is estimated to equal the amount applied to roads but its use is not systematically documented and completely unregulated:

AND WHEREAS snow and ice maintenance contractors, despite Bill 118, face slip and fall claims, higher insurance premiums or the inability to obtain insurance, leading many to overuse winter salt and some to leave the business;

AND WHEREAS a Freshwater Round Table submitted A Discussion Paper: Road Salt Use on Commercial Properties October 2020 to the province of Ontario; recommending the development of a single set of Best Management Practice guidelines, a government-recognized training and certification program and regulations to limit liability for certified snow and ice management contractors;

AND WHEREAS the Snow and Ice Management Group of Landscape Ontario who was a member of the Freshwater Round Table, continues discussions with the province of Ontario on similarly aligned legislative reform and creation of a regulatory framework to create safe conditions for all Ontarians while respecting the natural environment

THEREFORE, BE IT RESOLVED THAT:

1. The City of Greater Sudbury urges the province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially endorsed standard Best Management Practices for snow and ice management; and
2. The City of Greater Sudbury urges the province of Ontario to create and fund an expert stakeholder advisory committee to advise the province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of winter salt pollution; and
3. This resolution be sent to the Association of Municipalities of Ontario (AMO), Ontario Municipal Water Association (OMWA), Conservation Ontario, Premier Doug Ford, Minister Todd McCarthy (MECP), Attorney General Doug Downey, Jamie West Sudbury MPP and

### 13.2 Sustainable Procurement Strategy

As presented by Mayor Lefebvre:

WHEREAS every purchase has a social, economic, cultural, and environmental impact globally and locally;

AND WHEREAS a sustainable procurement strategy (“Strategy”) is an approach to leveraging existing budget dollars used for the procurement of goods, services, or construction to intentionally seek to generate positive social, economic, cultural, and environmental outcomes (“Sustainable Outcomes”);

AND WHEREAS such Sustainable Outcomes support the achievement of many of the City of Greater Sudbury’s socio-economic and environmental strategic objectives, and align with the overall mission and values of Council’s Strategic Plan;

AND WHEREAS sustainable procurement is a growing international movement, exemplified by the increasing number of municipalities in Ontario and across Canada that have begun to incorporate social, economic, cultural, and environmental considerations into official sustainable and/or social procurement actions through various policy tools;

AND WHEREAS such policy tools and practices, such as an amended Purchasing By-Law and the incorporation of criteria related to Sustainable Outcomes into the overall evaluation of best value in procurement contracts, can be implemented in a way to ensure compatibility with applicable trade agreements and other related legislation to which Greater Sudbury is subject;

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury work with local community organizations, experts, and suppliers (“Stakeholders”) to propose a Sustainable Procurement Strategy for Council’s consideration by the fourth quarter of 2025 that includes an engagement plan, implementation framework, and additional resource requirements;

AND BE IT FURTHER RESOLVED THAT the Council for the City of Greater Sudbury, as the Board of Directors for the Greater Sudbury Housing Corporation, directs staff to initiate a community benefit agreement pilot project between the Greater Sudbury Housing Corporation and Community Builders in Q2 2025 to assess feasibility, measure effectiveness, and evaluate outcomes of sustainable procurement models as staff develop and refine such a Strategy.

## 14. Correspondence for Information Only

### 14.1 Request for Expressions of Interest for Cultural Hub Partners



This report provides information regarding the two-phased RFEOI process to gauge interest in spaces and uses of the Cultural Hub from community groups aligned with the vision and mandate of the facility.

- 15. Addendum
- 16. Civic Petitions
- 17. Question Period
- 18. Adjournment

le mardi 13 mai 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 / de secret professionnel de l'avocat concernant une propriété sur la rue Larch à Sudbury, conformément à la *Loi de 2001 sur les municipalités*, alinéas 239 (2) c) 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 **Adoption du procès verbaux**
  - 10.1.1 **Procès Verbal du 24 mars 2025 Comité de planification** 20
  - 10.1.2 **Procès Verbal du 25 mars 2025 Comité des candidatures** 45
  - 10.1.3 **Procès Verbal du 25 mars 2025 Conseil municipal** 54

## **11. Questions renvoyées et questions reportées**

### **11.1 Réglementation des conteneurs d'expédition – Autres renseignements**

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Dans ce rapport, on formule une recommandation concernant les modifications au règlement de zonage municipal relativement aux conteneurs d'expédition.

## **12. 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:**

### **12.1 Règlements 2025-80 à 2025-93Z 2025-80**

Un règlement de la Ville du Grand Sudbury pour confirmer les délibérations du Conseil municipal lors de sa réunion tenue le 13 mai 2025

#### **2025-81**

Un règlement de la Ville du Grand Sudbury visant à autoriser une entente d'accueil avec le ministère du Sport de l'Ontario au sujet des Jeux de l'Ontario des 55+ de 2025

Résolution numéro #CES2024-24 du Comité des services communautaires et d'urgence

Ce règlement municipal autorise l'administrateur en chef à passer une entente d'accueil avec la province pour les obligations d'accueil et une aide financière relativement aux Jeux de l'Ontario des 55+ de 2025.

#### **2025-82**

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 #CES2025-11 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.

#### **2025-83**

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

Ce règlement municipal actualise certaines nominations pour tenir compte d'une démission au Conseil de la Bibliothèque publique du Grand Sudbury.

#### **2025-84**

Un règlement de la Ville du Grand Sudbury modifiant le règlement municipal 2025-53 étant un règlement de la Ville du Grand Sudbury nommant des évaluateurs de bétail et prévoyant leur rémunération

Résolution numéro CC2025-60 du Conseil municipal

Ce règlement municipal modificatif permet de nommer un membre citoyen afin de pourvoir un poste vacant depuis peu au Conseil de la Bibliothèque publique du Grand Sudbury.

#### **2025-85**

Un règlement municipal de la Ville du Grand Sudbury afin de fermer le croissant Cambridge non ouvert à Sudbury, plan M-1003, décrit comme étant le NIP 73576-0173 (TBF), Ville du Grand Sudbury

Résolution numéro PL2025-43 du Comité de planification

Ce règlement municipal ferme la réserve routière non ouverte pour rendre ce terrain vendable.

#### **2025-86**

Un règlement municipal de la Ville du Grand Sudbury autorisant le transfert sous forme d'octroi du croissant Cambridge fermé à Timestone Corporation, Sudbury, plan M-1003, décrit comme étant le NIP 73576-0173 (TBF) et un terrain vacant du plan M-1003, à l'est de la promenade Birmingham, et décrit comme étant les NIP 73576-0122 (TBF), 73576-0496 (TBF) et 73576-0499 (TBF), Ville du Grand Sudbury

Résolution numéro PL2025-43 du Comité de planification

#### **2025-87P**

Un règlement de la Ville du Grand Sudbury adoptant la modification no 142 du Plan officiel de la Ville du Grand Sudbury

Résolution numéro PL2025-34 du Comité de planification

Ce règlement municipal modificatif permet des aménagements résidentiels à densité moyenne et il élimine le nombre maximal de logements dans un seul bâtiment dans les désignations de centre-ville – à l'échelle de la ville, à

l'initiative de la municipalité.

## **2025-88Z**

Un 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 PL2025-35 du Comité de planification

Ce règlement municipal modificatif permet des aménagements résidentiels à densité moyenne et à forte densité et il élimine le nombre maximal de logements dans un seul bâtiment dans les désignations de centre-ville – à l'échelle de la ville, à l'initiative de la municipalité.

## **2025-89Z**

Un 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 PL2025-136 du Comité de planification

Ce règlement municipal modificatif change le zonage des terrains visés afin de faciliter la reconversion du centre d'accueil/chalet de quatre appartements pour invités en un immeuble résidentiel de quatre logements et de permettre l'aménagement d'une aire d'entreposage de déchets dans une cour extérieure. Il étend également la zone « H46C7(8) » sur les terrains immédiatement au sud afin d'éviter un zonage multiple. Pour le moment, on ne propose pas d'éliminer la disposition d'utilisation différée (« H46 ») applicable aux terrains. – Armand Charbonneau et Stephanie Malik, 2726, avenue Whippoorwill, Sudbury.

## **2025-90Z**

Un 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 PL2024-012 du Comité de planification

Ce règlement municipal modificatif suit l'adoption du Règlement 2024-168Z qui identifiait inexactement les parties du plan 53R-22068 à rezoner. Cela a pour effet de changer le zonage des terrains afin de permettre un puits d'extraction et une carrière sur les terrains visés et de restreindre les utilisations sur une portion des terrains visés au moyen d'un symbole d'utilisation différée jusqu'à ce qu'une mesure du bruit et une évaluation archéologique de stade 2 aient lieu d'une manière jugée satisfaisante par le

directeur des Services de planification – Bradley John Rintala, route municipale 4, Whitefish.

## **2025-91**

Un règlement de la Ville du Grand Sudbury déterminant que les lots 5 et 6 du plan M-89 n'est pas des lots de plan de lotissement aux fins du paragraphe 3 de l'article 50 de la Loi sur l'aménagement du territoire

Résolution numéro PL2025-62 du Comité de planification

Ce règlement municipal a pour effet de déterminer que les lots 5 et 6 du plan M-89 ne font pas partie du plan de lotissement – Marc Guindon, 54, avenue William, Coniston.

## **2025-92**

Un règlement de la Ville du Grand Sudbury déterminant que les lots 12, 13 et 14 du plan 53M-1420 n'est pas des lots de plan de lotissement aux fins du paragraphe 3 de l'article 50 de la Loi sur l'aménagement du territoire

Résolution numéro PL2025-42 du Comité de planification

Ce règlement municipal autorise la détermination que les lots 12, 13 et 14 sur le plan de lotissement 53M-1420 enregistré n'est pas des lots dans un plan de lotissement enregistré - Belmar Builders Inc/Vytis Lands (Kagawong) Ltd., 0, montée Genereux, Chelmsford.

## **2025-93Z**

Un 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 PL2025-41 du Comité de planification

Ce règlement municipal modificatif change le zonage des terrains visés de « R2-2 », zone résidentielle 2 à faible densité, à « R3(108) », zone résidentielle à densité moyenne (spécial), afin de permettre la construction d'une maison en rangée sur rue d'un ou deux étages comprenant 5 logements avec des dispositions propres au site – Belmar Builders Inc/Vytis Lands (Kagawong) Ltd., 0, montée Genereux, Chelmsford.

## **13. Motions des membres**

### **13.1 Demande de mesures provinciales concernant la pollution de l'eau douce**

Tel que présenté par la conseillère McIntosh :

ATTENDU QUE le sel d'hiver (chlorure de sodium) est épandu sur les routes,

les trottoirs et dans les parcs de stationnement pour garantir la sécurité du public, mais qu'il est considéré comme étant « toxique » selon la définition de la *Loi canadienne sur la protection de l'environnement (1999)*.

ATTENDU QUE la Ville du Grand Sudbury (VGS) s'identifie comme la « ville des lacs », mais que l'entrée de sel d'hiver dans nos lacs a un effet nuisible sur les sources d'eau potable municipales (sodium) et les écosystèmes aquatiques (chlorure).

ATTENDU QUE selon les Recommandations canadiennes pour la qualité des eaux : protection de la vie aquatique (2011), la teneur en chlorures ne devrait pas dépasser 120 mg/L. Or, des 31 lacs du Grand Sudbury dont des échantillons ont été prélevés par le Programme de la qualité des eaux lacustres en 2024, 10 se situaient près du seuil recommandé tandis qu'un grand lac urbain le dépassait.

ATTENDU QU'EN 2022, un rapport du ministère de l'Environnement, de la Protection de la nature et des Parcs de l'Ontario indiquait des niveaux élevés de chlorure et en augmentation dans les lacs analysés de la VGS où il y avait des terres urbanisées sur lesquelles du sel avait été épandu dans leurs bassins hydrographiques.

ATTENDU QUE dans le but d'atteindre un équilibre entre la sécurité sur les routes et l'environnement, la VGS participe de façon proactive au Code de pratique : Pour la gestion environnementale des sels de voirie d'Environnement et Changement climatique Canada, qu'elle met régulièrement à jour son plan de gestion du sel et que depuis 2023, du sable au lieu du sel est épandu sur 73 kilomètres de voies.

ATTENDU QUE même si la mesure 6.4 du Plan communautaire d'adaptation aux changements climatiques met en œuvre les politiques du Plan de protection des sources d'eau relativement au sel d'hiver, elles ne s'appliquent pas aux parcs de stationnement à l'extérieur des zones de protection de l'eau potable.

ATTENDU QU'EN Ontario, la quantité de sel épandue sur les propriétés commerciales est estimée à celle épandue sur les routes, bien que son utilisation ne soit pas systématiquement documentée et absolument non réglementée.

ATTENDU QUE, malgré la loi 118, les fournisseurs de services d'entretien doivent faire face à des réclamations en raison de glissades et de chutes, des primes d'assurance plus élevées ou à l'incapacité d'obtenir de l'assurance, ce qui en mène plusieurs à faire une surutilisation du sel d'hiver et certains à quitter le domaine.

ATTENDU QUE la Table ronde sur l'eau douce de l'Ontario a présenté un



document de travail sur l'utilisation des sels de voirie dans les propriétés commerciales en octobre 2020 à la province de l'Ontario dans lequel on recommande l'élaboration d'une seule série de lignes directrices sur les meilleures pratiques de gestion, un programme de formation et de certification reconnu par le gouvernement ainsi que des règlements afin de limiter la responsabilité des entrepreneurs en gestion du déneigement et du déglacage.

ATTENDU QUE le groupe de gestion du déneigement et du déglacage de Landscape Ontario, l'un des premiers membres de la Table ronde sur l'eau douce, poursuit ses discussions avec la province de l'Ontario sur une réforme législative semblable et l'établissement d'un cadre réglementaire visant à créer des conditions sécuritaires pour toute la population ontarienne, tout en respectant le milieu naturel.

PAR CONSÉQUENT, IL EST RÉSOLU QUE :

1. la VGS exhorte la province de l'Ontario à collaborer de toute urgence avec les principaux intervenants pour développer une loi sur la responsabilité limitée, y compris la formation exécutoire des entrepreneurs et une seule série de lignes directrices sur les meilleures pratiques de gestion, acceptée par la province, relativement à la gestion du déneigement et du déglacage;
2. la VGS exhorte la province de l'Ontario à créer et à financer un comité consultatif d'intervenants experts pour conseiller la province et les municipalités sur les meilleurs plans d'action afin de protéger les écosystèmes d'eau douce et l'eau potable contre les effets de la pollution par le sel d'hiver;
3. la résolution soit envoyée à l'Association des municipalités de l'Ontario (AMO), à l'Ontario Municipal Water Association (OMWA), à Conservation Ontario, au premier ministre Doug Ford, au ministre Todd McCarthy (MEPP), au procureur général Doug Downey, au député provincial de Sudbury, Jamie West, et à la députée provinciale de Nickel Belt, France Gélinas.

