



## Planning Committee Agenda

**Monday, July 14, 2025**

**Tom Davies Square**

**Councillor Cormier, Chair**

1:00 p.m. Closed Session Committee Room C-12 / Electronic Participation

1:30 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 two Proposed or Pending Acquisition or Disposition of Land Matters, the first regarding North of Kingsway, Sudbury, and the second regarding Melvin Avenue, Sudbury, in accordance with Municipal Act, 2001, par 239 (2)(c).
4. **Recess**
5. **Open Session**
6. **Roll Call**
7. **Declarations of Pecuniary Interest and the General Nature Thereof**
8. **Public Hearings**
  - 8.1 **20 Meehan Avenue, Capreol** 4

This report provides a recommendation regarding an application for rezoning in order to extend a temporary use by-law for a period of three years to permit a film production studio.

This report is presented by Wendy Kaufman, Senior Planner.
  - 8.2 **4548 Notre Dame Avenue, Hanmer** 17

This report provides a recommendation regarding an application for rezoning in order to permit a rental store with accessory outdoor storage.

This report is presented by Wendy Kaufman, Senior Planner.

Letter(s) of concern from concerned citizen(s).
  - 8.3 **Employment Land Community Improvement Plan – Program Amendments** 44

This report provides a recommendation regarding the proposed program refinements to the Employment Land Community Improvement Plan (ELCIP), following direction from the Planning Committee on April 28, 2025.

This report is presented by Keith Crigger, Manager of Investment and Business Development.
9. **Matters Arising from the Closed Session**

At this point in the meeting, the Chair of the Closed Session, will rise and report. The Committee 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    **Routine Management Reports**

10.1.1	<b>Agincourt Avenue Subdivision, Sudbury</b>	79
	This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-6/16001) in the community of Sudbury for a period of three years until November 29, 2028.	
10.1.2	<b>Creekside Subdivision, Azilda</b>	95
	This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-5/12003) in the community of Azilda for a period of three years until July 12, 2028.	

- 11.    **Members' Motions**
- 12.    **Addendum**
- 13.    **Civic Petitions**
- 14.    **Question Period**
- 15.    **Adjournment**

## 20 Meehan Avenue, Capreol

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	PL-RZN-2025-00006

## Report Summary

This report provides a recommendation regarding an application for rezoning in order to extend a temporary use by-law for a period of three years to permit a film production studio.

This report is presented by Wendy Kaufman, Senior Planner.

## Resolution

THAT the City of Greater Sudbury approves the application by the City of Greater Sudbury (agent: New Metric Media) to amend Zoning By-law 2010-100Z in order to extend the existing temporary zoning “P(3) T118”, Park Special Temporary, in order to permit a film production studio in accordance with Section 39 of the Planning Act for a temporary period of three (3) years, on those lands described as Part of PIN 735071677, Remainder of Parcel 22660A SES, Part of Lot 10, Concession 6, Township of Capreol as outlined in the report entitled “20 Meehan Avenue, Capreol”, from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025, subject to the following conditions to continue to be referenced in the temporary use by-law:

- That the use be limited to the existing arena building;
- That there shall be no outdoor storage of equipment or materials; and
- No additional parking spaces shall be required.

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

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application aligns with the 2019-2027 City of Greater Sudbury Strategic Plan goals related to business attraction, development and retention. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities through the use of an existing building.



## **Financial Implications**

There are no financial implications associated with this report to authorize a temporary use by-law to permit a film production studio since no new building structures or additions are planned.

## **Report Overview**

An application to extend a temporary use by-law has been submitted pursuant to Section 39 of the Planning Act in order to permit the temporary use of the existing arena building located at 20 Meehan Avenue in Capreol for a film production studio for an additional temporary period of three (3) years. Staff recommends approval of the application subject to the conditions noted.

# Staff Report

## Proposal:

The application proposes to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury to extend a temporary use by-law for a period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building. The temporary use was originally approved in [2022](#). No exterior construction or additions are proposed in conjunction with this temporary use.

The property is owned by the City of Greater Sudbury, and the agent for the application is New Metric Media. In September 2021, City Council authorized a lease of space in the Capreol Arena to Letterkenny/Get'Er Done Productions / New Metric Media (now Spinner Productions 5 Inc.) by the passing of By-law 2021-157 for a term of three years, with one option to renew for three years. The initial term of the lease commenced in August 2022 and expires in August 2025, closely aligning with the expiry of the existing temporary zoning by-law. The tenant has exercised its option to renew the lease for a further three years. A Lease Renewal Agreement will be entered into with the tenant, pending the approval of the temporary rezoning application.

A parking analysis prepared by WSP Global Inc. was submitted with the original temporary use application in 2022. It documents the current parking requirements per the zoning by-law, information and data available regarding the proposed filming activities and the typical public uses of the arena, and analyzes the parking demand of the film activities and public activities. It provides recommendations on how to manage both activities to avoid a parking shortage or an overflow of on-street parking on local streets.

## **Existing Zoning:** "P(3)", Park Special

The subject lands are zoned "P(3) T118", Park Special Temporary, which permits a film production studio until August 9, 2025. In addition to public park uses, an institutional use, a commercial recreation centre, a commercial school, an auditorium, an office, and a clothing manufacturer are permitted within the existing arena building (previous rezoning files RP751-2/99-1 & RP751-2/00-1).

## **Requested Zoning**

The application proposes to extend the existing temporary zoning, "P(3) T118", Park Special Temporary for a period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building.

## **Location and Site Description:**

The subject property is described as Part of PIN 735071677, Remainder of Parcel 22660A SES, Part of Lot 10, Concession 6, Township of Capreol. The subject lands are located at the southwest corner of Meehan Avenue and Coulson Street in Capreol.

The total property zoned "P(3)" is approximately 1.85 ha in size, with vehicular access from both Meehan Avenue and Coulson Street. There are also two tennis courts and a portion of a baseball diamond on the site. The building is surrounded with an asphalt parking area that can accommodate approximately 200 cars. The building on the property has two ice surfaces and a meeting hall. The contiguous lands owned by the City in this location total approximately 8.5 ha.

## **Surrounding Land Uses:**

The area surrounding the site includes:

North and East:	low density residential use zoned “R1-5”, Low Density Residential One
South:	Doug Mohns Park zoned “P”, Park, which includes a playground and splashpad, cricket field, outdoor track, and baseball diamond
West:	Capreol Millennium Centre zoned “I(1)”, Institutional Special and which permits institutional use, a commercial recreation centre, a rooming house, a trade school, and an office

The existing zoning & location map indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the existing arena building and parking, the Capreol Millennium Centre to the west, low density residential uses to the north and east, and park uses both on the site and to the south.

## **Public Consultation:**

The statutory notice of the application was provided by newspaper along with a courtesy mail out to surrounding property owners and tenants within 122 m of the property on April 25, 2025. The agent was advised of the City’s policy recommending consultation with their neighbours, ward councillor and key stakeholders to inform area residents of the application prior to the public hearing. The statutory notice of the public hearing was provided by newspaper on June 21, 2025 and courtesy mail out on June 19, 2025.

As of the date of this report, one general phone inquiry was received regarding the application.

## **Policy and Regulatory Framework:**

The property is subject to the following policy and regulatory framework:

- [2024 Provincial Planning Statement](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)

Provincial Planning Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

## **Provincial Planning Statement:**

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters are consistent with the Provincial Planning Statement.

