

By-law 2025-80

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

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

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

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

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

1. The actions of Council at its regular meeting of May 13, 2025 with respect to each motion, resolution and other action passed and taken by Council at the said meeting, are hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by By-law.
2. Where no individual By-law has been or is passed with respect to the taking of any action authorized in or by the above-mentioned minutes or with respect to the exercise of any powers by Council in the above-mentioned minutes, this By-law shall be deemed for all purposes to be the By-law required for approving and authorizing and taking of any action authorized therein or thereby, or required for the exercise of any powers therein by Council.
3. The Mayor of Council and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and, except where otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the corporate seal of the City to all such documents.

Read and Passed in Open Council this 13th day of May, 2025

_____ Mayor

_____ Clerk

By-law 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**

Whereas the Province of Ontario through the Ontario Ministry of Sport has chosen the City of Greater Sudbury as the Host Community to support the requirements for the 2025 Ontario 55+ Summer Games;

And Whereas Council of the City of Greater Sudbury deems it desirable to execute a Transfer Payment Agreement with His Majesty the King in Right of the Province of Ontario Represented by the Minister of Sport respecting the hosting obligations and financial support for the 2025 Ontario 55+ Summer Games;

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

1. The Chief Administrative Officer is hereby authorized on behalf of the City of Greater Sudbury to execute a Transfer Payment Agreement with His Majesty the King in Right of the Province of Ontario Represented by the Minister of Sport with respect to hosting obligations and financial support for the 2025 Ontario 55+ Summer Games to be held in the City of Greater Sudbury (the "Agreement").
2. The Director of Economic Development is authorized to sign any amendments to the Agreement, any renewals or extensions of the Agreement and additionally authorized to take such steps, sign such reports and develop and sign such agreements as are required pursuant to the Agreement to carry out the City's obligations thereunder, all in accordance with the requirements of the Agreement.
3. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

By-law 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

Whereas pursuant to Section 107 of the *Municipal Act* 2001, S.O. 2001 c. 25, Council may pass by-laws for grants to certain bodies for purposes in the interest of the municipality;

And Whereas Council of the City of Greater Sudbury allocated from the capital envelope, in the year 2025, sums for expenditures from the Healthy Community Initiative Fund in accordance with By-law 2018-129 being a By-law of the City of Greater Sudbury to Adopt a Policy Regarding the Healthy Community Initiative Fund;

And Whereas Council of the City of Greater Sudbury wishes to authorize the making of certain grants in accordance with the guidelines as set out in By-law 2018-129 being a By-law of the City of Greater Sudbury to Adopt a Policy Regarding the Healthy Community Initiative Fund;

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

1. Council of the City of Greater Sudbury hereby approves the payments made or to be made by way of grants, from the Healthy Community Initiative Fund, up to the maximum amount in Column C, for the purpose identified in Column B, in support of the applications for grants from the Healthy Community Initiative Fund submitted by the groups or councillor-led initiatives identified in Column A, all as set out in the chart on Schedule "A" attached to and forming part of this By-law. These are one time grants, made from the funds allocated for the ward specified in Schedule "A" attached for each grant.
2. The Treasurer is hereby authorized to make the payments by way of grants from the Healthy Community Initiative Fund in accordance with Schedule "A" upon the written request of the General Manager of Community Development or such person as they may have authorized to request funds in their place and stead. The General Manager of Community Development is authorized to execute, on behalf of the City, any agreement with a grant recipient setting out the terms of the grant.

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

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

Schedule "A"
to By-law 2025-82 of the City of Greater Sudbury

Page 1 of 2

Column A Group / Organization	Column B Event / Purpose	Column C Maximum Amount
Ward 1		
Northern Ontario Pride Connection	Assist with the cost of the Spring Gathering	\$250
Ward 2		
Beaver Lake Sports & Cultural Club Inc.	Assist with the cost related to the Beaver Lake Winter Carnival	\$1,000
Ward 3		
Onaping Falls Nordics	Assist with the cost related to the Volunteer Appreciation Breakfast	\$500
Northern Community Events Group	Assist with the costs related to the March Break Fun Fest	\$500
Rayside Balfour Youth Action Network	Assist with the costs related to entertainment and equipment rental for the Festival in the Park event	\$3,000
Ward 4		
Northern Ontario Pride Connection	Assist with the cost of the Spring Gathering	\$250
Azilda Community Action Network	Assist with the cost related to the Azilda Polar Dunk	\$500
Azilda Community Action Network	Assist with the cost related to the Pumpkin Patch event	\$500
Miner for Cancer	Assist with the cost related to the Allan Epps Memorial Softball Tournament	\$500
Northern Community Events Group	Assist with the costs related to the March Break Fun Fest	\$500