## **13.2 Stratégie d'approvisionnement durable**

Tel que présenté par maire Lefebvre :

ATTENDU QUE chaque achat a un impact social, économique, culturel et environnemental tant au niveau mondial qu'à l'échelle locale;

ATTENDU QU'une stratégie d'approvisionnement durable (« stratégie ») est une approche qui tire parti du budget existant réservé à l'approvisionnement en biens, en services et en matériaux de construction pour obtenir des résultats positifs sur les plans social, économique, culturel et environnemental (« résultats durables »);

ATTENDU QUE de tels résultats durables favorisent la réalisation d'un bon nombre des objectifs socioéconomiques et environnementaux de la Ville du Grand Sudbury et cadrent avec la mission générale et les valeurs du Plan stratégique du Conseil municipal;

ATTENDU QUE l'approvisionnement durable est un mouvement international en pleine croissance, adopté par un nombre croissant de municipalités en Ontario et partout au Canada qui ont commencé à tenir compte des questions sociales, économiques, culturelles et environnementales dans toutes leurs activités officielles d'approvisionnement durable et social par l'entremise de toute une variété d'instruments politiques;

ATTENDU QUE de tels instruments politiques et pratiques, comme le *Règlement municipal révisé sur les achats* et l'incorporation de critères liés à des résultats durables dans l'évaluation générale du meilleur rapport qualité-prix dans les contrats d'approvisionnement, peuvent être adoptés d'une manière qui assure la compatibilité avec les ententes commerciales pertinentes et d'autres lois connexes auxquelles est assujetti le Grand Sudbury;

PAR CONSÉQUENT, QU'IL SOIT RÉSOLU QUE la Ville du Grand Sudbury collabore avec des organismes communautaires, des experts et des fournisseurs locaux (« intervenants ») afin de proposer une stratégie d'approvisionnement durable, pour examen par le Conseil municipal, d'ici le quatrième trimestre de 2025, laquelle comprendra un plan d'engagement, un cadre de mise en œuvre et les exigences en ressources additionnelles;

ET QU'IL SOIT RÉSOLU AUSSI QUE le Conseil municipal de la Ville du Grand Sudbury, dans son rôle de conseil d'administration de la Société de logement du Grand Sudbury, demande au personnel de lancer durant le deuxième trimestre de 2025 un projet pilote d'entente sur les avantages communautaires, mené en collaboration avec la Société de logement du Grand Sudbury et Community Builders, dans le but d'évaluer la faisabilité, de mesurer l'efficacité et d'évaluer les résultats des modèles d'approvisionnement durable alors même que le personnel élaborera et mettra au point une stratégie.

#### **14. Correspondence à titre de renseignements seulement**

##### **14.1 Demande de déclarations d'intérêt – partenaires du Carrefour culturel**

91

Dans ce rapport, on fournit des renseignements sur le processus de demande de déclarations d'intérêt en deux étapes pour évaluer l'intérêt concernant les espaces et les utilisations du Carrefour culturel de la part des groupes communautaires, conformément à la vision et au mandat de l'établissement.

#### **15. Addenda**

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

# **Minutes**

## **For the Planning Committee Meeting**

March 24, 2025  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann  Councillor Sizer
City Officials	Kris Longston, Director of Planning Services, Robert Webb, Supervisor of Development Engineering, Ed Landry, Senior Planner, Community & Strategic Planning, Bailey Chabot, Senior Planner, Stephanie Poirier, Senior Planner, Brigitte Sobush, Manager of Clerk's Services/Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Rory Whitehouse, Clerk's Services Assistant

### **Councillor Cormier, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 11:30 a.m.

#### **2. Roll Call**

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

#### **3. Closed Session**

##### **PL2025-27**

Moved By Councillor Cormier

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury moves to Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Lorraine St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).

##### **CARRIED**

At 11:31 a.m., the Planning Committee moved into Closed Session.

#### **4. Recess**

At 11:38 a.m., the Planning Committee recessed.

**5. Open Session**

At 1:00 p.m., the Planning Committee commenced the Open Session.

**6. Roll Call**

A roll call was conducted.

Rules of Procedure

Councillor Cormier moved to allow Councillor Sizer to take part in the discussion and debate regarding all Items on the agenda.

**CARRIED**

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

None declared.

**8. Public Hearings**

**8.1 944 Falconbridge Road, Sudbury**

The Planning Committee was adjourned, and the Public Hearing was opened to deal with the application:

Vanessa Smith and Kevin Jarus, Tulloch Engineering, the agents for the applicant were present.

Stephanie Poirier, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The agents for the applicant provided comment and responded to questions from the Committee members.

The following concerned area residents provided comments to the Committee members:

Johanne Lerno, Brenda McVittie Packham, Stéfan Sauer, Erin Sherman, Kevin Deroches and Mike Gosselin.

The agents for the applicant provided final comments.

The Chair asked whether there was anyone else who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

The following resolution was presented:

**PL2025-28**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

**Resolution 1:****Resolution regarding the Official Plan Amendment**

THAT the City of Greater Sudbury approves the application by Falconbridge Developments Inc. to amend the City of Greater Sudbury Official Plan by removing Site Specific Policy 21.43 in order to allow the uses permitted in the underlying 'Mixed Use Commercial' designation, on lands described as PIN 73569-0020, Plan 53M1194 Lot 33, Lot 10, Concession 5, Township of Neelon, & PIN 73569-0050, Parcel 34542, Plan M380 South Part Lot 25, Lot 10, Concession 5, Township of Neelon, as outlined in the report entitled "944 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025.

YEAS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Cormier

NAYS: (2): Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (3 to 2)****Rules of Procedure**

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-29**

Moved By Councillor Fortin

Seconded By Councillor Lapierre

**Resolution 2:****Resolution regarding the Zoning By-law Amendment**

THAT the City of Greater Sudbury approves the application by Falconbridge Developments Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from 'C2(74)' General Commercial Special to a 'R4-S' High Density Residential Special Zone, on lands described as PIN 73569-0020, Plan 53M1194 Lot 33, Lot 10, Concession 5, Township of Neelon, & PIN 73569-0050, Parcel 34542, Plan M380 South Part Lot 25, Lot 10, Concession 5, Township of Neelon, as outlined in the report entitled "944 Falconbridge Road, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:

- a) A minimum front yard setback of 6 m, where 15 m is required;
- b) A minimum of 1.2 parking spaces per dwelling unit, where 1.5 parking spaces per dwelling unit are required; and
- c) A maximum building height of 5 storeys.

2. A Holding symbol which shall not be removed by the City of Greater Sudbury until the following condition has been addressed:

- a) That sufficient sanitary flow capacity be available at the Don Lita Lift Station to accommodate the proposed development to the satisfaction of the Director of Planning Services.

Until such time as the H symbol has been removed, the only permitted uses shall be those legally existing on the date that the amending by-law comes into effect.

YEAS: (3): Councillor Lapierre, Councillor Fortin, and Councillor Cormier

NAYS: (2): Councillor Leduc, and Councillor Landry-Altmann

### **CARRIED (3 to 2)**

Public comment has been received and considered and had no effect on Planning Committee's decision as the application represents good planning.

At 2:23 p.m., Committee recessed.

At 2:33 p.m., Committee reconvened.

## **8.2 0 Laura Street, Hanmer**

The Planning Committee was adjourned, and the Public Hearing was opened to deal with the application:

Kristin Beites, Ali Saeed, Geoff McCausland, the agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The agents for the applicant provided an electronic presentation and responded to questions from the Committee members.

The following concerned area residents provided comments to the Committee members:

April Poitras, Paulette Lalancette and Stéfan Sauer.

The Chair asked whether there was anyone else who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

## **CARRIED**

The following resolution was presented:

### **PL2025-30**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

### **Resolution 1:**

#### Resolution Regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by 1000564075 Ontario Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from “R1-5”, Low Density Residential One and “FD”, Future Development to “R1-7”, Low Density Residential, “R1-7(SP)”, Low Density Residential Special, and “OSC”, Open Space - Conservation on lands described as PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer), as outlined in the report entitled “0 Laura Street, Hanmer”, from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law, and no later than March 24, 2027, the owner submit a survey reflective of the proposed zone categories.
2. That the amending by-law includes the following site-specific provisions for proposed lot 21, proposed to be zoned “R1-7(SP)”:
  - a. A minimum corner side yard setback of 3 metres be required
3. That the amending by-law includes an “H” holding symbol prohibiting all uses associated with the “R1-7” and “R1-7(SP)” Low Density Residential zones until there is sufficient capacity in the wastewater system, to the satisfaction of the Director of Planning Services.



YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-31**

Moved By Councillor Lapierre

Seconded By Councillor Fortin

**Resolution 2:**

Resolution Regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Sections 51(20) of the Planning Act, and subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73508-1133, -1134, -1135, -1136, -1137, -1138, -1139, -1140, -1141, -1142, -1143, -1144, -1145, -1146, James St, Laura St, Roger St, Gladu Cres, Blocks 67 to 71, Lots 1 to 66, Plan 53M-1146, Township of Capreol (0 Laura Street, Hanmer) and PIN 73508-0253, Parcel 47181, Part 1, RP 53R-8456, Lot 11, Concession 2, Township of Capreol (0 Guenette Drive, Hanmer), as shown on the draft plan of subdivision titled "DRAFT PLAN OF SUBDIVISION LOTS 1 TO 66 REGISTERED PLAN 53M-1146 AND PART OF LOT 11, CONCESSION 2" prepared by Shield Consulting Engineers & Architecture with Avant Garde Geomatics Ltd. as Ontario Land Surveyor and dated July 10, 2024.
2. That the draft plan of subdivision be signed by the registered owner and signed and sealed by a registered Ontario Land Surveyor.
3. That this draft approval shall lapse April 7, 2028.
4. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the

time such plan is presented for approval to the satisfaction of the Director of Planning Services.

5. That the necessary zoning be in place to the satisfaction of the Director of Planning Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.
9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.
13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the

submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.

15. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
16. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
17. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.
18. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury

Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.

22. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
24. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.
25. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed. (Dev. Eng.)
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;

- b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
28. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
29. The owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.
30. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.
31. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.
32. The owner/applicant shall provide, as part of the submission of servicing plans, a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during each phase of construction. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment or erosion problem is addressed.
33. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The storm-

water management report must address the following requirements:

- a. The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2 year design storm. The permissible minor storm discharge from the subject development must be limited to the existing pre-development site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- b. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing pre-development runoff resulting from a 100 year design storm or Regional storm event, whichever is greater. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;
- c. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- d. The lands are located within the Algonquin Road watershed. Stormwater management must follow stormwater management approach as per direction of the General Manager of Growth and Infrastructure.
- e. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- f. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
- g. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

- h. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.
- 34. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.
- 35. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide traffic calming within the development.
- 36. The applicant shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide for a temporary turn around/cul-de-sac within the subject lands for Rogers Street to facilitate the turn around of snowplows and other large vehicles.
- 37. The owner shall demonstrate compliance, to the satisfaction of the Director of Planning Services, with the submitted Scoped Environmental Impact Study prepared by Environmental Ecosystems, Inc. dated September 16, 2024, including any recommendations for mitigation or avoidance.
- 38. That the owner demonstrate compliance with the Endangered Species Act, 2007, to the satisfaction of the Director of Planning Services, specifically as it relates to Blanding's Turtle and their habitat prior to any development occurring, including site alteration.
- 39. The owner shall develop a Stormwater Management Report and plan prepared, sealed, signed, and dated by a professional engineer licensed in the Province of Ontario to the satisfaction of the Nickel District Conservation Authority. The stormwater management report must provide quantity control to the greater of the peak flows generated by the 100 year or Timmins storm event. All development must comply with Conservation Sudbury's wetland guidelines, including the outlet routing of the stormwater management infrastructure.
- 40. The applicant/owner must identify the limits of all hazards as identified by qualified professionals, including the wetland boundary and a 12m and 30m buffer, the field verified flood hazard and erosion hazard to the satisfaction of the Nickel District Conservation Authority. Hazard limits must be shown on all construction drawings. All development must be located outside of the limits of these hazards and comply with Conservation Sudbury's wetland guidelines.

YEAS: (5): Councillor Lapierre, Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

**CARRIED (5 to 0)**

Public comment has been received and considered and had no effect on Planning Committee's decision as the application represents good planning.

**8.3 0 Birmingham Drive, Sudbury**

The Planning Committee was adjourned, and the Public Hearing was opened to deal with the application:

Councillor Lapierre departed at 3:16 p.m.

Sarah Vereault and John Zullich, the agents for the applicant were present.

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The agents for the applicant provided comments and responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-32**

Moved By Councillor Fortin

Seconded By Councillor Leduc

**Resolution 1:**

Resolution Regarding Zoning By-law Amendment:

THAT the City of Greater Sudbury approves the application by Timestone Corporation to amend Zoning By-law 2010-100Z by changing the zoning classification from "R1-5", Low Density Residential One to "R3(SP)", Medium Density Special on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -



0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury) as outlined in the report entitled "0 Birmingham Drive, Sudbury", from the General Manager, Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025 subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law, and no later than March 24, 2027, the owner submit a survey reflective of the proposed zone categories.

2. That the amending by-law show block 27 (proposed walkway) and block 28 (proposed stormwater management block) as zoned "OSC", Open Space Conservation.

3. That the amending by-law includes the following site-specific provisions for lands zoned "R3(SP)":

The required 3.0m planting strip abutting an R1 or R2 zone only be required when the built form is multiple dwelling units.

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

Rules of Procedure

Councillor Cormier moved to waive reading of the resolution.