Section 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Section 2.8.1.1 (b) states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

### **Growth Plan for Northern Ontario:**

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform to the Growth Plan for Northern Ontario. The following policies of the Growth Plan for Northern Ontario are relevant to the application.

Section 2.2.2 (c) states that the Province will focus economic development strategies on the following existing and emerging priority economic sectors and the distinct competitive advantages that Northern Ontario can offer within these sectors: arts, culture and creative industries.

2.3.4 1(b) states that efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the arts, culture and creative industries sector should include promoting incentives for film and television, interactive digital media, and computer animation and special effects.

### **Official Plan for the City of Greater Sudbury:**

The lands are designated Living Area 1 in the Official Plan. Section 20.5.3 of the Official Plan indicates that conformity with the land use policies of the Plan is not required for temporary use by-laws.

### **Zoning By-law 2010-100Z:**

Zone standards for the "P(3)", Park Special zone establish a minimum required front, rear, interior, and corner side yard of 10 m, a maximum lot coverage of 20%, and a minimum landscaped open space of 40%. There is no maximum height.

### **Site Plan Control:**

Site plan control is not required for this development given the temporary nature and scope of the proposed use.

### **Department/Agency Review:**

Planning staff circulated the development application to all appropriate internal departments and external agencies. These responses have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards. Development Engineering, Leisure Services, Infrastructure Capital Planning Services, Real Estate and Conservation Sudbury have advised of no concerns with respect to the application.

Building Services has advised that a building permit to the satisfaction of the Chief Building Official will be required for any proposed renovation work.

### **Planning Analysis:**

The PPS (2024), the Growth Plan (2011), and the Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

The application proposes to extend the existing temporary zoning, "P(3) T118", Park Special Temporary for an additional period of three years, pursuant to Section 39 of the Planning Act, to permit a film production studio within the existing arena building.

The proposed temporary use in the arena will continue to foster the further development of the film industry in the City. The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of focusing on emerging sectors including arts, culture and creative industries, and supporting efforts to grow and diversify the arts, culture and creative industries sector. The application is consistent with the Provincial Planning Statement in that it intensifies the use of an existing building, and by providing a location for economic activities.

Given this is an application for a temporary use, there is no requirement for the by-law to conform to the Official Plan. It is recommended that the temporary use by-law be limited to the existing arena building and prohibit outdoor storage of equipment or materials. With these restrictions, the proposed use is expected to be compatible with the adjacent uses and not result in land use conflicts.

There is adequate parking to accommodate the film production studio and the majority of the day-to-day arena use, based on the results of the previous parking analysis. Staff continues to recommend that the temporary use by-law state that no additional parking spaces are required.

It is recommended that further extension of the temporary use for an additional three-year period is appropriate, subject to limiting the use to the existing arena building and prohibiting the outdoor storage of equipment or materials.

## **Conclusion:**

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

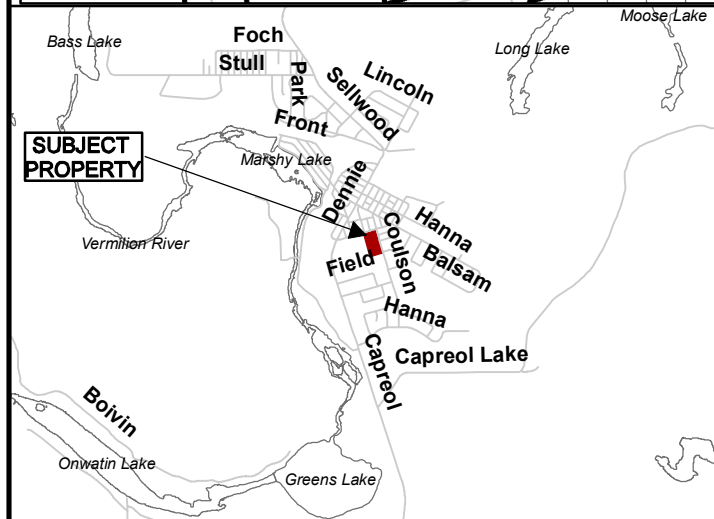
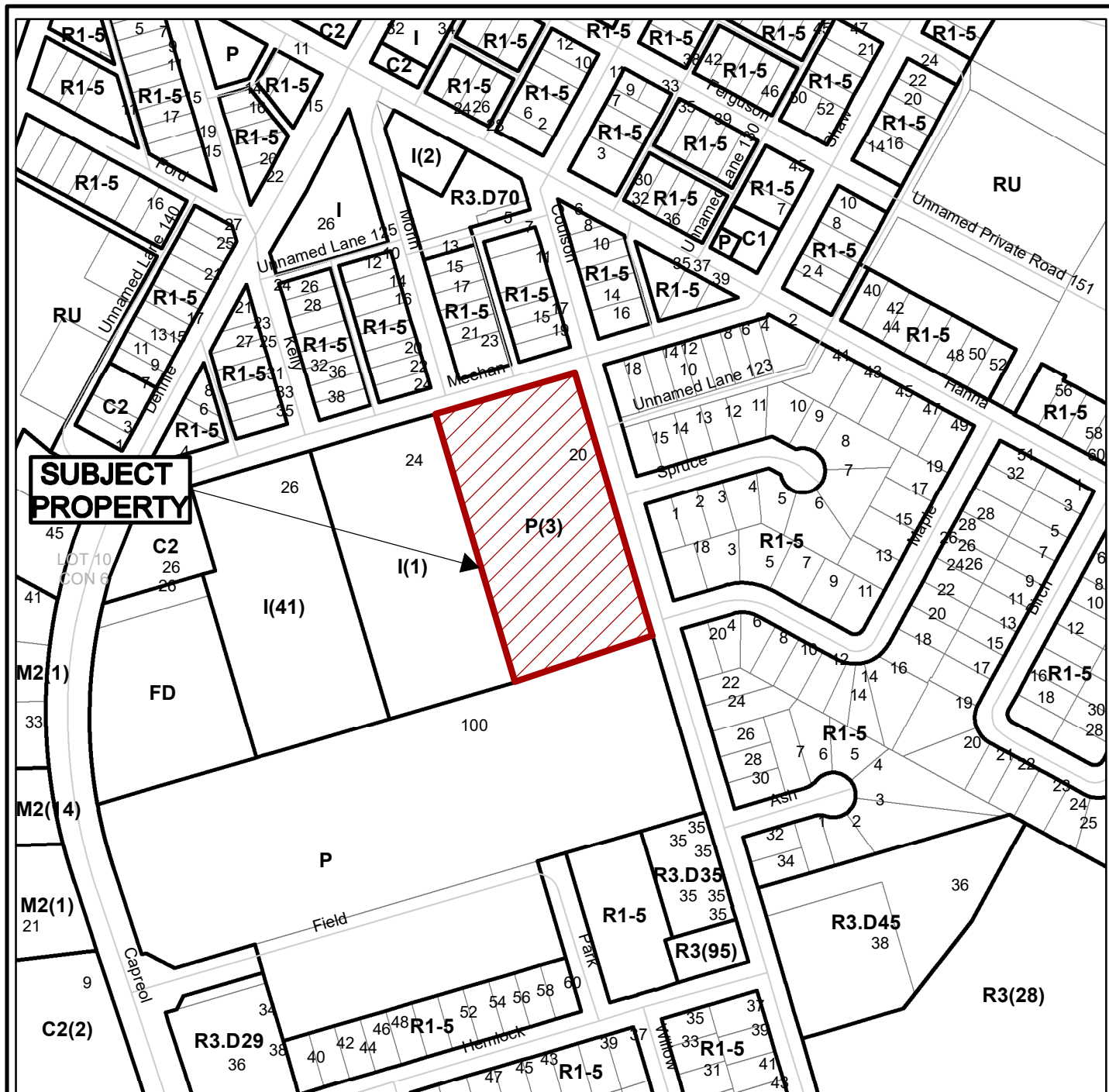
The following are the principles of the proposed site-specific Zoning By-law Amendment:

- Extend the existing temporary zoning, "P(3) T118, Park Special Temporary, to permit the use of the existing building by a film production studio for an additional period of three (3) years.

