

## **By-law 2025-104**

### **A By-law of the City of Greater Sudbury to Confirm the Proceedings of Council at its Meeting of June 10, 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 June 10, 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 10<sup>th</sup> day of June, 2025

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

**By-law 2025-105**

**A By-law of the City of Greater Sudbury to to Amend By-law 2014-1  
being a By-law of the City of Greater Sudbury Governing  
Procurement Policies and Procedures**

**Whereas** Council of the City of Greater Sudbury deems it desirable to further amend By-law 2014-1 being the By-law Governing Procurement Policies and Procedures of the City of Greater Sudbury;

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

1. By-law 2014-1 being a By-law of the City of Greater Sudbury Governing Procurement Policies and Procedures, as amended, is hereby further amended by repealing Schedule “C” and enacting, in its place and stead, Schedule “C”, 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 10<sup>th</sup> day of June, 2025

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

**Being Schedule “C” to By-law 2014-1**  
**Procurement Policy - Putting Canada First**

**EFFECTIVE DATE:** April 29, 2025

**EXPIRY DATE:** Refer to Section 8

---

## **1. PURPOSE**

In response to the imposition of tariffs by the United States of America (“US”) on Canadian good imports, this Procurement Policy – Putting Canada First (“Policy”) serves as an addendum to the existing Purchasing By-law and will supersede any procurement and contract management related policies and procedures while in effect.

The intent of this Policy is to create a structured framework that enables the City of Greater Sudbury (“City”) to adopt strategies that:

- **Support for the Canadian Economy:** Where possible, procurement decisions will consider the economic benefit to the Canadian economies to offset the harm imposed by US based tariffs.
- **Leverage Buying Power:** Aligned with any federal or provincial legislation or direction to municipalities to support a unified, cross-Canada approach that effectively leverages the considerable buying power of Canadian municipalities and other public sector organizations to support a broader trade and economic strategy.

## **2. APPLICATION AND SCOPE**

This Policy applies to the City of Greater Sudbury and the local boards and corporations listed within Section 5. (4) of the Purchasing By-law.

This Policy applies to all new procurements of Goods, Services and Construction.

## **3. GUIDING PRINCIPLES**

This Policy shall be governed by the following principles:

- **Fair, Open, and Transparent Procurement:** The City of Greater Sudbury remains committed to competitive bidding and adherence to Applicable Trade Agreements.
- **Flexibility:** The implementation of this Policy will be complex and will introduce both unique opportunities and challenges. As a result, a flexible and adaptive approach is essential to effectively navigate evolving market conditions, supply chain constraints, and trade dynamics. This flexibility will ensure that procurement decisions remain aligned with the City's strategic objectives while allowing for adjustments as needed to achieve best value and maintain service delivery to the public.
- **Best Value and Budget Compliance:** Procurement decisions must prioritize obtaining the best value for the City while ensuring all expenditures comply with Budget Policies and remain within the Council Approved Budgets.

## 4. DEFINITIONS

Capitalized terms contained within this Policy have the definition set-out in the Purchasing By-law or below:

**"Canadian Goods"** means a Good which more than half of the total direct costs (at least 51 percent) must be incurred in Canada. Additionally, the Good must have undergone its last substantial transformation in Canada.

**"Canadian Service"** means a service provided by a natural person based in Canada (includes Construction):

- If a requirement consists of only one Service, which is being provided by more than one natural person, the Service will be considered to be Canadian if a minimum of 70 percent of the total price for the Service is provided by natural persons based in Canada; or
- If a requirement consists of two or more Services and the requirement will be certified on an aggregate basis, the Service will be considered to be Canadian if a minimum of 70 percent of the total price for the Service is provided by natural persons based in Canada.

**"Canadian Supplier"** means a Supplier that has a Place of Business (i.e. office or production facility) in Canada.

**"Non-US Goods"** means a Good which more than half of the total direct costs (at least 51 percent) must be incurred in a country other than the US. Additionally, the Good must have undergone its last substantial transformation in a country other than the US.