**CARRIED**

The following resolution was presented:

**PL2025-33**

Moved By Councillor Fortin

Seconded By Councillor Leduc

**Resolution 2:**

Resolution Regarding the Draft Plan of Subdivision:

THAT the City of Greater Sudbury's delegated official be directed to issue the draft approval for the subject plan of subdivision not sooner than fourteen (14) days following the date of the public meeting in accordance with the requirements of Sections 51(20) of the Planning Act, and subject to the following conditions:

1. That this approval applies to a draft plan of subdivision on lands described as PINs 73576-0496, -0499, -0526, -0122, -0183, and -0181, Parts of PINs 73576-0530, -0172, and -0173, Lots 45 to 69, 74 to 90, 97 to 106, and 133, part of Cambridge Crescent, and Block G, Plan M-1003, Lot 10, Concession 3, Township of Neelon (0 Birmingham Drive, Sudbury), as shown on the draft plan of subdivision titled "DRAFT PLAN OF SUBDIVISION LOTS 45 TO 69, AND LOTS 74 TO 90, AND LOTS 98 TO 106, AND LOT 133, AND BLOCK G, AND PART OF CAMBRIDGE CRESCENT, REGISTERED PLAN M-1003 CITY OF GREATER SUDBURY DISTRICT OF SUDBURY" prepared by Tulloch Geomatics Inc. as Ontario Land Surveyor and signed by the Ontario Land Surveyor and owner on December 20, 2024.
2. That this draft approval shall lapse April 7, 2028.
3. That prior to the signing of the final plan the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By laws of the municipality in effect at the time such plan is presented for approval to the satisfaction of the Director of Planning Services.
4. That the zoning be in place to the satisfaction of the Director of Planning Services.
5. That Cambridge Crescent (PIN 73576-0173(LT)) and Block G (PIN 73576-0122(LT)) on Plan M-1003, and Parts 55, 56, 57, 58, 80,82,83,84 and 85 on Plan 53R-21454 (PIN 73576-0496(LT) & PIN 73576-0499(LT)) be successfully transferred back to the applicant's ownership, to the satisfaction of Director of Legal and Clerks Services.
6. That parkland and/or cash-in-lieu of parkland be provided to the City of Greater Sudbury in accordance with section 7.3 of the City's Official Plan and the *Planning Act*, to the satisfaction of the Director of Leisure Services.
7. That the street(s) be named and approved by the municipality and to the satisfaction of the City Solicitor.
8. That any dead ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves that are to be conveyed to the municipality and held in trust by the municipality until required for future road allowances or the development of adjacent land and to the satisfaction of the City Solicitor.

9. That the subdivision agreement be registered by the municipality against the land to which it applies prior to any encumbrances and to the satisfaction of the City Solicitor.
10. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority to the satisfaction of the City Solicitor.
11. That the owner agrees in writing to satisfy all municipal requirements, financial and otherwise, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities to the satisfaction of the City Solicitor.
12. That the subdivision agreement contains provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three years after registration to the satisfaction of the City Solicitor.
13. That in accordance with Section 59(4) of the Development Charges Act a notice agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed at the time the land is transferred of all development charges related to development and to the satisfaction of the City Solicitor.
14. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around building envelopes, retaining walls, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
15. The owner shall be required to have all stormwater management facilities constructed and approved by the City prior to initial acceptance of roads and sewers or at such time as the Director of Planning Services may direct. The owner shall provide lands for said facilities as required by the City.
16. The proposed internal subdivision roadways are to be built to urban standards, including mountable curb and gutters, sidewalks, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
17. Prior to the submission of servicing plans, the Owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated

by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20-year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services.

18. As part of the submission of servicing plans, the owner shall have any rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated into the lot grading plans if noted as required at locations required by the Director of Planning Services. Suitable provisions shall be incorporated into the Subdivision Agreement to ensure that the treatment is undertaken to the satisfaction of the Director of Planning Services.
19. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
20. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
21. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink – as applicable. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
22. The owner shall provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
23. The owner shall provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
24. Draft Approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Planning Services Division is to be advised by the General Manager of Growth and

Infrastructure that sufficient sewage treatment capacity and water capacity exists to service the development.

25. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
26. The owner agrees to provide the required soils report, stormwater, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to or concurrently with the submission of servicing plans for the first phase of the subdivision.
27. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services, and;
  - b. All agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
28. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.
29. That the owner shall provide an up-to-date soils report prepared by a Geotechnical Engineer licensed in the Province of Ontario to the satisfaction of the Chief Building Official. The soils report shall at a minimum provide factual information on the soils and groundwater conditions within the proposed development. The soils report shall also include design information and recommend construction procedures for the mass filling of land, surface drainage works

including storm erosion control, slope stability, and building foundations. The geotechnical engineer must also address requirements as it relates to the development under Ontario Regulation 406/19: On-Site and Excess Soil Management.

30. That during the subdivision agreement registration process and based on anticipated quantities of removal of rock through blasting (if required) the following draft approval conditions are imposed:
  - a. That the owner provides a geotechnical report outlining how work related to blasting shall be undertaken safely in order to protect adjoining structures and other infrastructure to the satisfaction of the Chief Building Official. The geotechnical report shall be prepared by a qualified blasting consultant defined as a professional engineer licensed in the Province of Ontario having a minimum of five-years' experience related to blasting;
  - b. That the blasting consultant shall be retained by the owner and shall be independent of the contractor and any sub-contractor that is performing blasting work. The blasting consultant shall be required to complete specified vibration monitoring that is recommended in the geotechnical report and provide a report detailing recorded vibration levels to the satisfaction of the Chief Building Official. Copies of the recorded ground vibration documents shall be provided to the contractor and any sub-contractor administration weekly or upon request;
  - c. That the geotechnical report provides recommendations and specifications to the satisfaction of the Chief Building Official on the following as a minimum, but not necessarily limited to:
    - i. Pre-blast survey of surface structures and infrastructure within the affected area;
    - ii. Trial blast activities;
    - iii. Procedures during blasting;
    - iv. Procedures for addressing blasting and damage complaints;
    - v. Blast notification mechanism(s) for adjacent residences; and,
    - vi. Structural stability of exposed rock faces.
31. That engineered fill pads (if required) are to be surveyed by an Ontario Land Surveyor and a plan submitted indicating the location and extents for buildable area to the satisfaction of the Chief Building Official.

32. That any retaining walls greater than 1.0 m in height be designed by a Professional Engineer, to the satisfaction of the Chief Building Official.
33. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer to the satisfaction of the General Manager of Growth and Infrastructure. The stormwater management report must address the following requirements:
  - a. The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2-year design storm. The permissible minor storm discharge from the subject development must be limited to 80% of the existing pre-development site runoff resulting from a 2-year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision.
  - b. The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100-year design storm or regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to 80% of the existing pre-development runoff resulting from a 100-year design storm or regional storm event, whichever is greater.
  - c. A hierarchical approach to stormwater management must be followed as described by the Ministry of the Environment, Conservation and Parks and as amended by City of Greater Sudbury most recent Storm Water Management Guide and Engineering Design Standards.
  - d. "Enhanced" level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
  - e. Stormwater management must further follow the recommendations of the Ramsey Lake Subwatershed Study.
  - f. The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;

- g. The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;
  - h. If a wet pond is proposed, the wet pond is to meet the criteria of the Ministry of the Environment, Conservation and Parks Stormwater Management Planning and Design Manual latest edition, including but not limited to Table 4.6 Wet Pond – Summary of Design Guidance. Side slopes greater than 3:1 will not be permitted including retaining walls.
  - i. The bottom of the Stormwater Management Facility/Facilities is to be at a higher elevation than the seasonal high groundwater level (i.e. water table).
  - j. If the Stormwater Management Facility/Facilities propose infiltration, the receiving soil layer must have an infiltration rate of greater than or equal to 15 mm/hr., and underlying bedrock and seasonal high groundwater level (i.e. water table) is to be equal to or greater than 1 m below the bottom of the proposed facility.
  - k. Capacity of all swales to be included in the Stormwater Management Report.
  - l. Where drainage from the existing or future right-of-way is conveyed between residential properties, a block is required. Drainage easements are only permitted for the conveyance of drainage of runoff from private properties only.
  - m. Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
  - n. Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.
34. The owner shall be responsible for the design and construction of any required stormwater management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for stormwater management works as a condition of this development.
35. The applicant shall complete a traffic impact study and implement any recommendations or mitigation measures, to the satisfaction of the General Manager of Growth and Infrastructure.



YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

Public comment has been received and considered and had no effect on Planning Committee's decision as the application represents good planning.

**8.4 Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments**

The Planning Committee was adjourned, and the Public Hearing was opened to deal with the application:

Bailey Chabot, Senior Planner, outlined the report.

The Planning Department staff responded to questions from the Committee members.

The Chair asked whether there was anyone who wished to speak in favour or against the application and hearing none:

The Public Hearing was closed, and the Planning Committee resumed to discuss and vote on the application.

The following resolution was presented:

**PL2025-34**

Moved By Councillor Leduc

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves proposed Official Plan Amendment 142, and directs staff to prepare the necessary by-law, as outlined in the report entitled “Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025.

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

The following resolution was presented:

**PL2025-35**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves the following amendments to Zoning By-law 2010-100Z as outlined in the report entitled “Increased Housing in Mixed Use Development – Official Plan and Zoning By-law Amendments”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on March 24, 2025:

1. Removing the 30 dwelling units per building maximum in the ‘C2’, General Commercial, ‘C3’, Limited General Commercial, and C6(1) Downtown Commercial Special zones;
2. Increasing the maximum net residential density to 90 units per hectare for lands outside of the community of Sudbury and 150 units per hectare for lands within the community of Sudbury in the ‘C2’, General Commercial and ‘C3’, Limited General Commercial zones; and,
3. Increasing the maximum net residential density to 90 units per hectare in the C6(1) Downtown Commercial Special zone.

YEAS: (4): Councillor Fortin, Councillor Cormier, Councillor Leduc, and Councillor Landry-Altmann

Absent (1): Councillor Lapierre

**CARRIED (4 to 0)**

As no public comment, written or oral, has been received, there was no effect on the Planning Committee’s decision.

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

Councillor Cormier, as Chair of the Planning Committee, reported that the Committee met in Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding Lorraine St, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c). One resolution emanated from the meeting.

The following resolution was presented:

### **PL2025-36**

Moved By Councillor Cormier

Seconded By Councillor Fortin

THAT the City of Greater Sudbury declares surplus to the City’s needs part of 1179 Lorraine Street, Sudbury, legally described as part of PIN 73601-0244 (LT), being Part 1 on Plan 53R-21688, part of Lot 5, Concession 6, Township of McKim, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to authorize the transfer of the property, by way of grant (nil), to Greater Sudbury Housing Corporation, as well as the execution of the documents required to complete the real estate transaction.

**CARRIED**

**10. Consent Agenda**

The following resolution was presented:

**PL2025-37**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury approves Consent Agenda item 10.1.1.

**CARRIED**

The following is the Consent Agenda item:

**10.1 Routine Management Reports**

**10.1.1 Glen Avenue Condominium Extension, Sudbury**

The following resolution was presented:

**PL2025-38**

Moved By Councillor Fortin

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of condominium on those lands described as PIN 73579-0335, Parcel 23833 A SES, Lot 1, Concession 3, Township of McKim, File # 741-6/12001, as outlined in the report entitled "Glen Avenue Condominium Extension, Sudbury" from the General Manager of Growth and Infrastructure, presented at the meeting on March 24, 2025, as follows:

1. By deleting Condition #5 entirely and replacing it with the following:

"5. That this draft approval shall lapse on April 24, 2028."

**CARRIED**

**11. Members' Motions**

No Motions were presented.

**12. Correspondence for Information Only**

**12.1 Downtown Sudbury Master Plan Review – Q1 2025 Update**

For Information Only.

**12.2 Housing Needs Assessment**

For Information Only.

**13. Addendum**

No Addendum was presented.

**14. Civic Petitions**

No Petitions were submitted.

**15. Question Period**

No Questions were asked.

**16. Adjournment**

Councillor Fortin moved to adjourn the meeting. Time: 3:45 p.m.

**CARRIED**

# **Minutes**

## **For the Nominating Committee Meeting**

March 25, 2025  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbee, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann
Absent	Mayor Lefebvre
City Officials	Shari Lichterman, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Shelley Walushka, Manager of Community Initiatives and Partnerships, Christine Hodgins, Deputy City Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### **Deputy Mayor Sizer, In the Chair**

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#### **1. Call to Order**

The meeting commenced at 4:01 p.m.

#### **2. Roll Call**

A roll call was conducted.

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

None declared.

#### **4. Managers' Reports**

##### **4.1 Appointments to Panels and Boards – March 2025**

Nominations were held to appoint the Ward 2 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Benoit: Tehilah Emeyazia  
Councillor Brabant: Tehilah Emeyazia  
Councillor Fortin: Tehilah Emeyazia  
Councillor Lapierre: Tehilah Emeyazia

Councillor Labbée: Tehilah Emeyazia  
Councillor Sizer: Blaire Mckie  
Councillor McIntosh: Tehilah Emeyazia  
Councillor Cormier: Tehilah Emeyazia  
Councillor Leduc: Blaire Mckie  
Councillor Landry-Altmann: Tehilah Emeyazia

As majority vote of Members present was received, the following resolution was presented:

**NC2025-01**

Moved By Councillor Landry-Altmann  
Seconded By Councillor Cormier

THAT the City of Greater Sudbury appoints Tehilah Emeyazia to the Youth Advisory Panel as the Ward 2 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint the Ward 3 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Benoit: Adonia Adeyemi  
Councillor Brabant: Adonia Adeyemi  
Councillor Fortin: Adonia Adeyemi  
Councillor Lapierre: Adonia Adeyemi  
Councillor Labbée: Adonia Adeyemi  
Councillor Sizer: Adonia Adeyemi  
Councillor McIntosh: Adonia Adeyemi  
Councillor Cormier: Adonia Adeyemi  
Councillor Leduc: Ella Kurtis  
Councillor Landry-Altmann: Adonia Adeyemi

As majority vote of Members present was received, the following resolution was presented:

**NC2025-02**

Moved By Councillor McIntosh  
Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury appoints Adonia Adeyemi to the Youth Advisory Panel as the Ward 3 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of

Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Councillor Signoretti arrived at 4:15 p.m.