Schedule “A”
to By-law 2025-82 of the City of Greater Sudbury

Page 2 of 2

Ward 5		
Valley East Lions Club	Assist with the costs related to back-to-school supplies to be distributed to children in need for the Back to School Program	\$500
Valley East Lions Club	Assist with the costs related to food, refreshments, supplies, prizes and game rentals for the Children’s Day Event	\$1,000
Ward 6		
Valley East Lions Club	Assist with the costs related to back-to-school supplies to be distributed to children in need for the Back to School Program	\$500
Valley East Lions Club	Assist with the costs related to food, refreshments, supplies, prizes and game rentals for the Children’s Day Event	\$1,000
Ward 7		
Valley East Lions Club	Assist with the costs related to back-to-school supplies to be distributed to children in need for the Back to School Program	\$500
Capreol Events Committee	Assist with the costs related to the Capreol Winter Carnival	\$1,000
Ward 10		
Northern Ontario Pride Connection	Assist with the cost of the Spring Gathering	\$250
Magical Paws Pet Therapy	Assist with costs related to the Woof Fest	\$500
Ward 12		
Northern Ontario Pride Connection	Assist with the cost of the Spring Gathering	\$250

By-law 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**

Whereas Council of the City of Greater Sudbury wishes to amend By-law 2023-02 being a By-law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations, as amended;

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

1. By-law 2023-02 being a By-law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations, as amended, is hereby further amended by repealing Schedule "A" and enacting, in its place and stead, Schedule "A" attached hereto as Schedule "A" and forming a part of this By-law.
2. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

Schedule “A”
to By-law 2025-83 of the City of Greater Sudbury

Page 1 of 1

Schedule “A”
to By-law 2023-02 of the City of Greater Sudbury

Councillor Appointments

Column A Entity	Column B Term	Column C Councillors
Greater Sudbury Public Library Board	November 14, 2026 or until their successors are appointed	Eric Benoit Deb McIntosh
Board of Health for Public Health Santé publique Sudbury & Districts	November 14, 2026 or until removed by Council	Michel Brabant Natalie Labbé René Lapierre Mike Parent Mark Signoretti
Board of Directors for Greater Sudbury Utilities Inc. and the Board of Directors for each of its subsidiary corporations: - Greater Sudbury Hydro Plus Inc.; - Greater Sudbury Telecommunications inc., o/a Agilis Network - 1700211 Ontario Inc - 1627596 Ontario Inc. - Greater Sudbury Hydro Inc.	November 14, 2026 or until their successors are appointed	Natalie Labbé René Lapierre Mark Signoretti
Board of Directors for the Sudbury Airport Community Development Corporation	November 14, 2026 or until their successors are appointed	Eric Benoit Mike Parent
Nickel District Conservation Authority	November 14, 2026 or until their successors are appointed	Eric Benoit Michel Brabant Pauline Fortin Joscelyne Landry-Altmann Bill Leduc
Sudbury Business Improvement Area (BIA) Board of Management	November 14, 2026 or until their successors are appointed	Fern Cormier Natalie Labbé
Flour Mill Business Improvement Area (BIA) Board of Management	November 14, 2026 or until their successor is appointed	Joscelyne Landry-Altmann
Board of Directors for the City of Greater Sudbury Community Development Board	November 14, 2026 or until their successors are appointed	Natalie Labbé Bill Leduc Mark Signoretti
La Place des Arts du Grand Sudbury	November 14, 2026 or until their successors are appointed	René Lapierre

By-law 2025-84

**A By-law of the City of Greater Sudbury to
Appoint Citizen Members to Certain Boards**

Whereas citizens sit on various boards and on boards of directors of certain boards pursuant to applicable legislation;

And Whereas Council wishes to appoint to those boards and boards of directors, those citizens who will sit on the board and represent Council for the specified term;

And Whereas municipal powers are exercised by by-law unless specifically provided to the contrary;

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

Appointment

1. Each of the citizens identified in Column C in the chart on Schedule "A" attached hereto and forming a part of this By-law is appointed to the board named in Column A, for the for the term ending on the date set out in Column B.

Repeal

2. By-law 2025-53 is hereby repealed.

Effective Date

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

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

Schedule "A"
to By-law 2025-84 of the City of Greater Sudbury

Citizen Appointments

Column A Board	Column B Term	Column C Citizens
Nickel District Conservation Authority	Term ending November 14, 2026 or until their successors are appointed	Jennifer Davidson Stephen Kaufman
Board of Health for Public Health Sudbury & Districts	Term ending November 14, 2026 or until removed by Council	Abdulla Masood Robert Barclay Angela Recollet
Greater Sudbury Public Library Board	Term ending November 14, 2026 or until removed by Council	Parvinder Arora Michael Bellmore Kate Bowman Mandy Lynn Lamarche Tannys Laughren Stacey Lavallie Ashley Thomson

By-law 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**

Whereas in accordance with the provisions of Section 34 of the *Municipal Act, 2001*, S.O. 2001, c. 25, the Council of every municipality may pass by-laws for permanently closing a highway or part of a highway;

And Whereas Council of the City of Greater Sudbury deems it desirable that a by-law be passed closing unopened Cambridge Crescent, Sudbury legally described as PIN 73576-0173(LT), Parcel 39147 SES, Cambridge Crescent, Plan M-1003, Township of Neelon;

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

1. That unopened Cambridge Crescent in Sudbury legally described as PIN 73576-0173(LT), Parcel 39147 SES, Cambridge Crescent, Plan M-1003, Township of Neelon, is hereby permanently closed.
2. This By-law shall come into full force and effect when registered in the Land Registry Office for the Land Registry Division of Sudbury (No. 53) pursuant to Section 34 of the *Municipal Act, 2001*.