**"Non-US Services"** means a Service provided by a natural person not based in the US (includes Construction):

- If a requirement consists of only one Service, which is being provided by more than one natural person, the Service will be considered to be non-US if a minimum of 70 percent of the total price for the Service is provided by natural person not based in the US; or
- If a requirement consists of two or more Services and the requirement will be certified on an aggregate basis, the Service will be considered to be non-US if a minimum of 70 percent of the total price for the Service is provided by natural person not based in the US.

**"Non-US Supplier"** means a supplier that has a Place of Business (i.e. office or production facility) in a country other than the US.

**"Place of Business"** means an establishment where a Supplier conducts activities on a permanent basis that is clearly identified by name and accessible during normal business hours.

## 5. POLICY

It is policy that:

- a) Procurement of Goods and Services with an estimated Total Acquisition Cost below \$353,300 that are covered by TCAOQ and CFTA be awarded to only Canadian Suppliers that will utilize only Canadian Services and only permit the supply or use of Canadian Goods.

- b) Procurement of Construction with an estimated Total Acquisition Cost below \$8,800,000 that are covered by TCAOQ and CFTA, be awarded to only Canadian Suppliers that will utilize only Canadian Services and only permit the supply or use of Canadian Goods.
- c) Procurement of Goods and Services with an estimated Total Acquisition Cost of \$353,300 or greater and Construction with an estimated Total Acquisition Cost of \$8,800,000 that are covered by TCAOQ, CFTA, and CETA be awarded to only Non-US Suppliers that will utilize only Non-US Services and only permit the supply or use of Non-US Goods.
- d) Procurement of transit vehicles: The City, when procuring transit vehicles, may, in accordance with the terms of CETA require that the Supplier contracts up to 25 percent of the contract value in Canada.
- e) Chief Administrative Officer (CAO) be authorized to release funding sources required to address any additional budget requirements as a result of Policy requirements.

## **6. POLICY EXEMPTIONS**

Exemptions to this Policy will be permitted if adherence:

- is not feasible due to the lack of viable substitutions;
- would cause significant delay;
- would result in negative impacts on Canadian suppliers; or
- is not in the best interest of the City.

Provided that:

- Canadian, and/or Non-U.S. Suppliers, Services, and/or Goods receive preference through value-added evaluation criteria, where feasible and permissible under Applicable Trade Agreements;
- The Agent has been consulted;
- Authorization is obtained from the ELT Member as per applicable procedures. (Authorized Persons may obtain a blanket exemption for specific Suppliers, Goods, Services, or Construction.); and
- A copy of the exemption authorization has been provided to Purchasing prior to the Contract Award.

The following exceptions are not subject to ELT Member approval and may be approved by the Authorized Person:

- The removal of the requirement of Canadian Goods from Section 4. A and b), if replaced with Non-US Goods.

## **7. ROLES AND RESPONSIBILITIES**

Executive Leadership Team:

- Monitor the trade relationship between Canada and the US and provide strategic direction.
- Authorize Policy exemption requests.

Chief Financial Officer/Treasurer:

- Financial and Budget advice and guidance.
- Coordinate the release of funding sources required to address any additional budget requirements because of tariffs.

Chief Procurement Officer (Agent):

- Monitor the trade relationship between Canada and the US and recommend policy amendments in response to significant changes.
- Provide related procedures and guides.
- Provide Policy and Applicable Trade Agreement advice and guidance.
- Ensure compliance with the Policy.
- Provide mechanism to limit competition to Canadian Suppliers under Applicable Trade Agreement thresholds and other sourcing strategies.
- Research and analysis of Suppliers, Services and Goods.

Authorized Persons:

- Monitor the trade relationship between Canada and the US and mitigate risk to Department operations accordingly.
- Research and analysis of Suppliers, Services and Goods.

## **8. REVIEW AND EXPIRY**

This Policy will remain in effect while US tariffs or the threat of tariffs on Canadian goods persist, which are not in accordance with the Canada-United States-Mexico Agreement.

At the direction and discretion of the CAO, this Policy shall be implemented and/or paused given the pauses and changes in the Canadian and US trading environment.

The Policy will be reviewed regularly to ensure alignment with municipal needs, Applicable Trade Agreements and economic conditions.