Staff is of the opinion that the proposed amendment is appropriate based on the following:

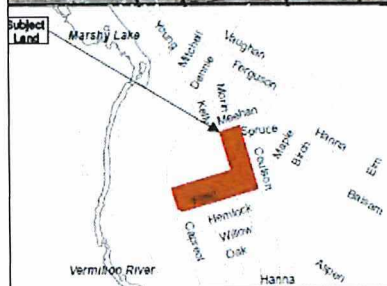
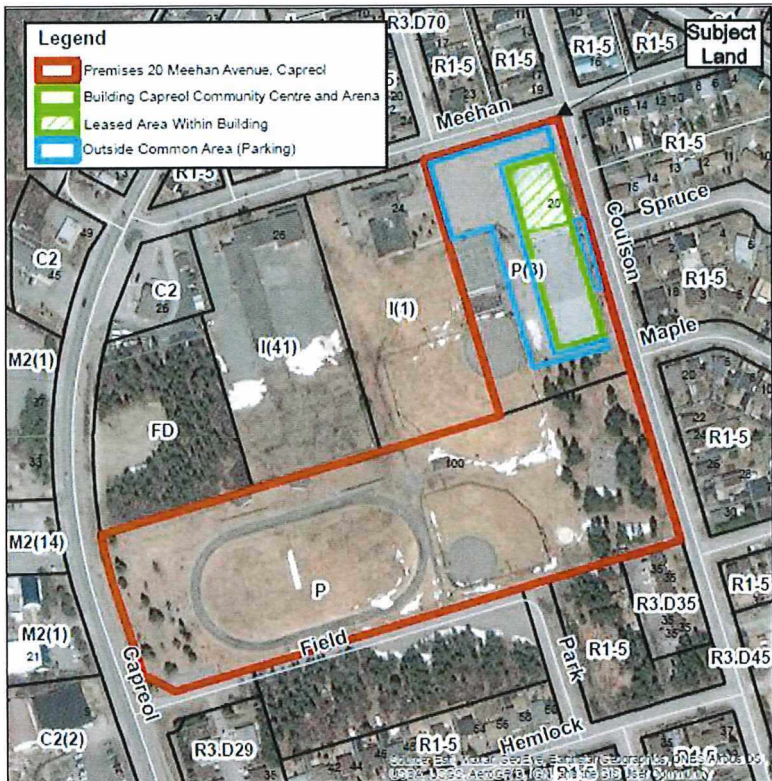
- The application conforms to the Growth Plan for Northern Ontario by aligning with the provincial strategy of focusing on emerging sectors including arts, culture and creative industries, and supporting efforts to grow and diversify the arts, culture and creative industries sector.
- The application is consistent with the Provincial Planning Statement in that it intensifies the use of an existing building, and by providing a location for economic activities.
- The use is compatible with surrounding properties.
- The existing parking facilities are appropriate and can accommodate the expected demand.

The application is considered to be consistent with the Provincial Planning Statement and in conformity with the Growth Plan for Northern Ontario. As noted, conformity with the City of Greater Sudbury Official Plan is not required for temporary use by-laws. Planning Services recommends that the application be approved subject to the above noted conditions which have been included in the recommendation section of this report.



<p><b>Growth and Infrastructure Department</b></p> <p>Subject Property being PIN 73507-1677, Remainder of parcel 22660A SES, Part Lot 10, Concession 6, Township of Capreol, 20 Meehan Avenue, Capreol, City of Greater Sudbury</p>		
<p>NTS Sketch 1</p>	<p>PL-RZN-2025-00006 Date: 2025 04 24</p>	





20 Meehan Avenue,  
Capreol

Part of PIN 73507-1677(LT).  
Parcels 22660 & 43762,  
Part Lot 10, Concession 6,  
Township of Capreol,  
City of Greater Sudbury

NTS

Date: 2021-06-09

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Photo 1. North and west side of the Capreol Arena building and parking area, looking southeast. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.



Photo 2. Westerly parking and field area, looking south. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.



Photo 3. South side of the Capreol Arena and low density residential use east of Coulson, looking east. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.



Photo 4. East side of Capreol Arena and low density residential use along Coulson, looking south. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.





Photo 5. West and north side of Capreol Millennium Centre, looking southwest. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.



Photo 6. Residential use along Coulson and Meehan to the northeast of the arena, looking northeast. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.





Photo 7. Residential use on the north side of Meehan across from the Capreol Arena, looking northeast. Photo taken June 3, 2025, CGS File PL-RZN-2025-00006.

## 4548 Notre Dame Avenue, Hanmer

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	751-7/24-09

## Report Summary

This report provides a recommendation regarding an application for rezoning in order to permit a rental store with accessory outdoor storage.

This report is presented by Wendy Kaufman, Senior Planner.

Letter(s) of concern from concerned citizen(s).

## Resolution

THAT the City of Greater Sudbury approves the application by Colin's Haulage Inc. to amend Zoning By-law 2010-100Z by changing the zoning classification from "C2", General Commercial, to "C2(S)", General Commercial Special on lands described as PIN 73508-1010 and Part of PIN 73508-1009, Parcels 9323 & 9436, Lot 12, Concession 3, Township of Capreol, as outlined in the report entitled "4548 Notre Dame Avenue, Hanmer", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025, subject to the following conditions:

1. That prior to the enactment of an amending zoning by-law the owner shall submit a registered survey plan describing the lands to be rezoned to the satisfaction of the Director of Planning Services.
2. That the amending by-law includes the following site-specific provisions:
  - (i) That a rental store with accessory outdoor storage shall be additionally permitted.
  - (ii) That the location of the existing building shall be permitted.
  - (iii) A minimum 3.0 m drive aisle shall be permitted on the west side of the existing building.
  - (iv) A minimum of 16 parking spaces shall be provided for a rental store with accessory outdoor storage.
  - (v) An opaque fence with a minimum height of 2.2 metres shall be provided along the southerly lot line adjacent to 8 Legault Lane and 10 Legault Lane.

(vi) A fence with a maximum height of 2.0 m shall be permitted in the required front yard and shall not be opaque above 1.0 m in height.

3. That an “H”, (Holding) symbol be applied to the zoning to prohibit accessory outdoor storage until a stormwater management plan and spill containment protocol for the property has been provided by a qualified professional(s) and that the owner enter into an agreement with the City to implement any recommendations, or municipal water services are provided to 7 Legault Lane, 8 Legault Lane and 10 Legault Lane, to the satisfaction of the Director of Planning Services.

4. That conditional approval shall lapse on July 15, 2026, unless Condition #1 above have been met or an extension has been granted by Council.

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

The application to amend the Zoning By-law is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to business attraction, development and retention. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of compact, complete communities.