Nominations were held to appoint the Ward 4 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Tamyra Matchinyatsimbi  
Councillor Benoit: Tamyra Matchinyatsimbi  
Councillor Brabant: Tamyra Matchinyatsimbi  
Councillor Fortin: Tamyra Matchinyatsimbi  
Councillor Lapierre: Rebone Okilie  
Councillor Labbée: Rebone Okilie  
Councillor Sizer: Tamyra Matchinyatsimbi  
Councillor McIntosh: Rebone Okilie  
Councillor Cormier: Rebone Okilie  
Councillor Leduc: Tamyra Matchinyatsimbi  
Councillor Landry-Altmann: Rebone Okilie

As majority vote of Members present was received, the following resolution was presented:

**NC2025-03**

Moved By Councillor Lapierre  
Seconded By Councillor Fortin

THAT the City of Greater Sudbury appoints Tamyra Matchinyatsimbi to the Youth Advisory Panel as the Ward 4 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

The following resolution was presented:

**NC2025-04**

Moved By Councillor Fortin  
Seconded By Councillor Brabant

THAT the City of Greater Sudbury appoints Samuel Sweet to the Youth Advisory Panel as the Ward 5 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of

Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint the Ward 6 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Alexandre Desjardins  
Councillor Benoit: Alexandre Desjardins  
Councillor Brabant: Alexandre Desjardins  
Councillor Fortin: Alexandre Desjardins  
Councillor Lapierre: Alexandre Desjardins  
Councillor Labbée: Alexandre Desjardins  
Councillor Sizer: Alexandre Desjardins  
Councillor McIntosh: Alexandre Desjardins  
Councillor Cormier: Alexandre Desjardins  
Councillor Leduc: Anna Sutton  
Councillor Landry-Altmann: Alexandre Desjardins

As majority vote of Members present was received, the following resolution was presented:

**NC2025-05**

Moved By Councillor Benoit  
Seconded By Councillor Signoretti

THAT the City of Greater Sudbury appoints Alexandre Desjardins to the Youth Advisory Panel as the Ward 6 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

The following resolution was presented:

**NC2025-06**

Moved By Councillor Landry-Altmann  
Seconded By Councillor Leduc

THAT the City of Greater Sudbury appoints Caileigh Crabbe to the Youth Advisory Panel as the Ward 7 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of



Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Councillor Parent arrived at 4:24 p.m.

The following resolution was presented:

**NC2025-07**

Moved By Councillor Landry-Altmann

Seconded By Councillor Leduc

THAT the City of Greater Sudbury appoints Joanna Adefioye to the Youth Advisory Panel as the Ward 8 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint the Ward 10 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Daniela Grottoli

Councillor Benoit: Daniela Grottoli

Councillor Brabant: Daniela Grottoli

Councillor Fortin: Daniela Grottoli

Councillor Parent: Nabil Qarqouz

Councillor Lapierre: Daniela Grottoli

Councillor Labbée: Nabil Qarqouz

Councillor Sizer: Daniela Grottoli

Councillor McIntosh: Nabil Qarqouz

Councillor Cormier: Nabil Qarqouz

Councillor Leduc: Daniela Grottoli

Councillor Landry-Altmann: Daniela Grottoli

As majority vote of Members present was received, the following resolution was presented:

**NC2025-08**

Moved By Councillor Cormier

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury appoints Daniela Grottoli to the Youth Advisory Panel as the Ward 10 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to Panels and Boards – March 2025" from the General Manager of

Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint the Ward 11 representative for the Youth Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Isaac Laakso  
Councillor Benoit: Isaac Laakso  
Councillor Brabant: Omorinsola Phillips  
Councillor Fortin: Phillips Oluwanifemi  
Councillor Parent: Mozidat Akinola  
Councillor Lapierre: Isaac Laakso  
Councillor Labbée: Skyler Czaja  
Councillor Sizer: Isaac Laakso  
Councillor McIntosh: Phillips Oluwanifemi  
Councillor Cormier: Philips Oluwanifemi  
Councillor Leduc: Isaac Laakso  
Councillor Landry-Altmann: Skyler Czaja

As a majority vote was not reached, a second simultaneous vote was held.

Councillor Signoretti: Isaac Laakso  
Councillor Benoit: Isaac Laakso  
Councillor Brabant: Isaac Laakso  
Councillor Fortin: Isaac Laakso  
Councillor Parent: Philips Oluwanifemi  
Councillor Lapierre: Isaac Laakso  
Councillor Labbée: Skyler Czaja  
Councillor Sizer: Isaac Laakso  
Councillor McIntosh: Philips Oluwanifemi  
Councillor Cormier: Philips Oluwanifemi  
Councillor Leduc: Isaac Laakso  
Councillor Landry-Altmann: Skyler Czaja

As majority vote of Members present was received, the following resolution was presented:

**NC2025-09**

Moved By Councillor Labbee  
Seconded By Councillor Lapierre

THAT the City of Greater Sudbury appoints Isaac Laakso to the Youth Advisory Panel as the Ward 11 representative for the term ending November 14, 2026, as outlined in the report entitled, "Appointments to

Panels and Boards – March 2025” from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

The following resolution was presented:

**NC2025-10**

Moved By Councillor Fortin

Seconded By Councillor Parent

THAT the City of Greater Sudbury appoints David Jeanveau to the Youth Advisory Panel as the Ward 12 representative for the term ending November 14, 2026, as outlined in the report entitled, “Appointments to Panels and Boards – March 2025” from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint a member to the Accessibility Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Colette Julien Leclair

Councillor Benoit: Colette Julien Leclair

Councillor Brabant: Dana Carbone

Councillor Fortin: Colette Julien Leclair

Councillor Parent: Andrew Way

Councillor Lapierre: Colette Julien Leclair

Councillor Labbée: Colette Julien Leclair

Councillor Sizer: Dana Carbone

Councillor McIntosh: Colette Julien Leclair

Councillor Cormier: Colette Julien Leclair

Councillor Leduc: Alexandre Desjardins

Councillor Landry-Altmann: Colette Julien Leclair

As majority vote of Members present was received, the following resolution was presented:

**NC2025-11**

Moved By Councillor Benoit

Seconded By Councillor Signoretti

THAT the City of Greater Sudbury appoints Colette Julien Leclair to the Accessibility Advisory Panel for the term ending November 14, 2026, or until their successor is appointed as outlined in the report entitled,

“Appointments to Panels and Boards – March 2025” from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

Nominations were held to appoint a member to the Older Adult Advisory Panel.

A simultaneous recorded vote was held as follows:

Councillor Signoretti: Donal Blackwell  
Councillor Benoit: Donald Blackwell  
Councillor Brabant: Donald Blackwell  
Councillor Fortin: Marek Krasuski  
Councillor Parent: Donald Blackwell  
Councillor Lapierre: Donald Blackwell  
Councillor Labbée: Marek Krasuski  
Councillor Sizer: Marek Krasuski  
Councillor McIntosh: Marek Krasuski  
Councillor Cormier: Marek Krasuski  
Councillor Leduc: Mary Wendy Jones  
Councillor Landry-Altmann: Donald Blackwell

As a majority vote was not reached, a second simultaneous vote was held.

Councillor Signoretti: Donald Blackwell  
Councillor Benoit: Donald Blackwell  
Councillor Brabant: Donald Blackwell  
Councillor Fortin: Donald Blackwell  
Councillor Parent: Donald Blackwell  
Councillor Lapierre: Donald Blackwell  
Councillor Labbée: Marek Krasuski  
Councillor Sizer: Marek Krasuski  
Councillor McIntosh: Marek Krasuski  
Councillor Cormier: Marek Krasuski  
Councillor Leduc: Marek Krasuski  
Councillor Landry-Altmann: Donald Blackwell

As majority vote of Members present was received, the following resolution was presented:

**NC2025-12**

Moved By Councillor Sizer

Seconded By Councillor Landry-Altmann

THAT the City of Greater Sudbury appoints Donald Blackwell to the Older Adult Advisory Panel as a representative who is aged 50+, for the term

ending November 14, 2026 as outlined in the report entitled “Appointments to Panels and Boards – March 2025”, from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

The following resolution was presented:

**NC2025-13**

Moved By Councillor Cormier

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury appoints Stacey Lavallie to the Greater Sudbury Public Library Board for the term ending November 14, 2026, or until their successor is appointed as outlined in the report entitled, “Appointments to Panels and Boards – March 2025” from the General Manager of Corporate Services, presented at the Nominating Committee meeting on March 25, 2025.

**CARRIED**

**5. Members' Motions**

No Motions were presented.

**6. Addendum**

No Addendum was presented.

**7. Civic Petitions**

No Petitions were submitted.

**8. Question Period**

No Questions were asked.

**9. Adjournment**

Councillor Sizer moved to adjourn the meeting. Time: 4:59 p.m.

**CARRIED**

# **Minutes**

## **For the City Council Meeting**

March 25, 2025  
Tom Davies Square

Present (Mayor and Councillors)	Councillor Signoretti, Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann, Mayor Lefebvre
City Officials	Shari Lichterman, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Tony Cecutti, General Manager of Growth and Infrastructure, Joseph Nicholls, General Manager of Community Safety, Brendan Adair, Acting General Manager of Community Development, Terra Posadowski, Director of Communications and Community Engagement, Meredith Armstrong, Director of Economic Development, David Shelsted, Director of Engineering Services, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Kyla Bell, Manager of Revenue Services, Bailey Chabot, Senior Planner, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

### **His Worship Mayor Paul Lefebvre, In the Chair**

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#### **1. Open Session**

The meeting commenced at 6:03 p.m.

#### **2. Roll Call**

A roll call was conducted.

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

None declared.

Rules of Procedure

Councillor McIntosh moved to defer Item 6.3 to the April 29, 2025 City Council meeting provided the agenda allows for additional items.

**CARRIED**

**4. Consent Agenda**

The following resolution was presented:

**CC2025-52**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Consent Agenda items 4.1.1 to 4.2.8.

**CARRIED**

The following are the Consent Agenda items:

**4.1 Matters Arising from Committees**

**4.1.1 Matters Arising from Planning Committee Meeting of February 19, 2025**

**CC2025-53**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2025-19 to PL2025-26 from the meeting of February 19, 2025.

**CARRIED**

**4.1.2 Matters Arising from CAO Recruitment Committee Meeting of February 19, 2025**

**CC2025-54**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves the CAO Recruitment Committee resolution CAO2025-02 from the meeting of February 19, 2025.

**CARRIED**

**4.1.3 Matters Arising from Operations Committee Meeting of March 17, 2025**

**CC2025-55**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Operations Committee resolutions OP2025-03 to OP2025-04 from the meeting of March 17, 2025.

**CARRIED**

**4.1.4 Matters Arising from Community and Emergency Services Committee Meeting of March 17, 2025**

**CC2025-56**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Community and Emergency Services Committee resolutions CES2025-04 to CES2025-09 from the meeting of March 17, 2025.

**CARRIED**

**4.1.5 Matters Arising from Audit Committee Meeting of March 18, 2025**

**CC2025-57**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Audit Committee resolutions AC2025-06 to AC2025-07 from the meeting of March 18, 2025.

**CARRIED**

**4.1.6 Matters Arising from Finance and Administration Committee Meeting of March 18, 2025**

**CC2025-58**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Finance and Administration Committee resolutions FA2025-04 to FA2025-08 from the meeting of March 18, 2025.

**CARRIED**

**4.1.7 Matters Arising from Planning Committee Meeting of March 24, 2025**



**CC2025-59**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Planning Committee resolutions PL2025-27 to PL2025-38 from the meeting of March 24, 2025.

**CARRIED**

**4.1.8 Matters Arising from Nominating Committee Meeting of March 25, 2025**

**CC2025-60**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury approves Nominating Committee resolutions NC2025-01 to NC2025-13 from the meeting of March 25, 2025.

**CARRIED**

**4.2 Adoption of Minutes**

**4.2.1 Planning Committee Minutes of January 20, 2025**

**CC2025-61**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of January 20, 2025.

**CARRIED**

**4.2.2 City Council Minutes of January 21, 2025**

**CC2025-62**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts City Council meeting minutes of January 21, 2025.

**CARRIED**

**4.2.3 Operations Committee Minutes of January 27, 2025**

**CC2025-63**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Operations Committee meeting minutes of January 27, 2025.

**CARRIED**

**4.2.4 Audit Committee Minutes of January 28, 2025**

**CC2025-64**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Audit Committee meeting minutes of January 28, 2025.

**CARRIED**

**4.2.5 Finance and Administration Committee Minutes of January 28, 2025**

**CC2025-65**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Finance and Administration Committee meeting minutes of January 28, 2025.

**CARRIED**

**4.2.6 Planning Committee Meeting Minutes of February 3, 2025**

**CC2025-66**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of February 3, 2025.

**CARRIED**

**4.2.7 Operations Committee Meeting Minutes of February 10, 2025**

**CC2025-67**

Moved By Councillor Signoretti  
Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Operations Committee meeting minutes of February 10, 2025.

**CARRIED**

**4.2.8 Community and Emergency Services Committee Minutes of February 10, 2025**

**CC2025-68**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury adopts Community and Emergency Services Committee meeting minutes of February 10, 2025.

**CARRIED**

**Request to move into Closed Session**

Rules of Procedure

Councillor Leduc moved that City Council recess the open session and move to closed session.

**CARRIED**

The following resolution was presented:

**CC2025-69**

Moved By Councillor Leduc

Seconded By Councillor Sizer

THAT the City of Greater Sudbury moves to Closed Session to deal with one solicitor/client privileged matter regarding the deferral of a staff report in accordance with paragraph 239(2)f) of the Municipal Act, 2001.

A recorded vote was held.

YEAS: (12): Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbée, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Councillor Landry-Altmann, and Mayor Lefebvre

NAYS: (1): Councillor Signoretti

**CARRIED (12 to 1)**

At 6:09 p.m., Council moved into Closed Session.

At 7:01 p.m., Council recessed the Closed Session.

At 7:06 p.m., Council reconvened the Open Session.

## **5. Presentations**

### **5.1 Urban Forest Master Plan**

Bailey Chabot, Senior Planner, provided an electronic presentation regarding the City's Urban Forest Master Plan and associated implementation plan.

The following resolution was presented:

#### **CC2025-70**

Moved By Councillor Lapierre

Seconded By Councillor Sizer

THAT the City of Greater Sudbury approve the Urban Forest Master Plan and implementation plan as outlined in the report entitled "Urban Forest Master Plan", from the General Manager of Growth and Infrastructure, presented at the Council meeting on March 25, 2025.

**CARRIED**

## **Matters Arising From Closed Session**

Deputy Mayor Sizer, Chair of the Closed Session, reported that Council met in Closed Session to deal with one solicitor/client privileged matter regarding the deferral of a staff report in accordance with paragraph 239(2)f) of the Municipal Act, 2001. No direction or resolutions emanated from the meeting.

Councillor Parent departed at 7:20 p.m.