## **9. APPROVAL AND IMPLEMENTATION**

This Policy shall take effect upon approval by City Council and will be implemented in conjunction with the City's existing Purchasing By-law.

## **10. REFERENCED DOCUMENTATION:**

- [By-law 2014-1 A By-law Governing Procurement Policies and Procedures](#)
- Procedures and Guides for the Procurement Policy - Putting Canada First (Refer to CityLinks or contact the Purchasing Section)

**By-law 2025-106**

**A By-law of the City of Greater Sudbury to Authorize the Sale of Vacant Land  
West of Magill Street, Lively, Described as PIN 73376-0405(LT), Part of Lot 5,  
Concession 5, Township of Waters, City of Greater Sudbury  
to Varis Mine Technology**

**Whereas** the City of Greater Sudbury has authority to sell the lands legally described as PIN 73376-0405(LT), Part of Lot 5, Concession 5, Township of Waters, City of Greater Sudbury, in accordance with the *Municipal Act, 2001*, S.O. 2001, c.25. as amended;

**And Whereas** the City of Greater Sudbury has received an offer to purchase these lands;

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

1. A sale of vacant land west of Magill Street, Lively legally described as PIN 73376-0405(LT), Part of Lot 5, Concession 5, Township of Waters, City of Greater Sudbury to Varis Mine Technology for \$1,500,000 plus H.S.T., if applicable, is hereby approved.
2. The City Solicitor and Clerk is hereby authorized to execute all required documents to complete this transaction.
3. The net proceeds of the sale are to be credited to the Industrial Reserve Fund – General.
4. This By-law shall come into full force and effect upon passage.

**Read and Passed in Open Council** this 10<sup>th</sup> day of June, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## **By-law 2025-107**

### **A By-law of the City of Greater Sudbury to Authorize a Grant Under the Employment Land Community Improvement Plan**

**Whereas** Council of the City of Greater Sudbury adopted the Employment Land Community Improvement Plan pursuant to By-law 2023-125, which provides for certain financial incentives within the area designated by By-law 2023-124; and

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

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

1. Council of the City of Greater Sudbury hereby authorizes by way of grant, financial incentives of the type described in Column C on the chart in Schedule A, for the purpose described in Column B of the chart, in the amount specified in Column D in the chart, to the applicant and for the benefit of the property described in Column A in the chart. Each such grant shall be provided and administered in accordance with the applicable guidelines established in the Employment Land Community Improvement Plan adopted under By-law 2023-125, for that type of financial incentive.
2. The Director of Economic Development is hereby authorized to execute any agreement or other document necessary to set out the terms on which the grants identified in Schedule "A" will be provided and to execute any necessary amendments or extensions. The Director is further authorized to make all decisions, perform all functions required pursuant to the agreement in order to administer and implement the terms of the agreement.
3. The City Treasurer may advance all or part of the grant up to the maximum amount identified in Schedule "A" at such time or from time to time, to such person and in such amount as may be requested in writing by the City's Director of Economic Development, and all in accordance with the Employment Land Community Improvement Plan.
4. Schedule "A" is incorporated into and forms a part of this By-law.



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

**Read and Passed in Open Council** this 10<sup>th</sup> day of June, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

UNOFFICIAL AND  
UNAPPROVED

**Schedule "A"**  
to By-law 2025-107 of the City of Greater Sudbury

<b>Column A Address of Benefitting Property &amp; Applicant</b>	<b>Column B Description of work to be done using Financial Incentive</b>	<b>Column C Type of Financial Incentive</b>	<b>Column D Maximum Amount Authorized for Financial Incentive</b>
38 Westhill Court, Lively PIN 73372-0264(LT), Lot 1, Plan 53M-1426 Township of Waters  789244 Ontario Limited	To develop a new industrial school bus transportation operations centre	Tax Increment Equivalent Grants (TIEG) for a period of 5 years	Amount to be determined in accordance with the provisions of the TIEG program, to a maximum of \$54,228.00 per year and \$271,140.00 over the 5 years

## **By-law 2025-108**

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

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

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

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

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

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

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

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

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

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

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

**Read and Passed in Open Council** this 10<sup>th</sup> day of June, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**Schedule "A"**  
to By-law 2025-108 of the City of Greater Sudbury