## **Financial Implications**

If approved, staff are unable to estimate taxation revenues as the assessment value of the proposed building would be determined by Municipal Property Assessment Corporation (MPAC).

If there is additional taxation revenue, it will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

The amount of development charges will be based on final review of the property by the Building Services department at the time of permit issuance.

## **Report Overview**

An application for rezoning has been submitted in order to permit a rental store with accessory outdoor storage. The application is recommended for approval as described in the Resolution section.

## Staff Report

### Proposal:

An application for rezoning has been submitted in order to permit a rental store with accessory outdoor storage. A related consent application B0097/2024 has been submitted in order to sever the lands subject to this application from the remainder of the applicant's holdings to the north.

The applicant's concept plan illustrates an existing 161 square metre building on the west side of the property oriented to Notre Dame Avenue, with a proposed 817 square metre addition and approximately 1600 square metre open storage area to the rear of the property to the east. Two sketches, a Source Water Protection s. 59 application, and a Technical Memo were submitted in support of the application.

The application was preceded by a Stop Work Order and an Order to Comply issued by Building Services on Oct 5, 2023. Both pertain to the construction of foundations without benefit of permit. The property is also subject to MECF Provincial Officer's Order Number 3008-BP5SMT, related to the previous use of the site and ongoing environmental work described in the Technical Memo.

The zoning by-law defines a rental store as follows: "A retail store in which a building, or part of a building where goods are kept for the purpose of temporary loan to the public and shall include a light equipment sales and rental establishment. A sum of money is paid for the use of the goods for a set period of time and after which the goods are returned. However, a rental store shall not include an automotive leasing establishment or heavy equipment sales and rental."

The site is currently advertised as the location of the 'The Weld Doctor Inc.' and staff observed business operations. Staff also observed the proposed building addition is partially constructed and there are a number of shipping containers on the subject lands and on the adjacent lands owned by the applicant, and as shown in site photos on January 3, 2025 and June 3, 2025. Staff presume that shipping containers are being used for temporary construction use as permitted by section 4.40.5 of the zoning by-law, and the applicant is advised these are not permitted on a permanent basis.

**Existing Zoning:** "C2", General Commercial

The current C2 zone permits a wide range of residential and non-residential uses such as automotive uses, retail store, service shop, and service trade.

**Requested Zoning:** "C2(S)", General Commercial Special

The requested zoning would additionally permit a rental store with accessory outdoor storage. No site-specific relief from any zone standard is requested.

### **Location and Site Description:**

The lands are legally described as PIN 73508-1010 and Part of PIN 73508-1009, Parcels 9323 & 9436, Lot 12, Concession 3, Township of Capreol. The total area of the subject parcel is approximately 6000 square metres. The subject lands are located on the east side of Notre Dame Avenue in Hanmer, just south of the intersection of Notre Dame Avenue and Municipal Road 80. The lands have approximately 48 m of frontage on Notre Dame Avenue, which is a primary arterial road in this location, and a depth of 116 m. The lands are currently serviced with municipal water and sanitary sewer, and transit stops in both directions are located approximately 100 m to the south.

It is acknowledged that the former use of the site included a retail fuel outlet, as described in the Technical Memo. As of the date of this report, there is no Record of Site Condition posted to the online Environmental Site Registry maintained by the Ministry of Environment, Conservation and Parks.

The lands are located within a Wellhead Protection Area 'C' with a vulnerability score of 8. Water/Wastewater staff has indicated that no activity or activities engaged in or proposed to be engaged in on the above property are considered to be significant drinking water threats at this time.

### **Surrounding Land Uses:**

The area surrounding the site includes:

- |        |   |
|--------|---|
| North: | remainder of the applicant's holdings, low density residential use fronting on Oscar Street, Canada Post Office                             |
| East:  | vacant land zoned "I", Institutional and associated with the place of worship fronting on Cote Boulevard to the south, St. Jacques Cemetery |
| South: | vacant land zoned "C2", General Commercial, low density residential use fronting on Legault Lane  |
| West:  | Notre Dame Avenue, medium and low density residential use   |

The Location Map indicates the location of the subject lands to be rezoned and the zoning in the immediate area.

Site photos show the site and the residential uses in this area.

### **Public Consultation:**

The statutory notice of complete application was provided by newspaper on January 11, 2024, along with a courtesy mail-out circulated to surrounding property owners within 120 metres of the property following the conclusion of the Canada Post labour disruption (December 17, 2024). The statutory notice of the public hearing was provided by newspaper on June 21, 2025, along with a courtesy mail-out circulated to surrounding property owners within 120 metres of the property on June 19, 2025.

The applicant was advised of the City's policy recommending that applicants consult with their neighbours, ward councillor and key stakeholders to inform area residents on the application prior to the public hearing.

At the time of writing this report, two (2) comment letters/requests for notice of decision have been received by the Planning Services Division. Staff also met with adjacent residents. Concerns raised include impacts on private wells, noise from the business and loading, potential use of the property for a demolition/excavation business or change of the use of the property over time, trees falling onto the adjacent property, use of shipping containers on the property, request to move the location of loading and include a fence, and impacts on property values.

### **Policy & Regulatory Framework:**

The property is subject to the following policy and regulatory framework:

- [2024 Provincial Planning Statement \(PPS\);](#)
- [2011 Growth Plan for Northern Ontario](#)
- [Official Plan for the City of Greater Sudbury, 2006](#)
- [Zoning By-law 2010-100Z](#)



Provincial Planning Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **Provincial Planning Statement (PPS):**

Municipalities in the Province of Ontario are required under Section 3 of the [Planning Act](#) to ensure that decisions affecting planning matters are consistent with the Provincial Planning Statement. A number of policies are relevant to the application.

#### **2.3.1 General Policies for Settlement Areas**

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

#### **2.8.1 Supporting a Modern Economy**

1. Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

#### **2.8.2 Employment Areas**

1. Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.

#### **Policy 3.6 Sewage, Water and Stormwater**

8. Planning for stormwater management shall:

- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads.

### **Growth Plan for Northern Ontario (GPNO):**

Municipalities in the Province of Ontario are required under Section 3 of the Planning Act to ensure that decisions affecting planning matters conform with the Growth Plan for Northern Ontario. Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and is satisfied that the application conforms to and does not conflict with the Growth Plan for Northern Ontario.

### **Official Plan for the City of Greater Sudbury:**

The subject property is designated Mixed Use Commercial in the Official Plan for the City of Greater Sudbury.

Section 1.3.2 of the Official Plan regarding Economic Development acknowledges the link between planning, design and economic development, such as by providing a framework to reinforce the urban structure and achieve efficient urban form and use of infrastructure.

Section 2.3 of the Official Plan regarding reinforcement of the urban structure states that growth must continue to be directed to capitalize on existing investments, make the most efficient use of existing infrastructure and public service facilities, protect our rural and agricultural assets, and preserve our natural features and areas. Reinforcing the urban structure also creates a more energy efficient land use pattern and supports climate change mitigation. Section 2.3.2 directs that settlement area land use patterns will be based on densities and land uses that make the most efficient use of land, resources, infrastructure and public service facilities, minimize negative impacts on air quality and climate change, promote energy efficiency and support public transit, active transportation and the efficient movement of goods.

Policy 4.3(1) states that all uses permitted by the Plan except Heavy Industrial may be accommodated in the Mixed Use Commercial designation through the rezoning process. Uses permitted in the Mixed Use Corridor designation shall provide for a broad range of uses that serve the needs of the surrounding neighbourhoods.