## **6. Managers' Reports**

### **6.1 Consideration for Implementing a New Multi-Residential Property (Municipal Reduction) Tax Subclass**

The following resolution was presented:

#### **CC2025-71**

Moved By Councillor Cormier

Seconded By Councillor McIntosh

THAT the City of Greater Sudbury direct staff to present a bylaw to adopt the new multi-residential property (municipal reduction) subclass with a reduction rate of 0% as outlined in the report entitled "Consideration for Implementing a New Multi-Residential Property (Municipal Reduction) Tax Subclass", from the General Manager of Corporate Services, presented at the City Council Meeting on March 25, 2025.

**CARRIED**

## **6.2 Junction Creek Reconstruction and Reprofilng – Tender Award**

The following resolution was presented:

### **CC2025-72**

Moved By Councillor Landry-Altmann

Seconded By Councillor Benoit

THAT the City of Greater Sudbury approve additional funding of \$7.1 million for the Junction Creek Improvements (DMAF) project by reallocating funding of \$3.5 million within this program, \$1.9 million from the Capital General Holding Reserve, and \$1.7 million from the Water Rate Holding Reserve to award Contract ENG24-42, as outlined in the report entitled “Junction Creek Reconstruction and Reprofilng – Tender Award” from the General Manager of Growth and Infrastructure, presented at City Council on March 25, 2025.

**CARRIED**

## **6.3 Regulation of Shipping Containers - Additional Information**

**DEFERRED**

## **7. Referred & Deferred Matters**

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

The following resolution was presented:

#### **CC2025-73**

Moved By Councillor Fortin

Seconded By Councillor Cormier

THAT the City of Greater Sudbury Council direct staff to implement an enhanced tax deferral program that would allow eligible homeowners to defer the municipal tax portion of their annual property tax bill in the manner described in the report entitled “Enhanced Tax Deferral Program for Older Adult and Disabled Homeowners” from the General Manager of Corporate Services dated March 25, 2025 and that staff be further directed to prepare the necessary bylaws and communications materials to implement the program for the 2025 tax year.

**CARRIED**

## **8. By-laws**

The following resolution was presented:

**CC2025-74**

Moved By Councillor Signoretti

Seconded By Councillor Benoit

THAT the City of Greater Sudbury read and pass By-law 2025-37 to By-law 2025-44Z.

**CARRIED****8.1 By-laws 2025-37 to 2025-44Z**

The following are the By-laws:

**2025-37**

A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meetings of March 25, 2025

**2025-38**

A By-law of the City of Greater Sudbury to Amend By-law 2023-04 being a By-law of the City of Greater Sudbury regarding Committees of Council and Advisory Panels

Operations Committee Resolution #OP2025-01

This by-law renames the Solid Waste Advisory Panel to the Waste Reduction Advisory Panel.

**2025-39**

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 appoints the Chief Administrative Officer (CAO) and addresses certain staff changes.

**2025-40**

By-law of the City of Greater Sudbury to Amend By-law 2010-1 being a By-law of the City of Greater Sudbury to Regulate Traffic and Parking in the City of Greater Sudbury

Operations Committee Resolutions #OP2024-25

This amending by-law adds six more Community Safety Zone locations.

**2025-41**

A By-law of the City of Greater Sudbury to Amend By-law 2025-02 being a By-law of the City of Greater Sudbury to Establish Miscellaneous User Fees for Certain Services Provided by the City of Greater Sudbury

This amending by-law relates to an update to certain fees to reflect the actual cost being incurred for appraisal services.

**2025-42**

A By-law of the City of Greater Sudbury to Amend By-law 2017-5 being a By-law of the City of Greater Sudbury Respecting the Delegation of Authority to Various Employees of the City

This amending by-law implements changes of a housekeeping nature.

**2025-43**

A By-law of the City of Greater Sudbury to Authorize a Grant by Way of Lease with the City of Lakes Family Health Team for Part of 25 Black Lake Road, Lively

Planning Committee Resolution #PL2025-18

**2025-44Z**

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 #PL2025-16

This by-law rezones the subject lands from “I”, Institutional to “M1(49)”, Mixed Light Industrial/Service Commercial Special to permit the development of a Car Club to be defined as a building or part thereof that is used by persons for the indoor display, storage, washing or detailing of motor vehicles, and may include an office used for administrative purposes, recreational facilities and amenities, a dining room, or a banquet hall that are accessory to the main use - Anin Holdings Inc., 363 York Street, Sudbury.

**9. Members' Motions**

**9.1 Request for Cancellation of Event Centre Management Services RFP**

The following motion was presented but was not tabled as there was no seconder:

WHEREAS the threat of U.S. tariffs has drawn pushback from the Federal and Provincial governments as well as municipalities in an effort to promote the purchase of products, supplies and services from Canada and other non-U.S. companies;

AND WHEREAS Premier Doug Ford announced that U.S. companies would be banned from bidding on provincial procurements;

AND WHEREAS the construction and operation of the City of Greater Sudbury's event centre represents significant taxpayer dollars;

AND WHEREAS the request for proposal for the Greater Sudbury Event Centre Venue Management Services has only attracted two U.S. based companies as plan takers;

AND WHEREAS the City of Greater Sudbury should not be supporting U.S. based companies with the continued threat of tariffs looming upon Canada;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury be directed to cancel the current Request for Proposal for the Greater Sudbury Event Centre Venue Management Services and re-issue it to encourage Canadian and non-U.S. based companies to bid.

## **10. Addendum**

Rules of Procedure

Mayor Lefebvre moved that the first addendum be dealt with.

### **CARRIED BY TWO-THIRDS**

#### **ADD-1 (Appointment of Citizens to GSU and GSH)**

The following resolution was presented:

##### **CC2025-75**

Moved By Councillor Signoretti

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury appoints André Thibert and Ryan Dutrisac for a four-year term as Directors of Greater Sudbury Utilities Boards and that Joshua Lilley and Fern Dominelli be appointed for a four-year term as Directors of Greater Sudbury Hydro, all until their successors are appointed as outlined in the report entitled "Appointment of Citizens to GSU and GSH", from the General Manager of Corporate Services, presented at the City Council meeting on March 25, 2025.

### **CARRIED**

Rules of Procedure

Mayor Lefebvre moved that the second addendum be dealt with.

### **CARRIED BY TWO-THIRDS**

#### **ADD-2 (By-laws)**

The following resolution was presented:

##### **CC2025-76**

Moved By Councillor Cormier

Seconded By Councillor Sizer



THAT the City of Greater Sudbury read and pass By-law 2025-45.

**CARRIED**

**11. Civic Petitions**

Councillor Brabant submitted a petition to the City Clerk which will be forwarded to the General Manager of Corporate Services. The petition is regarding a request for a sign By-law regulating commercial signage on sections of Highway 144.

**12. Question Period**

No Questions were asked.

**13. Adjournment**

Mayor Lefebvre moved to adjourn the meeting. Time: 8:31 p.m.

**CARRIED**

## **Regulation of Shipping Containers - Additional Information**

Presented To:	City Council
Meeting Date:	March 25, 2025
Type:	Managers' Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure

## **Report Summary**

This report provides a recommendation regarding amendments to the City's Zoning By-law, with respect to shipping containers.

## **Resolution**

THAT the City of Greater Sudbury directs Staff to prepare a Zoning By-law Amendment on amendments to Zoning By-law 2010-100Z pertaining to shipping containers as set out in Planning Committee Resolution PL2024-195.

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

The regulation of shipping containers aligns with the strategic goals of strengthening quality of life and place including matters of public safety, while also facilitating business retention and growth through the expansion of as-of-right zoning permissions. There is no conflict with the Community Energy & Emissions Plan.

## **Financial Implications**

There are no financial implications associated with this report.

## **STAFF REPORT**

### **Background:**

On August 14, 2023 Planning Committee received a report which provided an overview of how shipping containers are currently regulated by the City from a zoning perspective, identified issues and presented possible options for Council's consideration related to the expanded permission of shipping containers under the Zoning By-law. Additionally, this report included an overview of Municipal best practices with respect to shipping containers. The following options were set out in the report based on a degree of change from the lowest to highest.

1. Option 1- Maintain the current provisions as set out in the Zoning By-law, where shipping containers are permitted as accessory uses to specific land uses (agricultural, extractive, transport terminal or warehouse);
2. Option 2- Expand the permissions to include Industrial zones and automotive and recreational vehicle sales establishments subject to appropriate zone standards, building permits and site plan control.
3. Option 3- Expand permissions to include all ICI, (Industrial, Commercial, Institutional), zones subject to appropriate zone standards, building permits and site plan control.
4. Option 4- Expand Rural and Agricultural zone permissions to allow shipping containers without a permitted agricultural use;
5. Option 5- Expand permissions to include all zones including Residential zones, where shipping containers would be treated as a type of accessory use subject to appropriate zones standards and building permits.

A copy of the August 14<sup>th</sup>, 2023 report is attached.

On December 9<sup>th</sup> 2024, Planning Committee received a report which provided an analysis on the above options. Staff sought direction from Committee to bring forward a Zoning By-law Amendment that reflected one of the Options provided. Staff recommended a modified version of Option 2, which would allow shipping containers as accessory uses in the M2 Light Industrial, M3 Heavy Industrial, M4 Mining Industrial, M5 Extractive Industrial, and M6 Disposal Industrial Zones subject to criteria. This moderate approach would be consistent with several municipalities and would allow staff an opportunity to evaluate the impacts of increased permissibility in the industrial areas prior to expanding permissions to other zone categories.

Planning Committee passed resolution PL2024-195, which directed staff to prepare a Zoning By-law Amendment to permit shipping containers as accessory use in the M2, M3, M4, M5, and M6 zones subject to criteria.

At the December 10<sup>th</sup> Council meeting, Council deferred the resolution requesting further information.

A copy of the December 9<sup>th</sup> 2024 report is attached. The information below is intended to supplement the December 9<sup>th</sup> 2024 report.

### **Current Practices:**

#### **Regulation of Shipping Containers as an Accessory Use**

Section 4.37 of the Zoning By-law regulates where shipping containers are permitted as an accessory use for storage purposes, the sale of shipping containers, and the use of shipping containers on a temporary basis for construction or storage purposes. Staff have reviewed these provisions provided a recommendation and are seeking direction to either remain status quo (Option 1) or proceed with a Zoning By-law Amendment application to revise the existing policies for accessory shipping containers in accordance with Option 2,

modified Option 2, Option 3, Option 4, or Option 5.

### Repurposed Shipping Containers

Shipping containers may be repurposed for an alternative use provided a building permit is issued to address life safety concerns including proper ventilation, structural safety, explosion protection, adequate access and egress, proper anchorage, snow loading and other matters. This practice will continue and is not anticipated to be impacted by any new proposed amendments regulating shipping containers as accessory uses.

### Existing Shipping Containers and By-law Enforcement

Existing shipping containers that were established without benefit of building permit and/or are not in compliance with the zoning by-law will continue to be addressed through by-law enforcement on an on-going basis. To rectify compliance, the property owner would need to undergo a process to comply with the Zoning By-law and obtain a Building permit. This may include removing the shipping container, modifying the shipping container to meet Zoning By-law regulations, or completion of a planning application.

### Property Standards By-law

The Property Standards Bylaw provides minimum standards by which a property shall maintain its buildings and structures. Should a shipping container be permitted by way of zoning and building permit, and where the shipping container is not kept in good condition, an order under the Bylaw may be issued to remedy any maintenance deficiencies.

The Clearing of Yards Bylaw regulates the minimum standards for yard maintenance and removal of any waste on properties. The Bylaw defines containers of any size, type, or composition which are derelict as industrial waste. Where a shipping container is considered waste due to its condition being derelict a notice may be issued to have the container removed or repaired.

While the Property Standards and Clearing of Yards Bylaws are effective in addressing maintenance issues on properties, it is important to note that neither bylaw regulates the use of shipping containers nor the zones where permitted. Further, should there be zoning or building code violations adherence to those bylaws take precedence over any perceived maintenance issues.

### **Municipal Best Practices:**

Staff conducted a municipal best practice review in 2023, which found that shipping container regulation varies widely across Ontario. Some municipalities do not regulate shipping containers within their zoning by-law, some permit them in all zone categories subject to standards, some permit them as accessory uses in certain zone categories subject to criteria, others are more restrictive and limit the permission to their intended use for intermodal transportation. A detailed summary can be found in the discussion section of the 2023 report as well as a summary chart in the appendix section of the 2023 report, attached for reference.

In response to Council's direction for additional information, staff have conducted further research on municipal best practices focussing primarily on Northern Ontario. Key findings are as followed:

- Shipping container regulation varies considerably between different municipalities;
- Majority northern municipalities examined have moderate or restrictive provisions, allowing shipping containers primarily in industrial zones and some rural or specified commercial zone categories;
- Where permitted, majority of municipalities specified that the shipping containers are to be accessory to a permitted main use;
- Where permitted, several municipalities contained regulations to address visual impacts (setbacks, location, buffering, paint, etc.) and required a Building Permit; and
- Several municipalities only permit shipping containers in the residential areas on a temporary basis

associated with moving or construction.

A summary table can be found in Appendix 1.

**Summary and Next Steps:**

This report does not contain a new recommendation, but rather is intended to provide additional information to assist Council in their decision-making process. After receiving direction from Council on this matter, staff will prepare a municipally initiated Zoning By-law Amendment to amend the shipping container provisions of the Zoning By-law. The application will adhere to the legislative requirements of the *Planning Act* (public notice, public hearing, etc.). Staff will continue to monitor the use of accessory shipping containers and could prepare additional amendments in future if warranted.