Read and Passed in Open Council this 13th day of May, 2025

_____ Mayor

_____ Clerk

By-law 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**

Whereas the City of Greater Sudbury has authority to sell the lands municipally known as Closed Cambridge Crescent, Sudbury, Plan M-1003 being PIN 73576-0173(LT), Cambridge Crescent, Plan M-1003, and Vacant Land described as PIN 73576-0122(LT), Block G, Plan M-1003; PIN 73576-0496(LT), being Parts 55, 56, 57 and 58 on Plan 53R-21454; and PIN 73576-0499(LT), being Parts 80, 82, 83, 84 and 85 on Plan 53R-21454, Part of Lot 10, Concession 3, Township of Neelon, in accordance with the *Municipal Act, 2001*, S.O. 2001, c.25. as amended;

And Whereas Timestone Corporation has requested said lands be transferred to it by way of grant, to be incorporated into a new subdivision development;

And Whereas Council of the City of Greater Sudbury has determined it is in the public interest to transfer said lands to Timestone Corporation by way of grant;

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

1. A transfer by way of grant of:
 - a) Closed Cambridge Crescent legally described as PIN 73576-0173(LT), Cambridge Crescent, Plan M-1003;
 - b) Vacant Land legally described as PIN 73576-0122(LT), Block G, Plan M-1003;
 - c) Vacant Land legally described as PIN 73576-0496(LT), being Parts 55, 56, 57 and 58, Plan 53R-21454; and
 - d) Vacant Land legally described PIN 73576-0499(LT), being Parts 80, 82, 83, 84 and 85, Plan 53R-21454,

all Part of Lot 10, Concession 3, Township of Neelon

to Timestone Corporation for nominal consideration, to be incorporated into a new subdivision development is hereby approved.

2. The City Solicitor and Clerk is hereby authorized to execute all required documents to complete this transaction.

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

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

UNOFFICIAL AND
UNAPPROVED

By-law 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**

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

And Whereas Council of the City of Greater Sudbury deems it desirable to adopt Amendment No. 142 to the Official Plan for the City of Greater Sudbury pursuant to subsection 17(22) of the *Planning Act*, as amended;

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

1. Amendment No. 142 to the Official Plan for the City of Greater Sudbury attached hereto as Schedule "A" is hereby adopted.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

**AMENDMENT NUMBER 142
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

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

Part B, the Amendment, constitutes Amendment 142 to the City of Greater Sudbury Official Plan.

PART A - THE PREAMBLE

Purpose of the Amendment: The proposed text amendment is to permit medium density residential development and remove the maximum number of residential units permitted in a single building in Town Centre designations.

Location: All lands within the City of Greater Sudbury

PART B - THE AMENDMENT

The Official Plan is hereby amended, as follows:

1) By amending policy 3 in 4.2.5 Town Centres from:

“Medium density residential uses up to a maximum of 30 units per building may be permitted, provided that the net residential density does not exceed 60 units per hectare subject to servicing capacity.”

To:

“Medium density residential uses building may be permitted, generally up to 90 units per hectare subject to servicing capacity.”

By-law 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

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

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

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule "A" attached thereto, be and the same is hereby amended by repealing Part 7, SPECIAL PROVISIONS FOR TABLES 7.1 AND 7.2, provision 10 and enacting, in its place and stead, the following:

"10. Maximum net *residential density* of 150 units per hectare with or without permitted *non-residential uses* provided that the *lot* is a fully *served lot* in the community of Sudbury; maximum net *residential density* of 90 units per hectare with or without permitted *non-residential uses* provided that the *lot* is a fully *served lot* in all other communities"

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule "A" attached thereto, be and the same is hereby amended by repealing Part 11, Section 2, Subsection (6), paragraph (a), clause (i) and enacting, in its place and stead, the following:

"(i) A *multiple dwelling* shall be limited to a maximum net *residential density* of 90 units per hectare with or without permitted *non-residential uses* provided the *lot* is a fully *served lot*."

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

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

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

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

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

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

By-law 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

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

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

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by repealing Part 11, Section 2, Subsection (7) Paragraph (h) and enacting, in its place and stead, the following:

**(h) C7(8) (32 CAMP SITES & A MULTIPLE DWELLING OR FOUR GUEST SUITES)
Dill Township Maps 1 & 4**

Notwithstanding any other provisions hereof to the contrary, within any area designated “C7(8)” on the *Zone Maps*, all provisions of this by-law applicable to “C7”, Resort Commercial Zone shall apply subject to the following modifications:

- (i) That the only permitted *uses* shall be a *camping ground* with a total of 32 camp sites and either a *multiple dwelling* containing a maximum of four residential *dwelling units* or an *accessory building* having four *guest rooms* provided that the *multiple dwelling* or *accessory building* having four *guest rooms* is entirely accommodated within the *existing building* on the lands;
- (ii) That each camp site shall have a minimum area of 360 square metres;
- (iii) That chain link *fence* with a minimum *height* of 1.8 metres shall be located along the entire length of the northerly *lot line*;
- (iv) That a minimum 20 metre wide *landscaped open space area* shall be maintained abutting Whippoorwill Avenue, excluding the *existing driveway* and *parking area*; and,
- (v) That a *refuse storage area* shall be permitted within the westerly *exterior yard* abutting Whippoorwill Avenue.