Policy 4.3(4) for the Mixed Use Commercial designation states that, subject to rezoning, new development may be permitted provided that:

- a. sewer and water capacities are adequate for the site;
- b. parking can be adequately provided;
- c. no new access to Arterial Roads will be permitted where reasonable alternate access is available;
- d. the traffic carrying capacity of the Arterial Road is not significantly affected;
- e. traffic improvements, such as turning lanes, where required for a new development, will be provided by the proponent;
- f. landscaping along the entire length of road frontages and buffering between non-residential and residential uses will be provided; and,
- g. the proposal meets the policies of Sections 11.3.2 and 11.8, and Chapter 14.0, Urban Design.

Section 8.3 regarding the Greater Sudbury Source Protection Area Source Protection Plan states that Development, certain land use activities and public works within the vulnerable areas will conform with the policies on List A of the Greater Sudbury Source Protection Plan (policy 1). The City will continue to ensure that the Zoning By-law will restrict land uses that have the potential to cause contamination of groundwater resources in areas identified on Schedules 4a and 4b as WHPAs and IPZs (policy 6).

Policy 8.5.1(e) regarding Stormwater Management states that stormwater management in the City is needed to ensure that any development or redevelopment utilizes best management practices such as low impact development, minimizes the impact of change to the groundwater regime, increased pollution, increased erosion or increased sediment transport, especially during construction.

Section 10.5 regarding Contaminated Lands states that contaminated lands are those lands where the environmental condition of the property has been harmed through past activities. Although such lands represent a potential hazard due to real or perceived environmental contamination, opportunities for brownfield redevelopment may exist. The redevelopment of abandoned or underutilized industrial and commercial sites is consistent with policies encouraging increased intensification in built-up urban areas and other community objectives.

### **Zoning By-law 2010-100Z:**

Table 7.3 establishes that in the "C2", General Commercial zone, the minimum lot area is 1350.0 square metres and the minimum lot frontage is 30.0 m. The minimum front yard is 15.0 m and minimum rear yard is 7.5 m. There is no minimum interior side yard. The maximum height is 15.0 m. The maximum lot coverage is 50%. The minimum landscaped open space is 5%. Accessory outdoor storage is not permitted. Parking is not permitted within 3.0 m of Notre Dame Avenue. Parking for a rental store is to be provided at the same rate as a retail store, being 1/33 square metres net floor area, and subtracting 10% for being located on a GOVA route.

Under Section 4.34 of the Zoning By-law, 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.

### **Site Plan Control:**

A site plan control agreement is required prior to development of the lands.

### **Department/Agency Review:**

Transit, Hydro One, Strategic and Environmental Planning, Conservation Sudbury, Fire Services and Infrastructure Capital Planning Services have no concerns regarding this matter.

Development Engineering advises both water and sanitary sewer are available for this development.

Building Services advises of no objections with the proposed use subject to the following advisory comments:

- A Building Permit to the satisfaction of the Chief Building Official will be required for the proposed building addition.
- At this time, the submitted sketch is insufficient to review all zoning provisions. Complete review at time of Building Permit may require further relief subject to Minor Variance.

Water/Wastewater staff has provided a Notice pursuant to subsection 59(2)(a) of the Clean Water Act, which states that no activity or activities engaged in or proposed to be engaged in on the property are considered to be significant drinking water threats at this time. The owner is advised they may undertake the activity or activities described in the application and proceed to apply for a Building Permit or Planning Approval as they are neither prohibited nor restricted for the purpose of Part IV of the Clean Water Act, 2006.

### **Planning Analysis:**

Planning staff circulated the development application to internal departments and external agencies. The PPS (2024), the Growth Plan (2011), and Greater Sudbury Official Plan, and other relevant policies and supporting guidelines were reviewed in their entirety. The following section provides a planning analysis of the application in respect of the applicable policies, including issues raised through agency circulation.

An application for rezoning has been submitted in order to permit a rental store with accessory outdoor storage.

The application is consistent with the PPS and conforms with Official Plan policies that acknowledge the link between land use planning and economic prosperity, and maintaining a range of sites to provide employment opportunities for a diversified economic base.

The subject lands are within a fully-serviced settlement area. The applications align with the PPS as well as Official Plan section 1.3.2 regarding directing development to settlement areas to promote long-term economic prosperity by optimizing the use of land and infrastructure. The applications will enable the efficient use of the existing building and services to the site. Further, given the historical use of the property including as a former retail fuel outlet, the redevelopment of this underutilized commercial site aligns with the Official Plan policies regarding brownfields redevelopment and intensification in built-up areas.

The rezoning application meets the specific considerations listed in policy 4.3(4) of the Official Plan regarding the rezoning to permit new development in the Mixed Use Commercial designation:

- Sewer and water capacity is adequate for the site.
- Sixteen spaces are proposed where 25 would be required, and this is considered to be adequate parking for the proposed use.
- No new access to Notre Dame Avenue, a primary arterial road, is being proposed. Traffic carrying capacity is not expected to be impacted and traffic improvements are not required.

- Landscaping can be accommodated along Notre Dame Avenue. Buffering is not required adjacent to the residential uses to the south because the lots are zoned for commercial use.
- Considerations related to accessibility and heritage resources are not relevant to this application. Site design matters will be further addressed through the site plan control agreement process, and the proposed built form with screening of outdoor storage areas and fence further described below is expected to align with the character of this area in accordance with the urban design objectives of Section 14.7 of the Official Plan.

Staff acknowledges that the property is located within a vulnerable area identified in the Greater Sudbury Source Protection Plan. Water/Wastewater staff has provided a Notice pursuant to subsection 59(2)(a) of the Clean Water Act, which states that no activity or activities engaged in or proposed to be engaged in on the property are considered to be significant drinking water threats at this time.

Staff is generally supportive of the application given a rental store is considered a retail use and is located in an area intended to transition to commercial uses. In the interim, this use is expected to be generally compatible with the surrounding mix of existing uses comprised mainly of low-density residential use. However, the scale of the proposed outdoor storage area would generally be associated with an industrial yard use rather than a commercial use. The site abuts residential uses to the south, being 8 Legault Lane and 10 Legault Lane. A fence is recommended to be provided adjacent to these properties to promote compatibility. Additionally, the owners of these houses have advised that they are not currently connected to the municipal water supply. It is also understood by the author, though not confirmed, that 7 Legault Lane is not connected to the municipal water supply.

Further to provincial and official plan policy regarding stormwater management, it is recommended that an “H”, (Holding) symbol be applied to the zoning to prohibit accessory outdoor storage until a stormwater management plan and spill containment protocol for the property has been provided by a qualified professional(s) and that the owner enter into an agreement with the City to implement any recommendations (i.e. site plan control agreement). Alternatively, municipal water services could be provided to 7 Legault Lane, 8 Legault Lane, and 10 Legault Lane. It is acknowledged that providing municipal services to these properties may be difficult and potentially cost-prohibitive given Legault Lane is not owned by the City and is not constructed to a municipal standard.