## Appendix 1

### 2025 Municipal review: shipping container provisions Northern Ontario

Category	Municipality	Zones	Special provisions	Permit required	Notes
Permissive	Timmins	Permitted in all zones, subject to criteria per zone category	Must match look of main building (vinyl siding, peaked roof, etc.) in residential zone, may match look of main building in other zones, does not have to match look of main building in industrial zones  Must adhere to accessory building standards	yes	Included in lot coverage, only permitted for storage, can not be sole structure on property
	Temiskaming Shores	Residential, Commercial, Industrial, Agricultural, Rural as an accessory use to a permitted use on a lot where a main building exists	Shall not be used as work areas, office uses, or retail sales, shall not exceed 3 m in height and 17 m in length, shall not exceed the lesser of 15% or permitted lot coverage for accessory buildings, no stacking, shall not be located in front or exterior side yard and meet zone standard setbacks	n/a	Temporary permission must be removed within lesser of 2 years from installation or 30 days of completion of work for construction, also temporarily permitted for moving  Also permitted where self-storage is permitted
Category	Municipality	Zones	Special provisions	Permit required	Notes
	Bracebridge	Rural and Industrial as an ancillary use to a permitted use on a lot where a principal building exists	Rural minimum lot size 2 ha, only 1 container permitted.  Industrial minimum lot size 0.3 ha, maximum 3 containers permitted.  Both require to be located in interior side yard 15 m from lot	n/a	Temporary permission in residential areas 5 day time period for moving, 30 days for construction  A shipping container must not be used for the purpose of a commercial storage facility, must not be placed for the purpose of display or advertising, must not be

Category	Municipality	Zones	Special provisions	Permit required	Notes
Moderately Permissive			line or rear yard 30 m from road, require visual buffering, can not be stacked, maximum size of container 3 m height, length 12.5 m		used for the purpose of screening or fencing
	Thunder Bay	Only permitted on a lot where outdoor storage is permitted (industrial, rural associated with a home business)	Outdoor storage provisions vary per zone category, screening required	n/a	1 container permitted on a temporary basis in rural or urban neighbourhoods subject to criteria, maximum 30 days  Outdoor storage not permitted in urban neighbourhoods
	Elliot Lake	Tourist Highway Commercial and Industrial Zone as an accessory use for storage	The shipping container is maintained to the City's satisfaction (i.e. painted and not rusted) and is not visible from the street; anchored to the ground in accordance with the Ontario Building Code; and an Engineer's report is required in accordance with the Ontario Building Code  In the Tourist Highway Commercial Zone a maximum of two (2) containers are permitted unless an agreement is entered into with the City; and shall only be permitted in the rear yard.	yes	The shipping container is only used for storage purposes and not used to accommodate work areas, shops, office uses, or retail sales.
	Hearst	Highway Commercial, Industrial, Rural zones as an accessory use	Adhere to accessory building standards, only be used for office purposes or for the storage of goods and/or materials,  Within highway commercial and industrial zones must be	yes	Temporary permission associated with construction

Category	Municipality	Zones	Special provisions	Permit required	Notes
			located in rear or side yards, installed for a maximum period of 5 years unless exterior surface has the appearance of a traditional building, be subject to site plan control  Within rural zones but be located in rear or side yard, maximum of 3 portable buildings at one time, can not be visible from road		
Category	Municipality	Zones	Special provisions	Permit required	Notes
Restrictive	Cochrane	Only permitted on a lot where outside storage is a permitted use (general industrial, special industrial)	May be allowed at the discretion of the development authority, may be required to be altered	n/a	Also subject to temporary provisions 60 day time period.
	Sault Ste. Marie	Permitted in medium and heavy industrial zones	Must be located in rear yard, 4.5 m setback from buildings, maximum number of 3 permitted, minimum setback of 9 m from any lot line	n/a	
	Wawa	Does not appear to be explicitly permitted in any zone		n/a	Sea containers and unlicensed trailers shall not be permitted to be used or stored on any lot zoned for residential use  Temporary permission in residential areas where building permit issued must be removed upon completion of project and/or prior to final inspection



Category	Municipality	Zones	Special provisions	Permit required	Notes
	West Nipissing	Does not appear to be explicitly permitted in any zone		n/a	Not permitted as self storage facility.  No person shall, in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Shoreline Residential (SR), General Commercial (C1) or Highway Commercial (C2) Zones, use any truck, bus, coach, transport truck trailer, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.
	Cobalt	Does not appear to be explicitly permitted in any zone		n/a	Not permitted in residential zone or downtown commercial, or accessory to a home occupation

## Regulation of Shipping Containers

Presented To:	Planning Committee
Meeting Date:	December 9, 2024
Type:	Managers' Reports
Prepared by:	Stephanie Poirier Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

## Report Summary

This report provides a recommendation with respect to amendments to the City's Zoning By-law, respecting shipping containers.

## Resolution

THAT the City of Greater Sudbury directs Staff to prepare a Zoning By-law Amendment Application on amendments to Zoning By-law 2010-100Z as set out in Option 2A, as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on December 9, 2024.

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

The regulation of shipping containers aligns with the strategic goals of strengthening quality of life and place including matters of public safety, while also facilitating business retention and growth through the expansion of as-of-right zoning permissions. There is no conflict with the Community Energy & Emissions Plan.

## Financial Implications

There are no financial implications with this report.

## Report Overview

This manager's report responds to a Planning Committee recommendation ratified by Council on August 15, 2023, directing Staff to undertake a review of shipping container provisions under the Zoning By-law and prepare recommendations based on the key findings as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on August 14, 2023. The report recommends that Council direct Staff to prepare a Zoning By-law Amendment Application with respect to amendments to the zoning by-law as set out in Option 2A in the report.

## **Background:**

On August 14, 2023 Planning Committee received a report which provided an overview of how shipping containers are currently regulated by the City from a zoning perspective, identified issues associated with their use for accessory storage and presented possible options for Council's consideration related to the expanded permission of shipping containers under the Zoning By-law. The following options were set out in the report based on a degree of change from the lowest to highest.

1. Option 1- Maintain the current provisions as set out in the Zoning By-law, where shipping containers are permitted as accessory uses to specific land uses (agricultural, extractive, transport terminal or warehouse);
2. Option 2- Expand the permissions to include Industrial zones and automotive and recreational vehicle sales establishments subject to appropriate zone standards, building permits and site plan control.
3. Option 3- Expand permissions to include all ICI, (Industrial, Commercial, Institutional), zones subject to appropriate zone standards, building permits and site plan control.
4. Option 4- Expand Rural and Agricultural zone permissions to allow shipping containers without a permitted agricultural use;
5. Option 5- Expand permissions to include all zones including Residential zones, where shipping containers would be treated as a type of accessory use subject to appropriate zones standards and building permits.

This report is a response to the August 15, 2023 Council resolution directing staff to undertake a review of shipping container provisions under the Zoning By-law and prepare recommendations based on the key findings as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee Meeting on August 14, 2023.

## **Planning Analysis**

### **Option 1- Maintain Current Provisions**

The City's current approach to shipping containers, as articulated in the zoning by-law, is based on prohibiting them in certain zones to protect the quality and character of residential areas and other areas that define our community image. Shipping and storage containers are permitted in most of the industrial zones and in the Agricultural and Rural zones as an accessory structure in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use. They are also permitted for the purposes of rental, sale, or distribution in a M2 Light Industrial or M3 Heavy Industrial Zone for use off site. Shipping and storage containers are permitted on a temporary basis to support construction activities, or for up to 14 days to support moving activities. By contrast, shipping and storage containers are not permitted on Residential, Commercial, Business Industrial and Mixed Light Industrial/Service Commercial zoned lots. These zones are associated with the areas of our City where residents live, shop and work, in our higher profile locations such as key nodes and corridors that define our community. Should Planning Committee decide to maintain the current provisions, a site-specific Planning Act application would continue to be required to permit shipping containers on Residential, Commercial, Business Industrial and Mixed Light Industrial/Service Commercial zoned lots. This would allow for staff evaluation of the proposed shipping containers on a case-by-case basis. The current provisions in the zoning by-law can be found below.

#### **Current Provisions as set out in the Zoning By-law**

Under Zoning By-law 2010-100Z, the accessory use of shipping containers is currently limited to specific land uses as set out in Section 4.34 as follows:

#### 4.34 Shipping and storage containers

Shipping or storage containers shall not be placed or used on any lot in a Residential (R), Commercial (C), Mixed Light Industrial/Service Commercial (M1) or Business Industrial (M1-1) Zone and shall only be located on a lot:

- a) As an accessory structure used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use;
- b) For the purposes of rental, sale or distribution in a Light Industrial (M2) or Heavy Industrial (M3) Zone for use off site; or,
- c) In accordance with Sections 4.40.5 and 4.40.7 of this By-law.

Sections 4.40.5 and 4.40.7 referenced above speak to the temporary use of storage containers for moving and construction purposes:

#### 4.40.5 Temporary Construction Uses

Nothing in this By-law shall apply to prevent the use of any part of any lot for, a tool shed, construction trailer, shipping or storage container, scaffold or other building or structure incidental to construction and the temporary storage of construction supplies and equipment in all Zones within the City on the same lot on which the construction work is in progress or in relation to a road or public utility, so long as it is necessary for the work in progress and until the work is completed or abandoned.

For the purposes of this section, abandoned shall mean the discontinuation of work for more than 90 consecutive days or the failure to maintain a current building permit. (By-law 2011-49Z)

#### 4.40.7 Temporary Shipping or Storage Containers

Nothing in this By-law shall apply to prevent the use of any part of any lot for the placement and use of not more than a total of one shipping or storage container shall be permitted on a residential lot or a lot within a Commercial (C) or Institutional (I) Zone for a maximum of 14 consecutive days for the purposes of being loaded or unloaded where a use, business or the occupants of a dwelling are moving from a premises or lot to another premises or lot.

#### **Option 2- Expand Permissions to include Industrial Zones and automotive and recreational vehicle sales establishments.**

Automotive Sales Establishments are permitted in the C2, M1-1 and M1 Zones and Recreation Vehicle Sales and Service establishments are permitted in the C2, C5, C7, M1 and M2 zones. Through research it was determined that automotive and recreational sales establishments are permitted in zone categories that generally can be found along corridors with high visibility and in closer proximity to residential uses. Staff have concerns about the visual impacts to the high profile areas if shipping containers were permitted as an accessory use to automotive and recreational vehicle sales establishments and would prefer to continue to evaluate the appropriateness of shipping containers through a Planning Act application on a case by case basis rather than allow a blanket permission. Additionally, as outlined in the 2023 report, the storage of tires within shipping containers is a fire safety hazard. For these reasons, staff do not recommend permission for shipping containers for automotive and recreational vehicle sales establishments.

In evaluating the appropriateness of allowing shipping containers in the industrial zone categories, staff determined that permission for them in some of the industrial zone categories subject to location criteria, site plan control, and building permits could be supported. As a result, staff have included a revised Option 2, titled Option 2A below.

#### **Option 2A- Expand Permissions to include some Industrial Zones**

Staff have reviewed the industrial zone categories, permitted uses in each category, and general location of properties containing industrial zoning. Based on this information, staff would have similar concerns with

aesthetics in allowing shipping containers in the M1-1 Business Industrial and the M1 Mixed Light Industrial/Service Commercial zones. Staff however, are of the opinion that permitting shipping containers as accessory uses in the M2 Light Industrial, M3 Heavy Industrial, M4 Mining Industrial, M5 Extractive Industrial, and M6 Disposal Industrial to be appropriate subject to criteria. This is due to the fact that these zones don't typically front onto major arterial roads and the zones do not permit automotive sales establishments. Staff recommend that permissions restrict the location of shipping containers in these zone categories to the interior yard, meaning not abutting a public road. By restricting the permission of shipping containers to an accessory use and its location to an interior yard, a main building(s) would need to be present on the lot and the shipping container would need to be located in the rear or interior side yard, thereby reducing its visibility somewhat from the public roadway. Additionally, staff recommend that shipping containers be prohibited in yards that abut a residential zone category. Staff are of the opinion that this option would result in modest flexibility to permissions for shipping containers, while protecting urban design standards and public safety throughout the Municipality. Staff would continue to evaluate permission for shipping containers in the commercial, institutional, and residential areas on an individual basis through a Planning Act application.

### **Option 3- Extend permissions to include all ICI (Industrial, Commercial, Institutional) Zones**

Commercial and institutional uses are much more likely to abut residential lots and zones than industrial zones, as many commercial uses and institutional uses such as places of worship and school tends to be neighbourhood focussed. Given that these uses are more integrated locationally with residential areas, permission for shipping containers would not maintain the character of the residential context. Through research it was identified that shipping containers are not designed to be used as accessory buildings and as such may result safety challenges. Staff recommends that shipping containers be located in areas that are separated from residential areas and in zone categories that would benefit from staff review through the site plan control process in order to ensure public safety and compliance with the Ontario Building Code.

Planning staff have considered the issue of the permission of shipping containers in the context of the Downtown, Regional Centres and the existing and proposed Regional Corridors and Secondary Community Nodes and the mix of zoning in the centres and corridors and impact on the use and urban design objectives for these areas. Given the function and high visibility of these areas, special attention to sound urban design principles is essential. Siting buildings to create a sense of street enclosure, locating parking lots to the rear of buildings, screening service entrances and garbage storage, and effective landscaping can aesthetically enhance the appearance of Regional Corridors. Staff do not recommend extending permissions to allow shipping containers in all industrial, commercial, and institutional zones and would see benefits in continuing to evaluate requests to do so on an individual basis.

### **Option 4 - Expand Permissions to the Rural and Agricultural Zone**

The current provisions permit shipping containers accessory to an agricultural use or extractive use, however, would not permit them as of right on rural or agricultural parcels that are used for residential purposes. Rural and agricultural areas are located outside of settlement areas, are typically larger in size in comparison to within the settlement areas, and generally contain more naturalized areas in the form of trees and rock. The rural area also includes existing undersized lots, making it challenging to create a 'one size fits all' policy approach to shipping containers in the rural and agricultural zone categories.

Residential accessory buildings in the rural and agricultural areas are governed by the same accessory building standards for all residential lots, except for increased height provision of 6.5 m. Staff note that the maximum lot coverage for accessory buildings is 10%, which could result in larger parcels of land containing many shipping containers, altering the character of the rural areas to that of more industrial in nature. Additionally, the height provisions could allow for stacked containers, which is a safety concern. Given the diverse character of the rural and agricultural zoned parcels, staff would recommend that permission for shipping containers continue to be done on a site-specific basis. Staff do not support permission for shipping containers as a residential accessory use in the rural area.

### **Option 5- Expand Permissions to include all Zones, including Residential**

Typical backyard sheds are constructed of wood with a pitched roof similar to most dwellings and are visually unassuming in a residential setting. A smaller 10 ft. or 20 ft. long shipping container would generally be comparable in size to a typical backyard shed. Shipping containers, however, have corrugated metal sides with a flat roof with an entry typically from one end and does not look like a typical garden shed.

Zoning By-law 2010-100Z restricts where accessory structures can be located on a Residential Lot, how large they can be, and how tall they can be. Structures accessory to a residential dwelling, are permitted up to a maximum height of 5 m (16.4 ft.) on a residential lot, and in the Agricultural and Rural Zones up to a height of 6.5 m (21.3 ft.). Accessory structures 2.5 m (8.2 ft.) and less in height can be no closer than 0.6 m (2 ft.) from the rear or side lot lines and those greater than 2.5 m in height can be no closer than 1.2 m (3.9 ft.) from the rear or side lot lines. As most shipping containers are 2.4 m (8 ft.) high they would be able to be located at 0.6 m from the rear or side lots.