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by amending Part 13, Section 13.3, Table 13.1, Row “H46” as follows:

- a) By deleting Column #4 (Conditions For Removal) on the “H46” Row entirely and replacing it with the following words:

“Until such time as the “H46” symbol has been removed by amendment to this By-law by Council, a maximum of 12 camp sites and 4 guest suites or a multiple dwelling containing four residential dwelling units within the existing building on the lands shall be permitted.”; and,

- b) By adding the words “(Amended on May 13, 2025)” beneath the words “January 23, 2018)” at the end of Column #5 (Date Enacted) on the “H46” Row.

3.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “RU(19)”, Rural Special to “H46C7(8)”, Holding – Resort Commercial Special; and,

- (2) Property Description: Part of PIN 73479-0559(LT)
Parts 1 and 2, Plan 53R-10088
Part of Lot 10, Concession 5
Township of Dill, City of Greater Sudbury

(3) All provisions of this by-law applicable to the “H46C7(8)”, Holding – Resort Commercial Special shall apply.

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

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

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

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

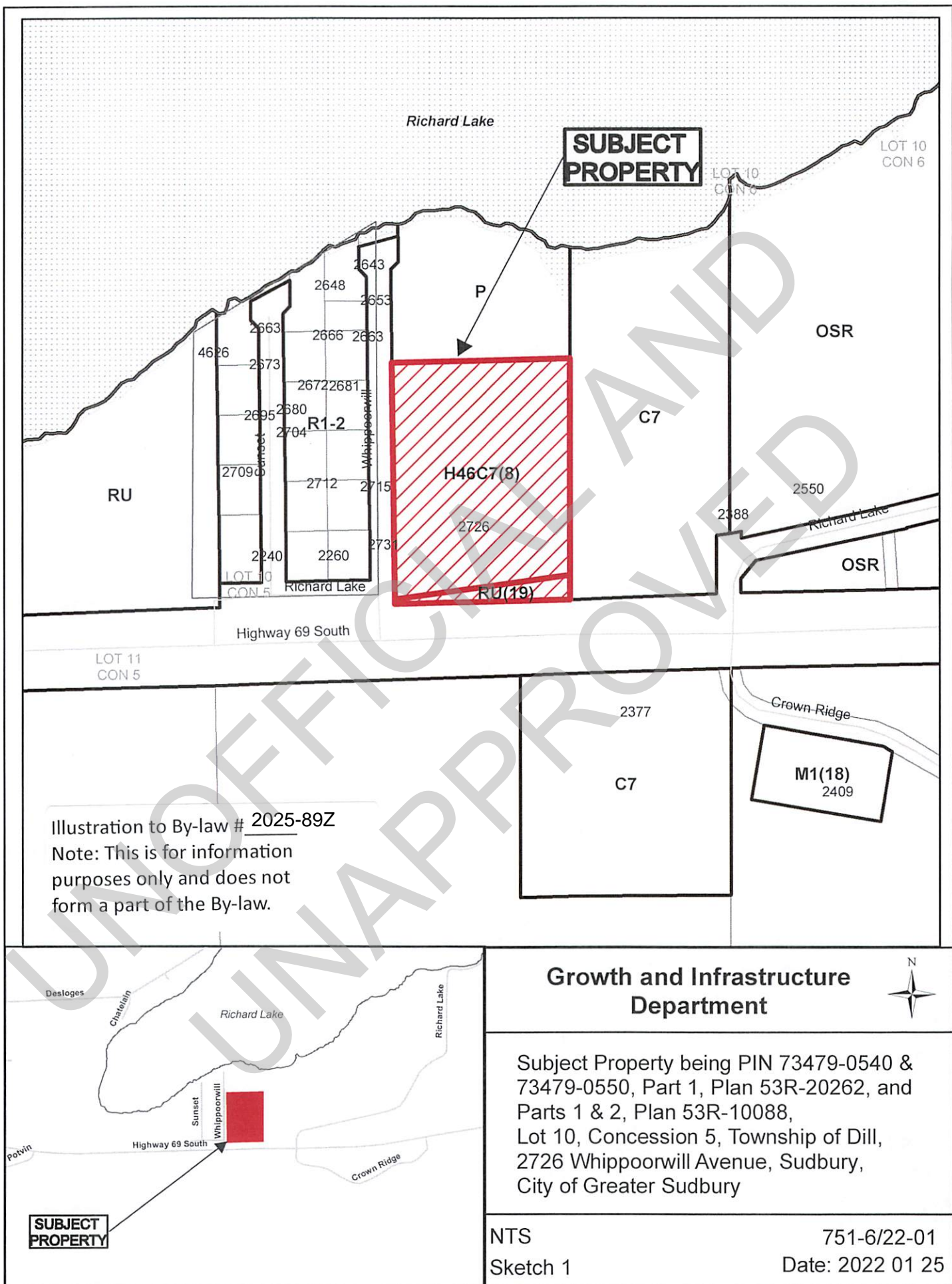
5. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