Staff advises that site-specific relief is required to enable the concept plan, which is recommended to be approved as described in the Resolution, as follows:

- Staff recommends that the location of the existing building shall be permitted since it does not appear to comply with the required 15.0 m setback from a primary arterial road.
- In future, approximately 5.0 m of land will be required to be provided to the City for road widening. Staff notes the minimum 6.0 m wide drive aisle for two-way traffic has not been met in front of the existing building, and that a width of approximately 3.5 m can be accommodated. Staff recommends that relief be provided to a minimum of 3.0 m (which is the minimum required for one-way traffic). This will enable the road widening, trees to be planted outside of the road right-of-way, and drive aisle, to all be accommodated in front of the building.
- The parking calculations shown on the applicant’s concept plan are based on a portion of the building being used for a rental store, with a separate portion being used as ‘warehouse’. Staff advises that a warehouse use is not permitted in the C2 zone, and parking for all of the building is to be provided at the rate for a rental store, being 1/33 square metre net floor area. The total parking required would be 25 spaces  $[(124+786)/33-10\% \text{ GOVA reduction}]$ . The applicant’s concept plan illustrates 16 spaces, and staff recommends that the zoning bylaw require a minimum of 16 parking spaces, which is considered to be adequate for the proposed use.

- It is understood that there is an existing fence along the front property line which may exceed the maximum height permitted in the zoning by-law in the required front yard (e.g. a maximum height of 1.0 m is permitted in the required front yard, and elsewhere any portion of a fence above 2.0 m in height shall not be opaque). Staff recommends that relief be provided to permit a height of up to 2.0 m in the required front yard and shall not be opaque above 1.0 m in height. This will permit the existing fence to be retained.

Staff recommends a condition requiring submission of a plan of survey in order to implement the rezoning by-law.

The applicant is advised to ensure that, at the time of site plan control, the site statistics calculations include the lands within the road widening (if they aren't already) and a front yard dimension be included on the plan. Zoning relief is not required for a 1.5 m landscape area along the right of way since the lands for road widening have not yet been acquired by the City.

The applicant is advised that approval of this rezoning application and subsequent site plan control application would permit the requested use, being a rental store with accessory outdoor storage. A rental store is defined as follows: "A retail store in which a building, or part of a building where goods are kept for the purpose of temporary loan to the public and shall include a light equipment sales and rental establishment. A sum of money is paid for the use of the goods for a set period of time and after which the goods are returned. However, a rental store shall not include an automotive leasing establishment or heavy equipment sales and rental." Using the building for a different use may require a further rezoning application and/or site plan control agreement application. For example, a rental store specifically does not include heavy equipment sales and rental, which includes commercial vehicles, heavy machinery and equipment. A contractor's yard is a separately defined use which is also not permitted, which includes the use of land for the storing of equipment, vehicles or materials used in the construction industry and may include shop or assembly work.

## **Conclusion:**

The Planning Division undertook a circulation of the application to ensure that all technical and planning matters have been satisfactorily addressed.

The following are the principles of the proposed site-specific zoning by-law:

- To rezone the lands from "C2", General Commercial, to "C2(S)", General Commercial Special, to permit a rental store with accessory outdoor storage, with site-specific relief to permit the location of the existing building, to provide a reduced drive aisle width to the west of the existing building, to provide a minimum of 16 parking spaces for a rental store with accessory outdoor storage, to require an opaque fence along part of the southerly lot line, and to permit a fence height of 2.0 m in the required front yard.
- To apply an "H", (Holding) symbol to prohibit accessory outdoor storage until certain criteria are met.

The development of the subject lands achieves a number of policy directives, including the promotion of economic development in a manner that considers the available servicing and compatibility with adjacent uses. Staff has considered, amongst other matters, a full range of factors through a detailed review when forming the recommendation of approval for these applications.

Staff is satisfied that the application is consistent with the PPS and conforms to the Growth Plan and the Official Plan. Staff is of the opinion that the proposed zoning by-law amendment is appropriate based on the following:

- Development in this location aligns with economic development policies and directing development to an area with existing infrastructure.
- There are no identified servicing constraints and the traffic increase can be accommodated. Adequate on-site parking can be provided.
- The site design, including landscaping provisions, will be further addressed through the site plan control agreement process.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest and represents good planning.

Christine Chiasson  
10 Legault Lane  
Hanmer, On.  
P3P 1X5  
[REDACTED]

Jan. 21st 2025,

City Clerk  
City of Greater Sudbury  
PO Box 5000, STN A  
Sudbury, P3A 5P#

Dear City Clerk:

I am a concerned resident of Hanmer who would like to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment. The property is located at PIN 73508-1010 and Part of PIN 73508-1009, Parcels 9323 & 9436, Lot 12, Concession 3, Township of Capreol (4548 Notre-Dame Ave., Hanmer).

Files: #751-7/24-09

Sincerely,



Christine Chiasson  
Cc Alex Singbush, Wendy Kaufman

## Karen Cardinal

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**From:** Christine Chiasson [REDACTED]  
**Sent:** Sunday, January 5, 2025 4:39 PM  
**To:** Alex Singbush  
**Subject:** Application for changing zoning property owned by Colin's Haulage

You don't often get email from [REDACTED]. [Learn why this is important](#)

file#751-7/24-09

4548 Notre-Dame Ave. , Hanmer, On.

Dear Mr. Singbush,

I have serious concerns regarding this proposal for a number of reasons :

1- Three of the properties on Legault Lane are not on City water and have wells.

I have concerns that any runoff from the property has potential to affect our drinking water

2- This is a residential neighbourhood , therefore, excess noise or pollution would affect the residents .

I have checked online in regards to the applicant's business at Colhaul.com .

They are a demolition ,excavation business with large, industrial equipment .

Should there be a rental of such equipment and or storage of said equipment, there would be a potential for diesel polution and running of loud equipment next door. such businesses should be located in an industrial park .

I have previously contacted the city once [REDACTED] sold as I was concerned about new uses for the property and I was assured that they were aware of our wells and that the city would protect our interests in that matter . I would like assurance that these concerns are being taken under consideration for the current proposal . I am not confident that the new applicant is being upfront, as they began construction prior to approval !!

I am available at this e-mail or at [REDACTED] for your response. I am awaiting details of an in person meeting which I plan on attending with my concerns.

Thank you for your consideration in this matter,

Christine Chiasson



## Karen Cardinal

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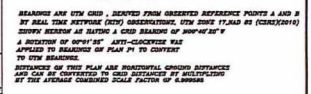
**From:** Gary Kalmo <[REDACTED]>  
**Sent:** Wednesday, January 8, 2025 11:29 AM  
**To:** Alex Singbush  
**Subject:** Application 751-7/24-09 4548 Notre Dame Ave Hanmer

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Att : Mr Singbush , My name is Gary Kalmo and I am the property owner of 8 Legault lane which is adjacent to the applicant property and i speak for myself and on behalf of my 3 tenants that occupy my building. We are not in favor and cannot support having this type of business located in our back yard due to a couple of serious concerns 1) On Legault lane we depend on well water for drinking and we have an exiting drinking water problem due to contaminated soil with fuel which i had to install special filtration system ! and being an mechanic myself by trade know for sure there will be spillage of oil and diesel fuel which cannot be avoided with the type of business that is being proposed ! this could jeopardize our wells even more . Colin's Haulage is a heavy equipment demolition and abatement business and not a small rental company, therefore will have all kinds of big machinery for work and for rent !!!! This type of business should be located in an industrial park and not in town center. Even that building that was erected is an eye sore to our area ! 2) with that said there will also be a serious noise and diesel exhaust fumes problem , this equipment will have to be started early in the morning and late in the evening ! we are in a residential section after all ?? In closing i would like to ad hoping the city take considerations for our concerns and im available anytime at [REDACTED] for any questions also by e-mail and would like to be notified of meeting dates or decisions on this zoning by-law amendment .