Page 1 of 1

Column A Benefitting Property & Applicant	Column B Description of work to be done using Financial Incentive	Column C Type of Financial Incentive	Column D Maximum Amount Authorized for Financial Incentive
296 Larch Street, Sudbury Part of PIN 73584-0171(LT), East Part of Lot 36, Plan 2SB, Township of McKim  996533 Ontario Inc.	Renovate 3-storey building to create an office suite and two residential units under façade improvements	Façade Improvement Grant	\$20,000
		Building Permit Fee Rebate Grant	\$3,500
		Residential Incentive Grant	\$23,880
		Feasibility Study Grant	\$7,500
298 Larch Street, Sudbury Part of PIN 73584-0171(LT), West Part of Lot 36, Plan 2SB, Township of McKim  996533 Ontario Inc.	Renovate 3-storey building to create an office suite and two residential units under façade improvements	Façade Improvement Grant	\$20,000
		Building Permit Fee Rebate Grant	\$3,500
		Residential Incentive Grant	\$23,880
		Feasibility Study Grant	\$7,500

**By-law 2025-109P**

**A By-law of the City of Greater Sudbury to  
Adopt Official Plan Amendment No. 136 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. 136 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. 136 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 10<sup>th</sup> day of June, 2025

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**AMENDMENT NUMBER 136  
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, which consists of the following map entitled Schedule "A", constitutes Amendment 136 to the City of Greater Sudbury Official Plan.

**PART A - THE PREAMBLE**

**Purpose of the Amendment:** The proposed amendment is a site-specific application to confirm the designation of the portion of the subject lands outside of the Ramsey Lake Watershed as "Heavy Industrial".

**Location:** Part of PIN 73561-0293 and Part of PIN 73561-0300, Parts 2 & 5, Plan 53R-22180, Part of Lot 9, Concession 4, Township of Neelon (0 Kingsway Boulevard, Sudbury)

**Basis:** An Application for Official Plan Amendment (File #701-6/24-04) has been submitted for consideration by Planning Committee and Council in order to confirm the designation of the portion of the subject lands outside of the Ramsey Lake Watershed as "Heavy Industrial". The application, together with a concurrent Application for Zoning By-Law Amendment (File #751-6/24-06), the development of a waste transfer facility on the portion of the subject lands located outside of the Ramsey Lake Watershed. The applications would also additionally permit an office use and a 0 m setback to a zone boundary to permit the construction of a commercial garage, office, and associated employee parking areas. A related authorization is also required under the City's Waste Management By-law 2006-280.

The subject property is designated as "General Industrial" and "Heavy Industrial", which permit a variety of industrial uses. While the northerly portion of the site is designated as 'Heavy Industrial', the designation boundaries are general in nature. The "General Industrial" lands do not permit a waste transfer facility, therefore the is to clearly identify and designate the lands outside of the Ramsey Lake Watershed on the subject property as "Heavy Industrial" to permit the proposed waste transfer facility. Conversely, lands outside the Ramsey Lake Watershed are designated "General Industrial".

**PART B - THE AMENDMENT**

- 1) Schedule 1a Land Use Overview and 1b Land Use – Sudbury Community of the Official Plan of the City of Greater Sudbury are hereby amended by redesignating the subject lands from "Heavy Industrial" and "General Industrial" to "Heavy Industrial", on lands described as Parts 2 & 5, Plan 53R-22180, as shown on Schedule "A" attached to this amendment.

- 2) Schedule 1a Land Use Overview and 1b Land Use – Sudbury Community of the Official Plan of the City of Greater Sudbury are hereby amended by redesignating the subject lands from “Heavy Industrial” and “General Industrial” to “General Industrial”, on lands described as Parts 3, 4, 6 & 7 Plan 53R-22180, as shown on Schedule “A” attached to this amendment.