Accessory buildings or structures on a residential lot are generally not permitted within a required front yard or required exterior side yard. However, this could still allow for an accessory structure to be located beyond the minimum required front yard (6 m in most Residential zones and 10 m in most Rural zones) or required exterior side yard on a corner lot (4.5 m in most Residential zones and 10 m in Rural and Agricultural Zones and 3 m in Rural Shoreline and Seasonal Limited Service Zones). In such instances where the shipping container were to be located within the front yard, it would most likely be highly visible to the public.

While restrictions can be put in place in the bylaw to control the placement of shipping containers as accessory uses, it is difficult to control the appearance of these uses. Additionally, residential developments under 10 units do not benefit from the site plan control process.

Of the 14 municipalities surveyed in 2023, only 4 permitted shipping containers in all zones including residential. Staff are concerned about the aesthetics and the potential proliferation of their use as accessory structures on residential lots and in Residential zones. Planning staff do not support the permission of shipping containers in Residential Zones on a permanent basis.

## **Conclusion:**

Staff recognize that shipping containers are a more affordable alternative to traditional building materials. Additionally, based on the researched conducted in 2023, it is apparent that shipping containers are being established on properties without benefit of Building Permit and in areas where the use is not permitted within the current provisions of the Zoning By-law. It is also recognized that the improper use of shipping containers can cause public safety concerns, and that they are visually considered unsightly. Based on these reasons, staff are of the opinion that some flexibility in permissions when it comes to shipping containers is warranted in some of the industrial zone categories, subject to location criteria. It is also noted that most industrial uses are subject to the Site Plan Control process, which would allow staff the opportunity to review any proposed accessory shipping containers in more detail. Staff therefore recommend that Planning Committee provide staff with direction on proceeding to prepare a zoning by-law amendment application based on Option 2A- Expand the permissions to include some Industrial Zones subject to appropriate zone standards, building permits and site plan control.

It should be noted that staff do not recommend any changes to the temporary provisions section for shipping containers in any of the options above. Additionally, staff recommend that a definition of shipping container be included in the future zoning by-law amendment application for clarification purposes.

In all potential options listed above, a Building Permit is required for the installation of shipping containers to ensure compliance with the Ontario Building Code. Obtaining a Building Permit is essential for safety purposes.

## **Resources Cited**

1. Regulation of Shipping Containers Report, August 14 , 2023

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=50482>

2. Municipal Review Shipping Containers 2023

<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=50483>

## Regulation of Shipping Containers

Presented To:	Planning Committee
Meeting Date:	August 14, 2023
Type:	Managers' Reports
Prepared by:	Mauro Manzon Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	N/A

## Report Summary

This report provides Planning Committee with information concerning the regulation of shipping containers, including a comparative analysis with other Ontario municipalities related to zoning provisions.

## Resolution

THAT the City of Greater Sudbury directs Staff to undertake a review of shipping container provisions under the Zoning By-law and prepare recommendations based on the key findings, as outlined in the report entitled "Regulation of Shipping Containers", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on August 14, 2023.

## Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

The regulation of shipping containers aligns with the strategic goals of strengthening quality of life and place including matters of public safety, while also facilitating business retention and growth through the expansion of as-of-right zoning permissions. There is no conflict with the Community Energy & Emissions Plan.

## Financial Implications

There are no financial implications associated with this report at this time.

## Report Overview:

This manager's report is intended to provide an overview of issues related to the regulation of shipping containers, which have become increasingly popular as storage units in commercial and industrial settings. Topics covered include an analysis of zoning provisions, matters related to public safety and the issuance of building permits, the impact on community standards, the assessment of modified shipping containers for tax purposes, and potential amendments to the Zoning By-law.



## Staff Report: Regulation of Shipping Containers Planning Services Division

### Background:

This report is intended to provide Planning Committee with information concerning the regulation of shipping containers, including a comparative analysis with other Ontario municipalities related to zoning provisions. Other topics to be addressed include matters related to public safety and the issuance of building permits, the impact on community standards, and the assessment of modified shipping containers for tax purposes.

In recent years, shipping containers have proliferated throughout the community, as surplus units are relatively inexpensive and easily attainable. In most cases, the shipping containers have been placed on the property in contravention of the Zoning By-law and are typically being used as storage buildings without benefit of a building permit. The latter presents concerns related to public safety given that shipping containers are designed for the intermodal transport of goods and do not meet minimum requirements under the Ontario Building Code related to life safety requirements. There have also been public complaints related to the use of unmodified shipping containers, which are often unscreened and visible from public roads and residential areas. Another evolving trend is the conversion of shipping containers to a habitable use, such as a dwelling unit or commercial space. Such conversions require more substantive retrofits compared to containers used for commercial and industrial storage.

Under Zoning By-law 2010-100Z, the accessory use of shipping containers is limited to specific land uses as set out in Section 4.34 as follows:

#### *4.34 Shipping and storage containers*

*Shipping and storage containers shall not be placed or used on any lot in a Residential (R), Commercial (C), Mixed Light Industrial/Service Commercial (M1) or Business Industrial (M1-1) Zone and shall only be located on a lot:*

- a) As an accessory structure used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use;*
- b) For the purposes of rental, sale or distribution in a Light Industrial (M2) or Heavy Industrial (M3) Zone for use off site; and,*
- c) In accordance with Sections 4.40.5 and 4.40.7 of this By- law.*

Sections 4.40.5 and 4.40.7 referenced above speak to the temporary use of storage containers for moving and construction purposes:

#### *4.40.5 Temporary Construction Uses*

*Nothing in this By-law shall apply to prevent the use of any part of any lot for, a tool shed, construction trailer, shipping or storage container, scaffold or other building or structure incidental to construction and the temporary storage of construction supplies and equipment in all Zones within the City on the same lot on which the construction work is in progress or in relation to a road or public utility, so long as it is necessary for the work in progress and until the work is completed or abandoned.*

*For the purposes of this section, abandoned shall mean the discontinuation of work for more than 90 consecutive days or the failure to maintain a current building permit. (By-law 2011-49Z)*

#### *4.40.7 Temporary Shipping or Storage Containers*

*Nothing in this By-law shall apply to prevent the use of any part of any lot for the placement and use of not more than a total of one shipping or storage container shall be permitted on a residential lot or a lot within a Commercial (C) or Institutional (I) Zone for a maximum of 14 consecutive days for the purposes of being loaded or unloaded where a use, business or the occupants of a dwelling are moving from a premises or lot to another premises or lot.*

In regards to Planning approvals, Council has historically maintained a consistent approach. Since the adoption of Zoning By-law 2010-100Z in September 2010, seven of eight applications submitted in order to permit shipping containers on a permanent or temporary basis have been denied by Council. There have been a further 16 applications where one or more shipping containers were determined to be present following a site visit. The typical practice has been to require removal of the shipping container as a condition of approval.

Given the increasing popularity of repurposed containers and the challenges related to enforcement and compliance, this report presents an overview of the regulatory framework, identifies issues, and presents possible options for Council's consideration related to the expanded use of shipping containers.

## **Discussion:**

### **1. Comparison of zoning regulations applied to shipping containers**

A review of Ontario municipalities was conducted in order to determine how shipping containers are regulated from a zoning perspective. The objective was to provide a representative sampling across jurisdictions based on different approaches to regulation. The results were grouped into three broad categories:

**Permissive:** generally permitted in all zones subject to special provisions;

**Moderately permissive:** generally prohibited in Residential zones but permitted in Industrial, Commercial and Institutional (ICI) zones subject to special provisions; and,

**Restrictive:** generally treated as per the intended use (intermodal transport) and restricted by zone and type of use; and/or, permitted as a temporary use only.

Some municipalities do not regulate shipping containers through their Zoning By-laws (e.g., Barrie, Cambridge, Mississauga). Defined terms also vary across Zoning By-laws, with some municipalities using the term *freight containers*, *storage containers*, *intermodal containers* or *sea cans*. Some Zoning By-laws make a distinction between *shipping containers* and *storage/truck trailers* (trailer portion of a tractor-trailer unit).

The results are summarized in the table contained in **Appendix 1**.

The review demonstrated that the regulation of shipping containers through Zoning By-laws varies widely. Some municipalities have adopted broadly permissive provisions whereby shipping containers are permitted in all zones including Residential areas (Burlington, Hamilton). Under this approach, shipping containers are acknowledged as a cost-effective building solution that is gaining in popularity. The containers are essentially treated as another type of accessory structure, where a building permit is required if the size of the unit exceeds 10 m<sup>2</sup> of floor area.

At the other end of the spectrum, there are municipalities that maintain fairly restrictive provisions, where shipping containers are limited to industrial and/or agricultural uses; or alternatively, permitted as a temporary use only (Greater Sudbury, Waterloo, Bradford-West Gwillimbury). In these cases, shipping containers are generally treated as per their intended use (i.e., intermodal transport).

A number of municipalities fall somewhere in the middle, where shipping containers are permitted as accessory uses in selected zones subject to special provisions addressing the siting, number, size and stacking of containers. In these instances, shipping containers are generally prohibited in Residential zones.

**Key findings:** For those municipalities that permit shipping containers in ICI zones, the use of a shipping container as a repurposed structure is subject to special zoning provisions including limits on the number, size and stacking of containers. Site plan control is utilized to ensure proper siting and screening.

## 2. Health and safety concerns

A shipping container is not constructed to function as a building, but rather for the intermodal transport of goods and materials. An unmodified shipping container does not meet the requirements of the Ontario Building Code, and presents specific concerns related to public safety. A particular hazard is the storage of flammable and combustible liquids and gas-powered equipment, which may produce ignitable vapours in a confined space without ventilation. A firefighter was killed in Enderby, BC in December 2011 when flammable liquids being stored in a shipping container vaporized and ignited, resulting in a catastrophic failure of the structure. In Greater Sudbury, it was reported by local media that a shipping container exploded on an industrial site in Coniston on November 18, 2021. In Ontario, explosions are investigated by the Office of the Fire Marshal (OFM).

Although a shipping container is typically constructed of steel and is considered strong, the units also tend to deteriorate over time through exposure to the elements. Many surplus containers are rusted and in poor condition, raising questions about the structural stability. If shipping containers are to be accessed on a regular basis, restrictions on the stacking of containers should also be considered in the interest of workplace safety.

In 2022, amendments were made to the Ontario Building Code (OBC) that potentially impact the regulation of shipping containers by increasing the minimum size of a shed requiring a building permit from 10 m<sup>2</sup> to 15 m<sup>2</sup>. A shed is exempt from the requirement to obtain a permit under Section 8 of the *Building Code Act* and is exempt from compliance with the Ontario Building Code, provided that the shed,

- (a) is not more than 15 m<sup>2</sup> in gross area;
- (b) is not more than one storey in building height;
- (c) is not attached to a building or any other structure;
- (d) is used only for storage purposes ancillary to a principal building on the lot; and,
- (e) does not have plumbing.

Many shipping containers being used locally for storage purposes are smaller units measuring 2.44 m (8 ft) by 6 m (20 ft), or 14.64 m<sup>2</sup>. If defined as a shed, these containers would be exempt from permit control and would not have to comply with the Ontario Building Code. Notwithstanding the above, the Ontario Building Code does not define a shed and additional clarification is therefore required. Note, however, that the exemption does not apply to sheds that are attached to buildings or any other structures (i.e., linked or stacked shipping containers would not be exempt even if defined as a type of shed).

**Key findings:** There are legitimate safety concerns related to the use of a shipping container as an accessory storage building. This is an issue that extends beyond zoning compliance to a matter of public safety.

Notwithstanding the above, shipping containers may be repurposed for an alternative use provided a building permit is issued to address life safety concerns including proper ventilation, structural safety, explosion protection, adequate ingress and egress, proper anchorage, snow loading and other matters.

Additional clarification is required on the regulatory change to the Ontario Building Code that exempts sheds not exceeding 15 m<sup>2</sup> in building area from the permit process.

### 3. Impact on community standards

The increasing use of surplus shipping containers has an impact on community standards. In many cases the shipping containers are unscreened and visible from public roadways and/or abutting properties, including residential areas. Surplus containers are often in poor condition with excessive rust and graffiti. This has an impact on community standards and is detrimental towards efforts to improve the quality of the urban environment. It is particularly relevant to an industrial-based city such as Greater Sudbury, which implies strong demand for shipping containers.

Most notably, shipping containers are increasingly used by automotive sales establishments and recreational vehicle sales establishments for storage purposes, including the seasonal storage of snow and summer tires. Although tires are considered relatively stable, if subjected to fire the tires will burn extremely hot and release toxic smoke. The run-off is particularly hazardous because tires are petroleum-based. The radiant heat could be significant enough to ignite adjacent containers.

A visual survey of the City utilizing aerial photography indicated shipping containers present at a number of automotive and RV dealerships in contravention of the Zoning By-law. The analysis revealed 22 dealerships with shipping containers installed on the site, including seven (7) sites with more than five (5) containers. In two cases, there were more than ten (10) shipping containers placed on the property. In many instances, the units are clearly visible from the public right-of-way.

**Key findings:** Appropriate zone standards, site plan control and enhanced compliance and enforcement are essential tools in ensuring that converted shipping containers do not negatively impact community standards, most notably mixed-use corridors and residential areas.

Although tires do not ignite easily, a concentration of tires in any one area should be considered a potential hazard.

#### 4. Impact on municipal assessment

The following information was provided by the City's Tax Department in consultation with MPAC. In general, shipping containers meet the definition of "land" under the *Assessment Act* and are assessed if the unit is installed with some degree of permanency, most notably for commercial and industrial storage.

MPAC advised that each structure is reviewed on an individual basis. If an unmodified shipping container is installed on the ground with no modifications and no real foundation, a typical 8 by 20 foot container (160 sq. ft./14.64 m<sup>2</sup>) may produce a value of \$9.37 per square foot, resulting in an assessed value of \$1,499. Based on a commercial tax rate of 3.5%, this would generate \$52 in annual taxes.

Modified shipping containers placed on a foundation with other improvements such as a roll-up door would result in a higher valuation. For example, a typical 8 by 40 foot container (320 sq. ft./30 m<sup>2</sup>) may produce a value of \$26.56 per square foot. This calculates to approximately \$297 in tax per year. Additional costs may be added for hydro, air conditioning and other improvements.