Thank You : Gary Kalmo





D:\11 PROJECTS\2024\2475 - Colin's Haulage - 4548 Notre Dame, Hamner\7.0 Drawings\7.3 Working\Current\2475 - Colin's Haulage Hammer\_ detached-new.rvt

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No.	Revision / Version:	Date:
1	ISSUED FOR SPART APPLICATION	2024 09 11
2	ISSUED FOR REZONING APPLICATION	2024 11 06

1:200 0 50 10 15m



**3RDLINE.STUDIO**  
289 CEDAR STREET  
SUDBURY, ON P3B 1M8  
T705.674.2300

COLIN'S HAULAGE

4548 Notre Dame Avenue, Hamner

SITE PLAN

Date: 2024 08 13  
Scale: 1 : 200  
Drawn By: IA Checked By: TJ  
Project No: 2475  
Drawing No: Rev: 2

SP-1.0

#### LEGAL INFORMATION:

PART OF LOT 12 CONC 3  
REGISTERED PLAN M-410 AND LOT 18  
TOWNSHIP OF CAPROL  
APPLICABLE BY-LAW: 33-300  
INFORMATION ON THIS DRAWING WAS TAKEN FROM  
SURVEY PLAN BY JAMES E. KIRKLAND LTD.  
PIN 73508-1010

EASEMENT No. LT-386617 IN FAVOR OF SUDBURY AIRPORT

#### PROJECT DATA:

CURRENT ZONE: C2 PROPOSED ZONE: C2-S

LOT AREA: MIN. 1350 m<sup>2</sup> ACTUAL: 5598 m<sup>2</sup>

LOT FRONTAGE: REQ. 30 m ACTUAL: 48 m

LOT DEPTH: REQ. 50 m ACTUAL: 111 m

FRONT YARD SETBACK: 7.5 m ABUTTING A SECONDARY ARTERIAL ROAD

SIDE YARD SETBACK: NO MINIMUM REQUIRED

REAR YARD SETBACK: 7.5 m

MAX. COVERAGE: 50% MAX. ACTUAL: 17.5%

LANDSCAPED OPEN SPACE : 5% MIN. ACTUAL: 7.8% (405m<sup>2</sup>)

LANDSCAPE STRIP REQUIRED: 3m PROPOSED: 1.5m

BUILDING CLASSIFICATION: GROUP E

MAX. HEIGHT: 15m ACTUAL: 8.6m

MAX GROSS FLOOR AREA: 2,587.2m<sup>2</sup> ACTUAL: 977m<sup>2</sup>

EXISTING BUILDING GROSS FLOOR AREA = 160 m<sup>2</sup>

BUILDING ADDITION GROSS FLOOR AREA = 817 m<sup>2</sup>

#### PARKING REQUIREMENTS:

PARKING REQUIREMENTS BASED ON WAREHOUSE USE. MINIMUM PARKING  
REQUIRED IS 1 SPACE / 20m<sup>2</sup> OF RENTAL SHOP AND 1 SPACE / 90m<sup>2</sup> OF  
WAREHOUSE NET FLOOR AREA

RENTAL SHOP = 124m<sup>2</sup> / 33m<sup>2</sup> = 3.7 SPACES

WAREHOUSE = 786m<sup>2</sup> / 90m<sup>2</sup> = 8.7 SPACES

TOTAL REQUIRED PARKING SPACES = 13 SPACES INCLUDING 1 BARRIER  
FREE SPACE.

TOTAL PARKING SPACES PROVIDED = 16 SPACES.

BICYCLE PARKING REQUIREMENTS BASED ON RETAIL STORE USE: 2  
SPACES ON A LOT, PLUS 1 SPACE PER 500 m<sup>2</sup> GROSS FLOOR AREA TO A  
MAXIMUM REQUIREMENT OF 24/LOT

BICYCLE PARKING REQUIRED: 4

BICYCLE PARKING PROVIDED : 4

#### SITE LEGEND

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES REQUIRED LANDSCAPE STRIP BOUNDARY LINE
- DENOTES FENCE REFER TO DETAILS AND SPECS.
- DENOTES NEW CURB HATCH DENOTES DROP CURB
- DENOTES NEW CONCRETE WALKWAY
- DENOTES NEW/EXISTING SOD OR LAWN SEEDING
- DENOTES EXISTING ASPHALT
- DENOTES NEW ASPHALT
- DENOTES EXISTING BUILDING
- DENOTES FUTURE BUILDING
- DENOTES EXISTING HYDRO POLE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING CATCH BASIN
- DENOTES EXISTING MANHOLE / CATCH BASIN
- DENOTES NEW TREE
- DENOTES TYPICAL PARKING SPACE 9'-0" x 20'-0"
- DENOTES BUILDING ENTRANCE. OH NEXT TO SYMBOL DENOTE OVERHEAD DOOR
- DENOTES EXISTING ITEM
- DENOTES WATER LINE SERVICE
- DENOTES SANITARY LINE SERVICE
- DENOTES GAS LINE SERVICE
- DENOTES OVERHEAD ELECTRICAL SERVICE
- DENOTES STORM LINE - REFER TO SURVEY

#### GENERAL NOTES:

- REFER TO SURVEY DRAWING PREPARED BY JAMES E. KIRKLAND LTD. FOR  
GRADING INFORMATION.
- REFER TO GEOTECHNICAL REPORT PREPARED BY EXP. FOR ADDITIONAL  
INFORMATION.
- PROVIDE NEW 3" WIDE (WHITE) LINE PAINTING ON ALL NEW ASPHALT.
- ALL SIDEWALKS & PATHWAYS TO BE 5'-0" MIN. WIDE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO LOCATE ALL UNDERGROUND SERVICES PRIOR TO  
COMMENCEMENT OF WORK.

#### SITE NOTE:

4.29 - OUTDOOR STORAGE  
OUTDOOR STORAGE SHALL BE SCREENED BY OPAQUE FENCING WITH A MINIMUM  
HEIGHT OF 2.2 METRES

SITE PLAN  
1 : 200







Planners | Surveyors | Biologists | Engineers

## MEMORANDUM

**Date:** May 30, 2025

**TULLOCH Project No.:** 25-0827

**To:** Colin's Haulage Inc.

**From:** TULLOCH Engineering Inc.

**Attachments:**

Figure 1 - Phase II ESA Borehole Locations and Exceedances

Figure 2 - Phase II ESA Monitoring Well Locations and Groundwater Exceedances

**Subject: Phase II ESA – 4548 Notre Dame Avenue, Hanmer, Ontario  
Preliminary Analytical Results, Potable Well Sampling - 8 and 10  
Legault Lane, and Recommendations for On-Site Environmental  
Management**

**Attention:** Sheldon Ellsworth

### Phase II ESA

TULLOCH Engineering Inc. (TULLOCH) was retained by Colin's Haulage Inc. (herein referred to as the 'Client') to complete a Phase I Environmental Site Assessment (Phase I ESA) and Phase II Environmental Site Assessment (Phase II ESA) for the property located at civic address 4548 Notre Dame Avenue in Hanmer, Province of Ontario (herein referred to as the 'Site').

The terms of reference for this project are based on the TULLOCH proposal addressed to Mr. Sheldon Ellsworth and dated March 12, 2025. Verbal approval to proceed with the Phase I and Phase II ESA was received from the Client on or about March 17, 2025.