UNOFFICIAL AND
UNAPPROVED



By-law 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

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

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

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “RU”, Rural to “M5”, Extractive Industrial;

(2) Property Description: Part of PIN 73382-0494(LT)
Part 5, Plan 53R-22068
Part of Lot 9, Concession 2
Township of Denison, City of Greater Sudbury

(3) All provisions of this by-law applicable to the “M5”, Extractive Industrial Zone shall apply.

2.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “RU”, Rural to “H63M5” Holding Extractive Industrial:

(2) Property Description: Part of PIN 73382-0494(LT)
Part 7, Plan 53R-22068
Part of Lot 9, Concession 2
Township of Denison, City of Greater Sudbury

(3) All provisions of this by-law applicable to the “H63M5”, Holding Extractive Industrial Zone shall apply.

3.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule “A” attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from “M5”, Extractive Industrial to “RU”, Rural:

(2) Property Description: Part of PIN 73382-0494(LT)
Part 6, Plan 53R-22068
Part of Lot 9, Concession 2
Township of Denison, City of Greater Sudbury

(3) All provisions of this by-law applicable to the “RU”, Rural Zone shall apply.

4.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following legally described lands from "H63M5" Holding Extractive Industrial to "RU", Rural:

(2) Property Description: Part of PIN 73382-0494(LT)
Part 9, Plan 53R-22068
Part of Lot 9, Concession 2
Township of Denison, City of Greater Sudbury

(3) All provisions of this by-law applicable to the "RU", Rural Zone shall apply.

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

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

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

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

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

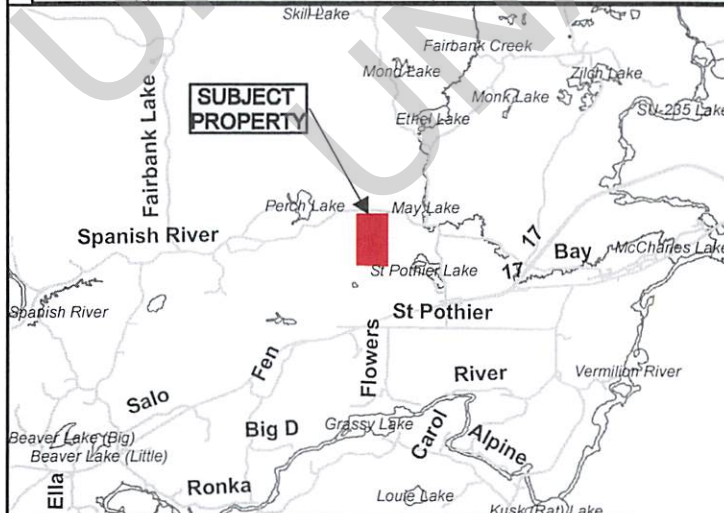
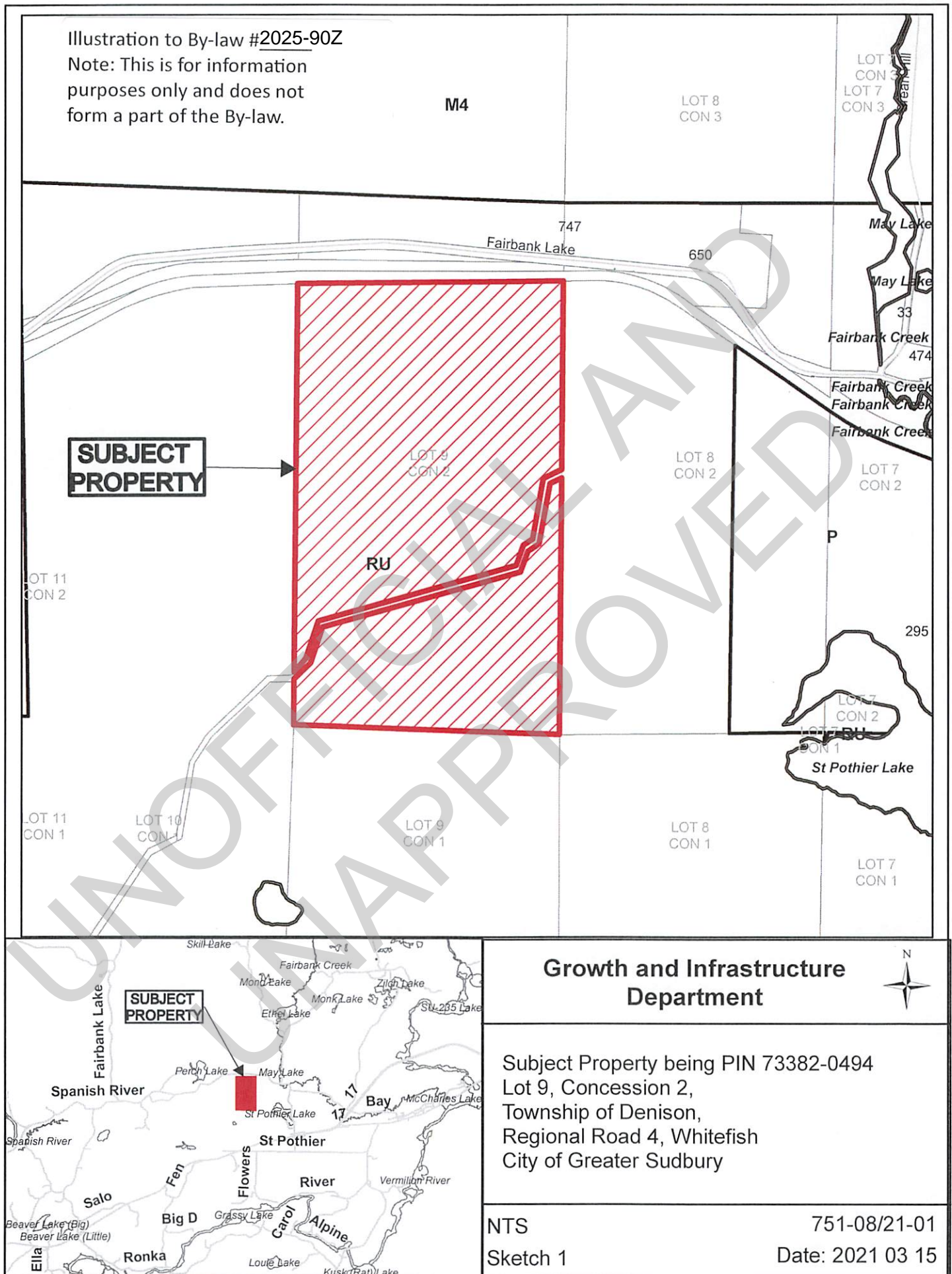
Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