MPAC does not assess residential sheds under 200 sq. ft. (18.6 m<sup>2</sup>) Therefore, if a 20-foot shipping container was placed on a residential property as an accessory structure, there would be no assessment and in turn no taxes levied.

#### 5. Other considerations

- How can site plan control be utilized to regulate shipping containers to address aesthetics and ensure compliance with applicable zone standards?

Fort Erie amended their Site Plan Control By-law to include a definition of "Converted shipping/cargo container" and requires the submission of drawings showing elevations, massing, grading, site layout and other matters. Special design options are offered for residential properties in lieu of site plan control.

#### **Options/next steps:**

The following options are listed based on degree of change, from lowest to highest level of use:

- Maintain the current provisions as set out in the Zoning By-law, where shipping containers are permitted as accessory uses to specific land uses (agricultural, extractive, transport terminal or warehouse);
- Expand permissions to include Industrial zones and automotive and RV sales establishments subject to appropriate zone standards, building permits and site plan control;
- Expand permissions to include all ICI zones subject to appropriate zone standards, building permits and site plan control;
- Expand Rural and Agricultural zone permissions to allow shipping containers without a permitted agricultural use;
- Expand permissions to include all zones including Residential zones, where shipping containers would be treated as a type of accessory use subject to appropriate zones standards and building permits.

It is recommended that Staff be directed to evaluate the above noted options and prepare a recommendation based on the key findings presented in this report. The recommendation shall include appropriate development standards to be implemented through the Zoning By-law and Site Plan Control.

## Appendices:

Appendix 1: Municipal survey

## Resources:

City of London. *Information Report on Shipping Containers and Trailers*. City of London, ON, May 9, 2016.  
[https://kipdf.com/chair-and-members-planning-and-environment-committee-meeting-on-may-9-2016\\_5ab86b821723dd349c8209f9.html](https://kipdf.com/chair-and-members-planning-and-environment-committee-meeting-on-may-9-2016_5ab86b821723dd349c8209f9.html)

Delcourt, Don. *Intermodal Shipping Container Fire Safety*. Fire Chiefs' Association of BC, September 2014.  
<https://fcabc.ca/Files/FCABC%20Shipping%20Containers.pdf>

Delcourt, Don and Len Garis. *Intermodal Shipping container fire safety: a way towards better practices*. University of the Fraser Valley, July 2014.  
<https://www.ufv.ca/media/assets/criminal-justice-research/UFV-Research-Note---Intermodal-Shipping-Container-Fire-Safety.pdf>

"Early morning explosion at industrial park rocks Coniston," *sudbury.com*, November 18, 2021:  
<https://www.sudbury.com/local-news/breaking-news-early-morning-explosion-at-industrial-park-rocks-coniston-4770818>

Ontario's Regulatory Registry. *Proposed Interim Changes to the 2012 Building Code to exempt sheds from Building Code requirements*.  
<https://www.ontariocanada.com/registry/view.do?postingId=40867&language=en>

Red River Mutual. *Loss Prevention Safety Tip: Tire Storage Safety*. Red River Mutual, n.d.  
<https://redrivermutual.com/site-content/uploads/2018/04/Tire-Storage-Safety-new-logo.pdf>

Town of Fort Erie. *Information Report on Shipping/Cargo Containers Zoning By-law Amendment and Changes to the Site Plan Control By-law*. Town of Fort Erie, ON, April 9, 2019.  
<https://forterie.civicweb.net/FileStorage/B264DF241A784494B2FC4FE4F7F98CDE-PDS-21-2019%20Shipping%20containers%20information%20report.pdf>

# Appendix 1

## Municipal review: shipping container provisions

Category	Municipality	Zones	Special provisions	Permit required	Notes
Permissive	Fort Erie	Permitted in all zones	Subject to special provisions dependent on zone and use  Stacking not permitted for converted containers  Maximum two (2) converted containers in Commercial zones	yes	Site plan fee of \$760 applied to converted containers  Development charges applied
	Burlington	Permitted in all zones	Regulated as accessory building  Subject to building regulations	yes	Site plan control required if located on ICI property
	Hamilton	Permitted in all zones	Subject to setbacks applied to accessory use in respective zone	yes	Development charges applied  Converted containers treated the same as any other building
	Sault Ste. Marie	Permitted in all zones	May not be used to accommodate work areas, shops, office uses, or retail sales  Permitted in rear yard only  Minimum 4.5 m distance from any building  Minimum 9 m setback from any lot line  Maximum 3 containers per lot	n/a	Storage trailers (trailer portion of a tractor-trailer unit) only permitted in the rear yard of Industrial and Commercial zones  Subject to same provisions as freight (shipping) containers

Category	Municipality	Zones	Special provisions	Permit required	Notes
Moderately permissive	Kitchener	Prohibited in Residential zones	Subject to setbacks applied to accessory use in respective zone	yes	Deemed to be a building if used for purposes other than shipping Subject to site plan control
	London	Permitted in multi-family and non-residential zones	Location, floor area, setbacks and all other regulations of the underlying zone apply  Permitted in rear yard only  Subject to site plan control (must be screened from public view)  Limited to 1 to 2 containers and subject to size and height restrictions	yes	Site plan approval and building permit required when shipping containers used as building additions  Also permitted as temporary uses for construction purposes
	North Bay	Permitted in industrial, commercial, institutional and open space zones subject to the provisions applied to the main building	Containers shall not used as workspace, office space or any other use other than storage  Not permitted in any yard adjacent to a residential use  Prohibited in residential zones except as temporary uses	n/a	Only empty containers may be stacked to a maximum height of two containers
	Ottawa	Restricted use in Residential zones	Unmodified shipping container is a prohibited accessory building in Residential zones except as a temporary use	yes	
	Windsor	Prohibited in Development Reserve Districts and Residential Districts	Subject to setbacks applied to accessory use in respective zone	yes	Exception for temporary construction purposes in Residential Districts  Development charges not applied to accessory structures



Category	Municipality	Zones	Special provisions	Permit required	Notes
Restrictive	Bradford West Gwillimbury	Not permitted in Residential, Commercial or Prestige Employment (M2) Zones	Shall only be located on a lot as an accessory structure used in conjunction with a permitted agricultural use, transport terminal or warehouse	n/a	Provisions are similar to those of Greater Sudbury
	Greater Sudbury	Shall not be placed or used on any lot in a Residential (R), Commercial (C), Mixed Light Industrial/Service Commercial (M1) or Business Industrial (M1-1) Zone	Shall only be located on a lot: a) As an accessory structure used in conjunction with a permitted agricultural, extractive, transport terminal or warehouse use b) For the purposes of rental, sale or distribution in a Light Industrial (M2) or Heavy Industrial (M3) Zone for use off site	n/a	Also subject to provisions of Section 4.40.5 (Temporary Construction Uses) and 4.40.7 (Temporary shipping or storage containers for moving purposes)
	Milton	Only permitted in M2, General Industrial zones	Must be accessory to a principal building on a lot having a minimum area of 0.4 ha  Must be located in rear yard and no closer than 30 m to a street line  Must be screened from view	n/a	
	Oakville	Only permitted on a lot where outside storage is a permitted use  Outside storage permitted in Employment zones E2 and E3 as accessory use only	Shall only be used as a building in conjunction with manufacturing, transportation terminal, warehousing	yes	

Category	Municipality	Zones	Special provisions	Permit required	Notes
Restrictive	Waterloo	Permitted as temporary use for storage only in C5, Corridor Commercial and E3, Flexible Industrial zones	Time limits: C5 zone: 30 days E3 zone: 180 days (screening required)	yes	Deemed to be a building if used for the permanent or temporary shelter, accommodation, or enclosure of persons, animals, or chattels  May be used as a temporary pop-up commercial establishment, temporary sales centre, community centre, community workshop/studio, makerspace (Class A) or business incubator subject to special provisions including time limits, site plan approval and a zoning certificate

## Request for Expressions of Interest for Cultural Hub Partners

Presented To:	City Council
Meeting Date:	May 13, 2025
Type:	Correspondence for Information Only
Prepared by:	Meredith Armstrong Economic Development
Recommended by:	Chief Administrative Officer

## Report Summary

This report provides information regarding the two-phased RFEOI process to gauge interest in spaces and uses of the Cultural Hub from community groups aligned with the vision and mandate of the facility.

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

This report refers to support for the Cultural Hub, which advances goals related to Community Vibrancy as well as Economic Capacity and Investment Readiness.

## Financial Implications

There are no financial implications associated with this report.

## Summary

- The Cultural Hub design is now under way, with construction anticipated to begin in the summer/fall of 2025, and the anticipated construction period to last approximately 18 months.
- During this period, staff will continue to identify spaces within the Tom Davies Square complex, including sizes and locations, that could potentially house community organizations with service offerings that align with the principles of the Cultural Hub.
- The size, location and use of these opportunity spaces are still to be determined, as are the value and rental rates associated with the spaces.
- It is anticipated that these opportunity spaces would be available following the completion of the Cultural Hub construction and commencement of operations in late 2027.
- This means the opportunity spaces would likely be move-in ready starting in 2028.

## **Cultural Hub Partnership Opportunity**

As Phase 1 in a two-phased approach, the City of Greater Sudbury will be seeking expressions of interest (EOI) from organizations regarding the potential rental and use of space available in the Cultural Hub and the Tom Davies Square complex. Applicants will be asked to demonstrate how they align with the Cultural Hub mandate and service offerings and their contributions to the overall Cultural Hub vision described above. The evaluation of Phase 1 submissions will generate a short list of potential organizations, and in Phase 2, the City team will engage these shortlisted organizations in further discussion to determine viability of operational space and rental facilities within the Cultural Hub.

Effective partnerships will play a key role in securing the success and long-term sustainability of the cultural hub by enhancing service offerings to Greater Sudbury residents and visitors, creating a sense of community ownership in the project, attracting resources from a diversity of sources and contributing to capacity building.

The Cultural Hub design is now in development, and construction is anticipated to begin in the summer/fall of 2025 and last approximately 18 months. During this period, staff will continue to identify spaces within the Tom Davies Square complex, including sizes and locations, that could potentially house community organizations with service offerings that align with the principles of the Cultural Hub.

The size and location of these opportunity spaces are still to be determined, as is the value and potential rental rates associated with the spaces and uses. It is anticipated that these opportunity spaces would be available following the completion of the Cultural Hub construction and commencement of operations and would likely be move-in ready starting in 2028.

### **Phase 1 - Request for Expressions of Interest**

The City of Greater Sudbury will be seeking expressions of interest (EOI) from organizations regarding the potential use of space available in the Cultural Hub and the Tom Davies Square complex.

Having regard for this period, the City will be launching this EOI for community non-profit organizations as part of a two-phased approach:

- As part of the Phase 1 application process, applicants will be asked to demonstrate how they align with the Cultural Hub mandate and service offerings, what their objectives are for co-location within the Hub and how they would contribute to the overall Cultural Hub vision described below.
- Applicants will be assessed on factors including organizational and financial health, community outreach and contributions, and long-term sustainability of operations.
- Applicants will also be asked to provide details on their organization's space needs and uses, with the understanding that there will be footprint restraints and functional limitations on the spaces and locations to be designated as opportunity space within the Cultural Hub and the Tom Davies Square complex.
- Applications will be evaluated to understand the capacity of partners prior to, and post, occupancy within the Cultural Hub regarding sustainability, stability and effectiveness.

### **Anticipated Schedule**

The RFEIOI will be launched later in 2025. The City will establish an internal team to evaluate Phase 1 submissions in order to develop a shortlist of organizations who meet the requirements for organizational alignment and operational sustainability; these organizations will be invited to participate in Phase 2 of the process.

The City's internal team will include representatives from Strategic Projects, Economic Development, Leisure Services, Communications, Information Technology and Corporate Security.

In Phase 2, the City team will engage shortlisted organizations in further discussion to determine viability of operational space within the Cultural Hub. Those organizations with viable operations and space needs may

be invited to enter into agreements to formalize lease arrangements in partnership with the City within the Cultural Hub. Space within the Cultural Hub would be made available to the successful organizations starting in 2028.

### **Cultural Hub Concept, Vision and Goals**

The Cultural Hub project partners have developed seven key principles for their vision of the project which include the following:

- Third Space: A space that you do not seek out intentionally or need a reason to be in. A space that allows for the process of discovery while you are there.
- Welcome in Every Language: Safe and welcoming. Newcomers can get the services they need.
- Open to All: No closed doors, eliminate barriers.
- Useful / Useable / Desirable: Optimize the patron's experience. Create opportunity.
- A Beacon: Signifying the Cultural Hub as a destination.
- Civic Space: A whole civic place, bringing space for people, signaling the maturity of a City.
- Protected Space: Climate controlled programmed space.

The cultural hub strives to be welcoming, inclusive and accessible, and will be a catalyst to transform the downtown core and surrounding community. Goals for the cultural hub include:

- Establish a positive anchor in the downtown;
- Create a welcoming first impression;
- Support tourism visitation;
- Support businesses to attract new talent;
- Contribute to downtown revitalization;
- Trigger private investment in the downtown core;
- Create a connection to the history of the people who lived on and shared the land.

## **Background**

In November 2023 through Resolutions CC2023-287 to CC2023-290 Council directed staff to proceed with incorporating a new Cultural Hub at Tom Davies Square.

The Cultural Hub partners include the Sudbury Multicultural and Folk Arts Association, the Greater Sudbury Public Library and the Art Gallery of Sudbury | Galerie d'art de Sudbury, all working collaboratively with the City of Greater Sudbury for the common purpose and goals.

Effective partnerships will play a key role in ensuring the success and long-term sustainability of the project, enabling shared risks and responsibilities and creating a sense of ownership and identify in the project.

The Cultural Hub at TDS creates a nationally significant hub providing a venue for arts, culture, technology, knowledge, and innovation through the creation of a facility that includes a central library, an art gallery and a multicultural facility. The project makes a statement about our city's position as the capital of Northeastern Ontario and our community's commitment to accessibility, environmental sustainability, multiculturalism, Indigeneity, social inclusion and the importance of the cultural industry.

The completed facility will deliver game-changing, innovative and transformative spaces to serve the community through improved access to public spaces, a celebration of Greater Sudbury's diversity, and a vibrant and healthier community.

## **Next Steps**

Staff will update Council on the launch and process of the RFEOI as Phase 1 gets underway later this year. A public call-out for interested organizations and community stakeholders will be shared with various groups, media and online channels, and staff will support organizations with questions about the application process.