UNOFFICIAL AND  
UNAPPROVED



Part of Schedules 1a & 1b: Land Use  
City of Greater Sudbury Official Plan

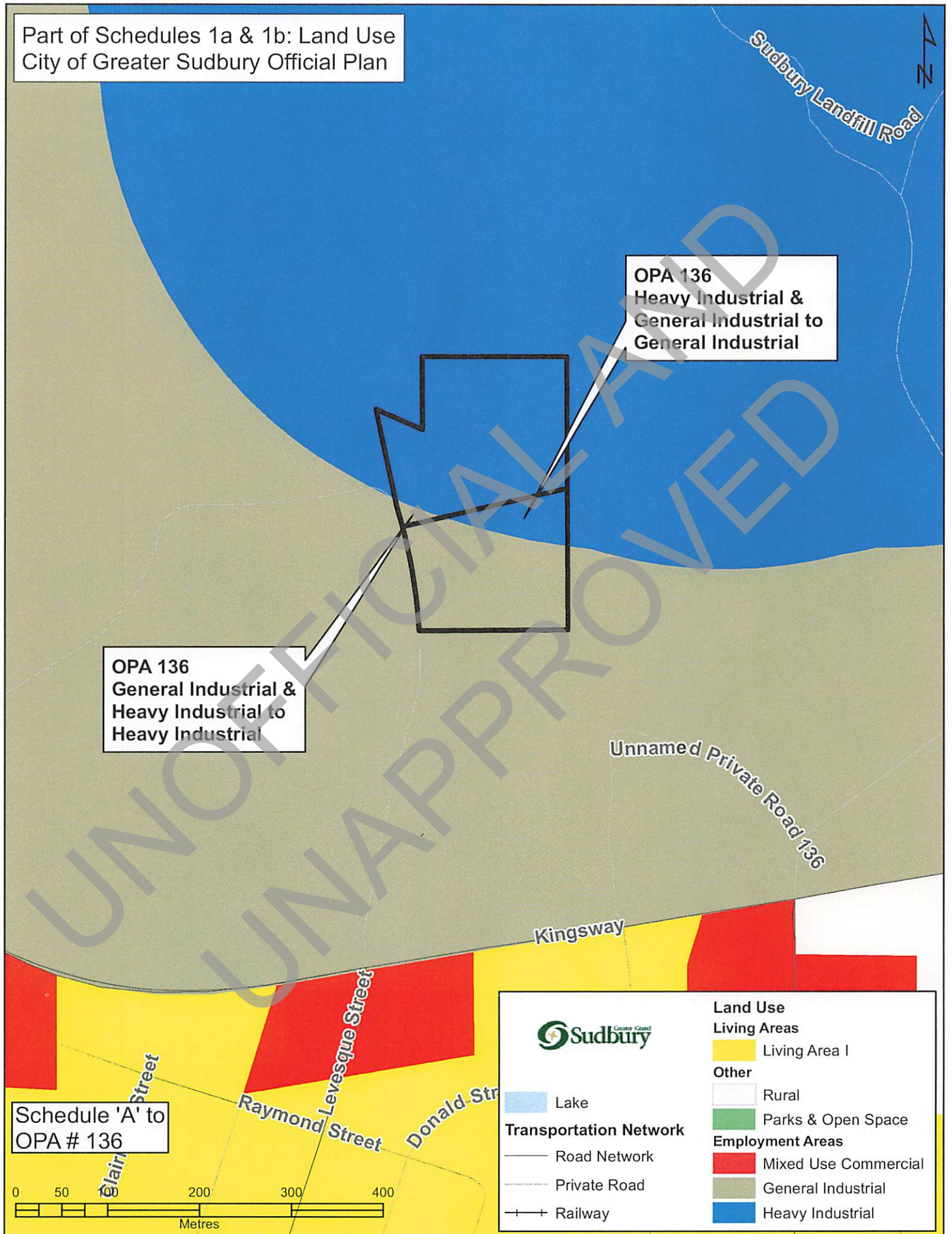
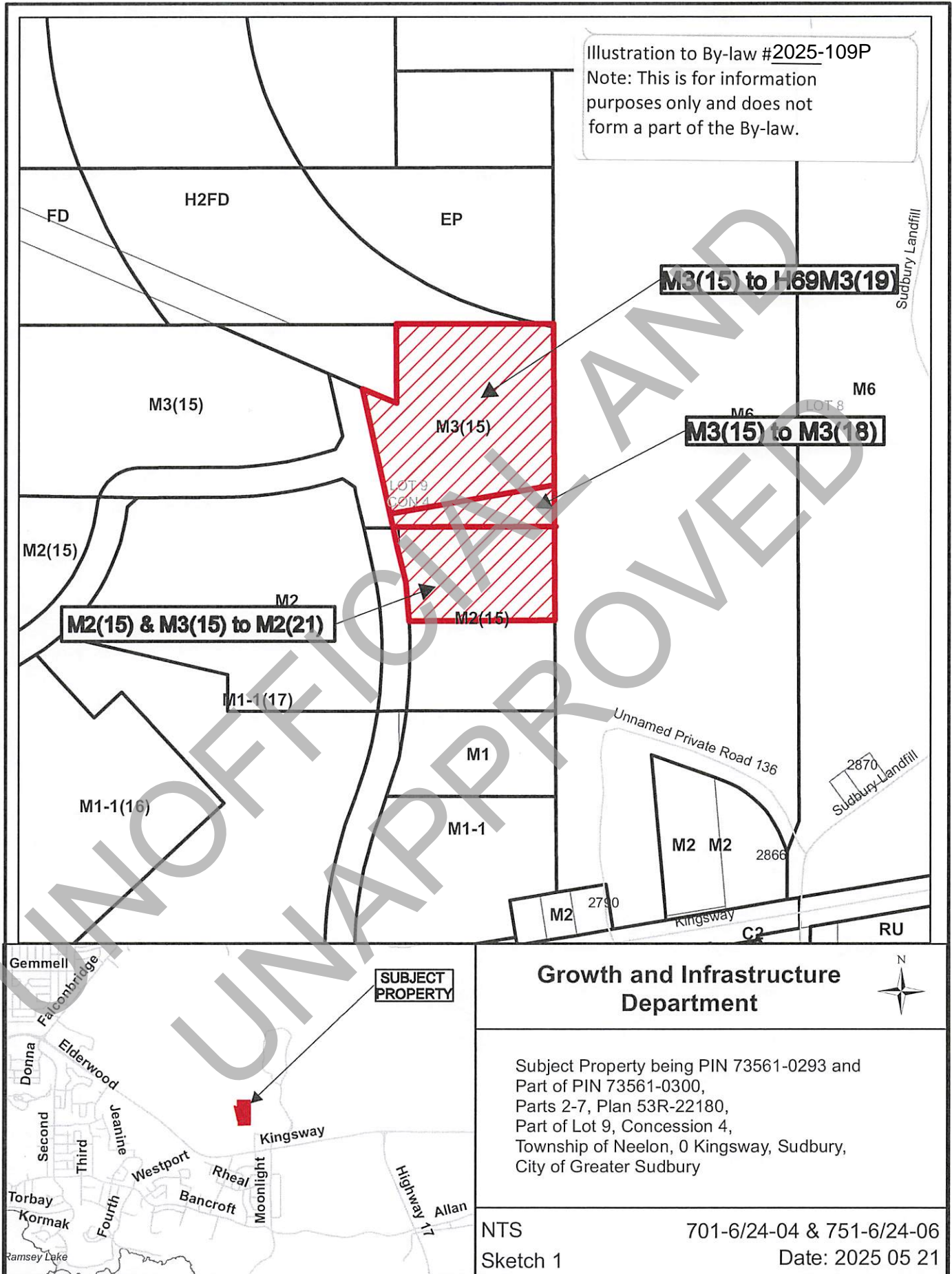