Illustration to By-law #2025-90Z

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



Growth and Infrastructure Department



Subject Property being PIN 73382-0494
Lot 9, Concession 2,
Township of Denison,
Regional Road 4, Whitefish
City of Greater Sudbury

NTS
Sketch 1

751-08/21-01
Date: 2021 03 15

By-law 2025-91

A By-law of the 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*

Whereas pursuant to subsection 50(4) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, Council of the City of Greater Sudbury may by By-law designate a Plan of Subdivision or part thereof, that has been registered for eight years or more, such that it shall be deemed not to be a registered plan for the purpose of subsection 50(3) of the *Planning Act*,

And Whereas Council of the City of Greater Sudbury wishes to so designate and deem part of Plan of Subdivision M-89, which plan has been registered for more than eight years, to not be a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*,

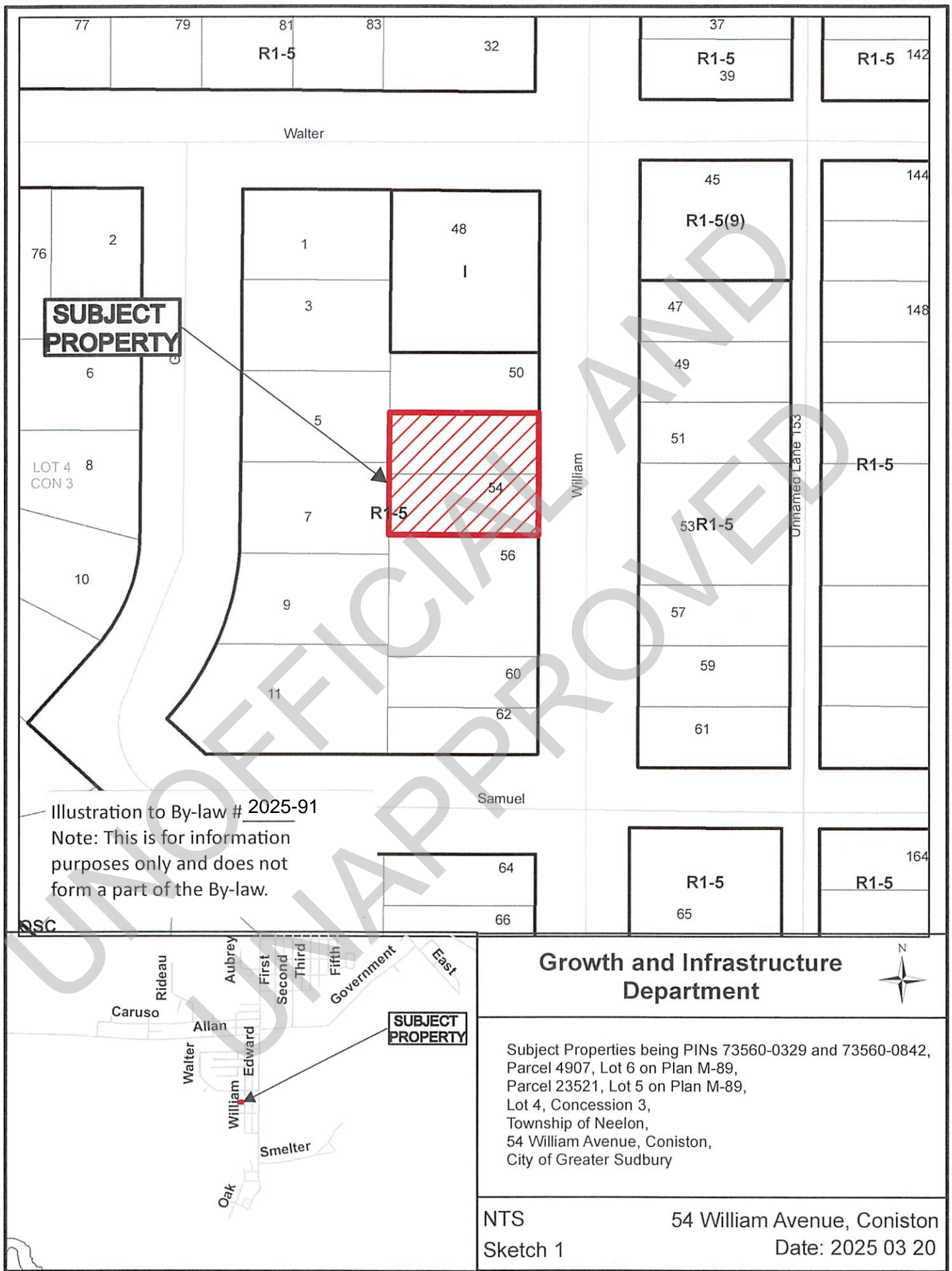
Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. In accordance with subsection (4) of section 50 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, Lots 5 and 6 on registered Plan of Subdivision M-89 are hereby deemed not to be lots within a registered Plan of Subdivision for the purposes of subsection (3) of Section 50 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.
2. The City Clerk shall file a certified copy of this By-law with the Minister of Municipal Affairs and Housing.
3. The City Clerk shall provide notice of this By-law to each person appearing on the last revised assessment roll as the owner of the lands to which this By-law applies, within thirty days of the passage of this by-law, and this Council shall hear any person who advises the Clerk within twenty days of the mailing of this notice that he or she wishes to be heard respecting the amendment or repeal of this By-law.
4. This By-law shall be in full force and take effect upon being registered in the Land Titles Office against the title to the affected lands.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk



By-law 2025-92

A By-law of the 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*

Whereas pursuant to subsection 50(4) of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, Council of the City of Greater Sudbury may by By-law designate a Plan of Subdivision or part thereof, that has been registered for eight years or more, such that it shall be deemed not to be a registered plan for the purpose of subsection 50(3) of the *Planning Act*;

And Whereas Council of the City of Greater Sudbury wishes to so designate and deem part of Plan of Subdivision 53M-1420, which plan has been registered for more than eight years, to not be a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;