Illustration to By-law #2025-109P  
Note: This is for information purposes only and does not form a part of the By-law.



## By-law 2025-110Z

### 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 “M2(15)” Light Industrial Special and “M3(15)” Heavy Industrial Special to “M2(21)” Light Industrial Special:

- (2) Property Description: Part of PIN 73561-0300(LT)  
Part 4, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury  
-and-  
Part of PIN 73561-0293(LT)  
Part 7, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by adding the following paragraph to Part 11, Section 3, Subsection (3):

- (u) **M2(21) (OFFICE & PARKING LOT, SETBACK TO ZONE BOUNDARY, LITTER ABATEMENT FENCE)**  
**Neelon Map 1; Neelon Twp Lot 9 Con 4; Neelon Twp Lot 8, Con 4**

Notwithstanding any other provision hereof to the contrary, within any area designated M2(21) on the *Zone Maps*, all provisions of this By-law applicable to the M2 *Zone* shall apply subject to the following modifications:

- (i) In addition to the *uses* permitted in the M2 *zone*, a *business office* limited to a total *gross floor area* of 420 sq m and a *parking lot* shall be permitted;
- (ii) Minimum *setback* to M3 *zone* boundary internal to the property shall be: 0 m; and
- (iii) a litter abatement fence shall be provided to enclose the site.

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 "M3(15)" Heavy Industrial Special to "M3(18)" Heavy Industrial Special:

- (2) Property Description: Part of PIN 73561-0300(LT)  
Part 3, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury  
-and-  
Part of PIN 73561-0293(LT)  
Part 6, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury

4. 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 3, Subsection (4):

- (r) **M3(18) (OFFICE & PARKING LOT, SETBACK TO ZONE BOUNDARY, LITTER ABATEMENT FENCE)**  
**Neelon Map 1; Neelon Twp Lot 9 Con 4; Neelon Twp Lot 8, Con 4**

Notwithstanding any other provision hereof to the contrary, within any area designated M3(18) on the *Zone Maps*, all provisions of this By-law applicable to the M3 Zone shall apply subject to the following modifications:

- (i) In addition to the *uses* permitted in the M3 zone, a *business office* limited to a total *gross floor area* of 420 sq m and a *parking lot* shall be permitted;
- (ii) Minimum *setback* to M2 zone boundary internal to the property shall be: 0 m; and
- (iii) A litter abatement fence shall be provided to enclose the site.

5.-(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 "M3(15)" Heavy Industrial Special to "H69M3(19)" Holding Heavy Industrial Special:

- (2) Property Description: Part of PIN 73561-0300(LT)  
Part 2, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury  
-and-

Part of PIN 73561-0293(LT)  
Part 5, Plan 53R-22180  
Part of Lot 9, Concession 4  
Township of Neelon, City of Greater Sudbury

6. 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 3, Subsection (4):

**(s) M3(19) (WASTE TRANSFER FACILITY & PARKING LOT, LITTER ABATEMENT FENCE)**  
**Neelon Map 1; Neelon Twp Lot 9 Con 4; Neelon Twp Lot 8, Con 4**

Notwithstanding any other provision hereof to the contrary, within any area designated M3(19) on the *Zone Maps*, all provisions of this By-law applicable to the M3 Zone shall apply subject to the following modifications:

- (i) In addition to the *uses* permitted in the M2 zone, a waste transfer facility and a *parking lot* shall be permitted; and
- (ii) a litter abatement fence shall be provided to enclose the site.

7. That the following row be added to Part 13, Section 3.3, Table 13.1 as follows:

Symbol	Application	Property/Legal Description	Conditions for Removal	Date Enacted	Date Removed
H69	Waste Transfer Facility	Part of PIN 73561-0300(LT), Part 2, Plan 53R-22180, Part of Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury -and- Part of PIN 73561-0293(LT), Part 5, Plan 53R-22180, Part of Lot 9, Concession 4, Township of Neelon, City of Greater Sudbury	A waste transfer facility shall be prohibited until such time as the "H" symbol has been removed by Council.  The "H69" Holding Symbol in this By-law shall only be removed by Council pursuant to Section 36 of the <i>Planning Act</i> , R.S.O. 1990, C.P. 13, provided that the following conditions are satisfied:  1. The owner shall enter into a Site Plan Control Agreement with the City to the satisfaction of the Director of Planning Services. 2. An Environmental Compliance Approval has been issued by the Ministry of the Environment, Conservation and Parks.	June 10, 2025	

8. 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.

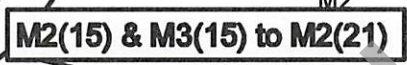
9. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

**Read and Passed in Open Council** this 10<sup>th</sup> day of June, 2025

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

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



NTS  
Sketch 1

701-6/24-04 & 751-6/24-06  
Date: 2025 05 21