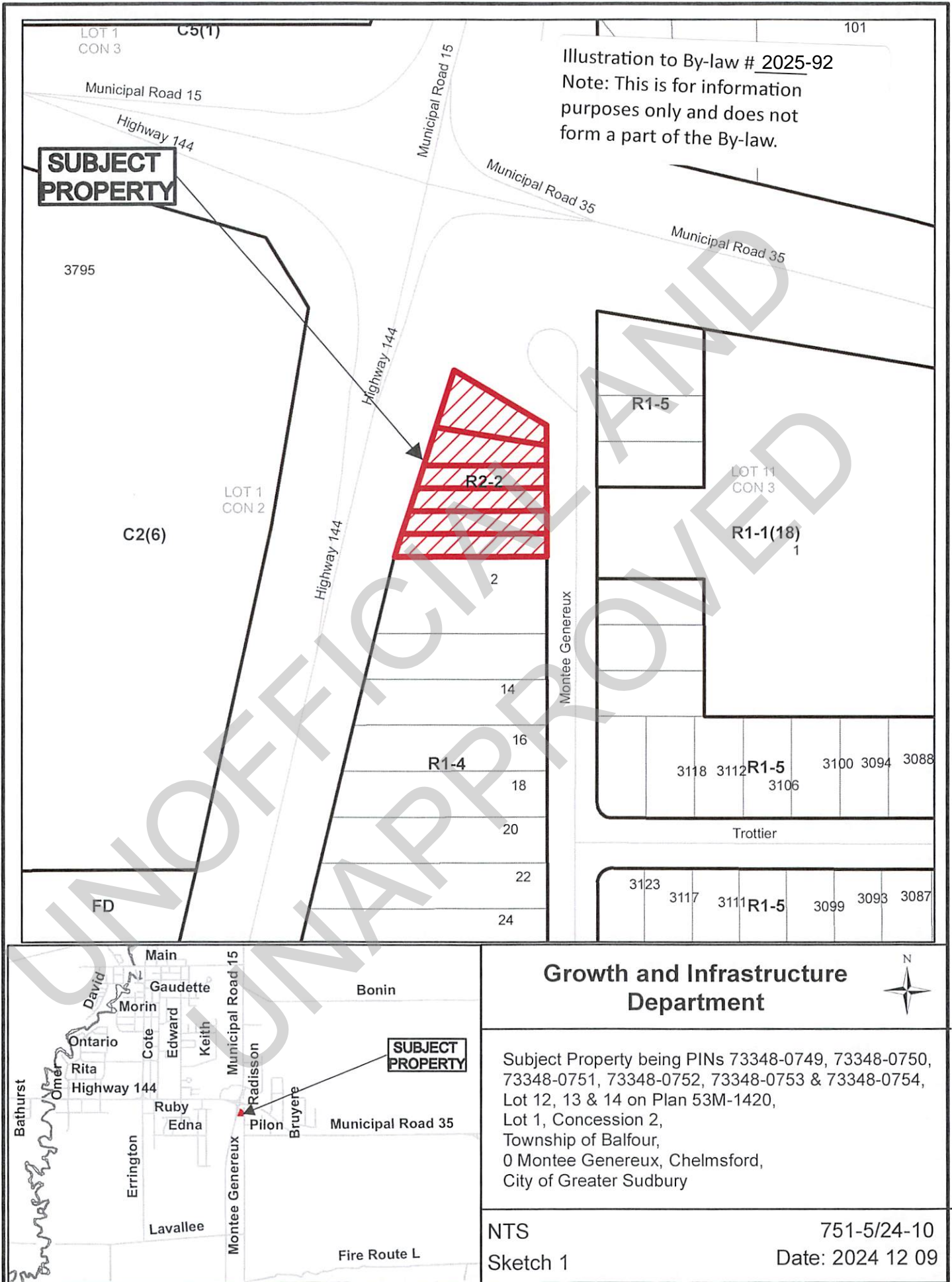
Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. In accordance with subsection (4) of section 50 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended, Lots 12, 13 and 14 on registered Plan of Subdivision 53M-1420 are hereby deemed not to be lots within a registered Plan of Subdivision for the purposes of subsection (3) of Section 50 of the *Planning Act*, R.S.O. 1990, c. P.13 as amended.
2. The City Clerk shall file a certified copy of this By-law with the Minister of Municipal Affairs and Housing.
3. The City Clerk shall provide notice of this By-law to each person appearing on the last revised assessment roll as the owner of the lands to which this By-law applies, within thirty days of the passage of this by-law, and this Council shall hear any person who advises the Clerk within twenty days of the mailing of this notice that he or she wishes to be heard respecting the amendment or repeal of this By-law.
4. This By-law shall be in full force and take effect upon being registered in the Land Titles Office against the title to the affected lands.

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk



By-law 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

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

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

1.-(1) That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury, and Schedule "A" attached thereto, be and the same is hereby amended by changing the zoning classification of the following lands from "R2-2" Low Density Residential Two Zone to the "R3(108)" Medium Density Residential Special Zone;

- (2) Property Description: PIN 73348-0749(LT)
Part of Lot 12, Plan 53M-1420
Being Parts 7, 8 and 9, Plan 53R-20477
-and-
PIN 73348-0750(LT)
Part of Lot 12, Plan 53M-1420
Being Parts 1, 2, 3, 4, 5 and 6, Plan 53R-20477
-and -
PIN 73348-0751(LT)
Part of Lot 13, Plan 53M-1420
Being Parts 13, 14 and 15, Plan 53R-20477
-and -
PIN 73348-0752(LT)
Part of Lot 13, Plan 53M-1420
Being Parts 10, 11 and 12, Plan 53R-20477
-and -
PIN 73348-0753(LT)
Part of Lot 14, Plan 53M-1420
Being Parts 19, 20 and 21, Plan 53R-20477
-and -
PIN 73348-0754(LT)
Part of Lot 14, Plan 53M-1420
Being Parts 16, 17 and 18, Plan 53R-20477
All in Part of Lot 1, Concession 2
Township of Balfour, City of Greater Sudbury

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by adding the following paragraph to Part 11, Section 1, Subsection (10):

(dddd)	R3(108)	(TOWNHOUSE DWELLING)
		Balfour Map 5

Notwithstanding any other provision hereof to the contrary, within any area zoned R3(108) on the *Zone Maps*, all provisions of this by-law applicable to the "R3", Medium Density Residential zone shall apply subject to the following modifications:

- (i) That the easterly property limit be deemed the *front lot line*;
- (ii) A minimum *corner side yard setback* of 3.5 m, whereas 4.5 m is required;
- (iii) A minimum *lot depth* of 40 m, whereas a maximum of 45 m is required; and,
- (iv) 0 m wide *planting strip* with a 1.5 m tall privacy *fence* abutting lands zoned "R1-4" Low Density Residential One.

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

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

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

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

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

Read and Passed in Open Council this 13th day of May, 2025

Mayor

Clerk