The Phase I and Phase II ESA were conducted simultaneously to expedite the required soil and groundwater analysis. Results from the Phase I ESA (including information contained in past environmental assessments and reports) were used to determine the installation of on-site boreholes and monitoring wells. The Phase II ESA is required to determine the potential presence and approximate location of any petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), and metals (lead) impacts to the on-Site soil and/or groundwater from on-Site historical activities, including a former retail fuel outlet. The information obtained from the Phase II ESA

will be used to assist the Client in determining if soil and/or groundwater require remediation and/or further delineation. Additionally, the information provided by the Phase II ESA will be used to comply with the requirements of the MECP Provincial Officer's Order Number 3008-BP5SMT (Incident Report No. 3888-B7VQ5H)

The on-Site assessment work associated with the Phase II ESA was conducted in general accordance with Ontario Regulation 153/04 in order to assess subsurface contamination and is not being conducted in support of a Record of Site Condition (RSC) for submission to the MECP.

The on-Site Phase II ESA Site work was completed between April 7<sup>th</sup> and April 9<sup>th</sup>, 2025, and involved the advancement of seven boreholes for soil samples and the instrumentation of each borehole with a monitoring well to assess groundwater conditions. The following summary provides the salient findings from the Phase II ESA:

- A total of eight (8) confirmatory soil samples, including a duplicate, were submitted for laboratory analysis.
- Worse case soil samples collected from BH01 through BH07 were below the MECP Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition and an Industrial/Commercial/Community Property Use for Coarse Textured soil, for PHC (F1-F4), VOCs, and metals (Lead).
- Based on previous samples collected by Pinchin Environmental in 2019, after the removal of on-Site infrastructure, including underground storage tanks, fuel dispensers, pump islands, and underground piping related to the previous retail fuel outlet, there are confirmed shallow PHC soil impacts to the north of BH07.
- A total of ten (10) groundwater samples, including one duplicate, were collected from the seven (7) monitoring wells installed at the Site, as well as from two existing off-Site monitoring wells located at the northwest corner of the Site, and were submitted for laboratory analysis.
  - Groundwater samples collected from MW01 through MW07 were below the MECP Table 2: Full Depth Generic Site Condition Standards in a Potable Ground Water Condition for All Types of Property Use (Table 2 SCS) for PHC (F1-F4), VOCs, and metals (Lead), with the exception of three samples collected from MW01, MW06 and MW07.
    - MW01 exceeded the Table 2 SCS for Ethylbenzene and Xylenes (Total);
    - MW06 exceeded the Table 2 SCS for PHCs (F1); and
    - MW07 exceeded the Table 2 SCS for Ethylbenzene, Xylenes (Total), and PHCs (F1).

Based on the above results, TULLOCH concludes that there are confirmed groundwater impacts at the Site that are likely attributed to the historical retail fuel outlet infrastructure. Impacts to the soil along the west edge of the Site were confirmed by Pinchin in 2019; however, TULLOCH did not identify any additional soil impacts as a result of the Phase II ESA drilling program.

### **Potable Well Sampling (8 and 10 Legault Lane)**

Based on discussions between the Client and the owners of 8 Legault Lane (Mr. Gary Kalmo) and 10 Legault Lane (Ms. Christine Chiasson), it was communicated by Mr. Kalmo that he has historically experienced PHC impacts in the well water at his residence. Through further discussions, it was determined that there has historically been a solvent odour in the well water, and due to the odour, a filtration system was installed to ensure the safety of the drinking water. Due to the potential for impacts to the local groundwater quality, it was agreed to by the Client to conduct a round of water testing on the potable wells at both 8 and 10 Legault Lane for both PHC (F1-F4) and VOCs.

On May 16, 2025, an environmental technician from TULLOCH attended at both 8 and 10 Legault Lane to collect unfiltered water samples from each residence. Water samples were relinquished to Testmark Laboratories Ltd. in Garson, Ontario (Testmark). Water samples were analyzed and compared to the MECP Table 1: Full Depth Background Site Condition Standards (Table 1 SCS) for the above noted parameters. Review of the Testmark laboratory report confirmed that the unfiltered groundwater sampled from both 8 and 10 Legault Lane are within the Table 1 SCS for both PHC (F1-F4) and VOCs. Based on groundwater results, there is no indication of any on going PHC (F1-F4) and/or VOC impacts at 8 or 10 Legault Lane.

### **On-Site Environmental Management**

Due to the nature of the proposed use of the Site and surrounding land uses, it is understood by the Client that ongoing environmental Site management is of the utmost importance. To this effect, the following measures have been recommended to the Client to ensure that Site operations do not negatively affect the soil and/or groundwater quality at the Site or adjacent properties:

- Preparation of a site grading plan that will use site grading to ensure that surface water from the Site will remain on-Site and be diverted to on-Site catch basins and storm sewers; and
- Preparation of an Environmental Management Plan for the Site that will outline operational procedures regarding items such as dedicated equipment storage areas, dedicated equipment refueling areas, spill response and remediation, and procedures for spill reporting.

It is recommended that the above noted measures be implemented prior to full operation of the Site.

Sincerely yours,

**TULLOCH Engineering Inc.**

A handwritten signature in black ink, appearing to read 'Tyler Moody'.

**Tyler Moody, A.Sc.T.**  
**Environmental Project Manager**

A handwritten signature in blue ink, appearing to read 'R. Bressan'.

**Robert Bressan, P.Eng., FEC**  
**Project Manager**

**Attachments: Figure F1 – Phase II ESA Borehole Locations & Soil Exceedances**

**Figure F2 – Phase II ESA Monitoring Well Locations & Groundwater Exceedances**



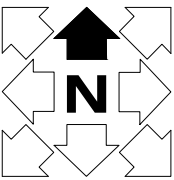


KEY MAP

N.T.S.

GPS COORDINATES	
BH ID	UTM
BH01	17T 504259 5166531
BH02	17T 504262 5166561
BH03	17T 504279 5166572
BH04	17T 504292 5166527
BH05	17T 504326 5166554
BH06	17T 504248 5166523
BH07	17T 504239 5166546

NOTE: GPS COORDINATES COLLECTED WITH HANDHELD GPS. ACCURACY WITHIN 4m.



LEGEND

- BH MEETS TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUNDWATER CONDITION (INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE)
- BH EXCEEDS TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUNDWATER CONDITION (INDUSTRIAL/COMMERCIAL/COMMUNITY PROPERTY USE)
- PHASE II ESA PROJECT AREA


PLAN

N.T.S.



ISSUED FOR  
REPORT  
APR. 24, 2025

PROJECT:  
**PAHSE II ENVIRONMENTAL SITE ASSESSMENT  
COLIN'S HAULAGE**  
**4548 NOTRE DAME AVENUE, HANMER, ONTARIO**



ISSUED FOR  
REPORT  
APR. 24, 2025

DRAWING:  
**BOREHOLE LOCATIONS AND  
EXCEEDANCES**

ENGINEER'S SEAL

CM

MAY 30, 2025

CM

APR. 23, 2025

No.

DATE

CM

TJCM

APPROVED BY:

TJCM

DESIGNED BY:

RM

SCALE:

AS NOTED

CHECKED BY:

TJCM

DRAWN BY:

CM

PROJECT No. :  
25-0827

ISSUES / REVISIONS

ISSUED FOR REPORT

REVISION 1

DRAWING No.

**F1**

REVISION No.

**1**

DATE:

APR. 23, 2025

Page 37 of 105



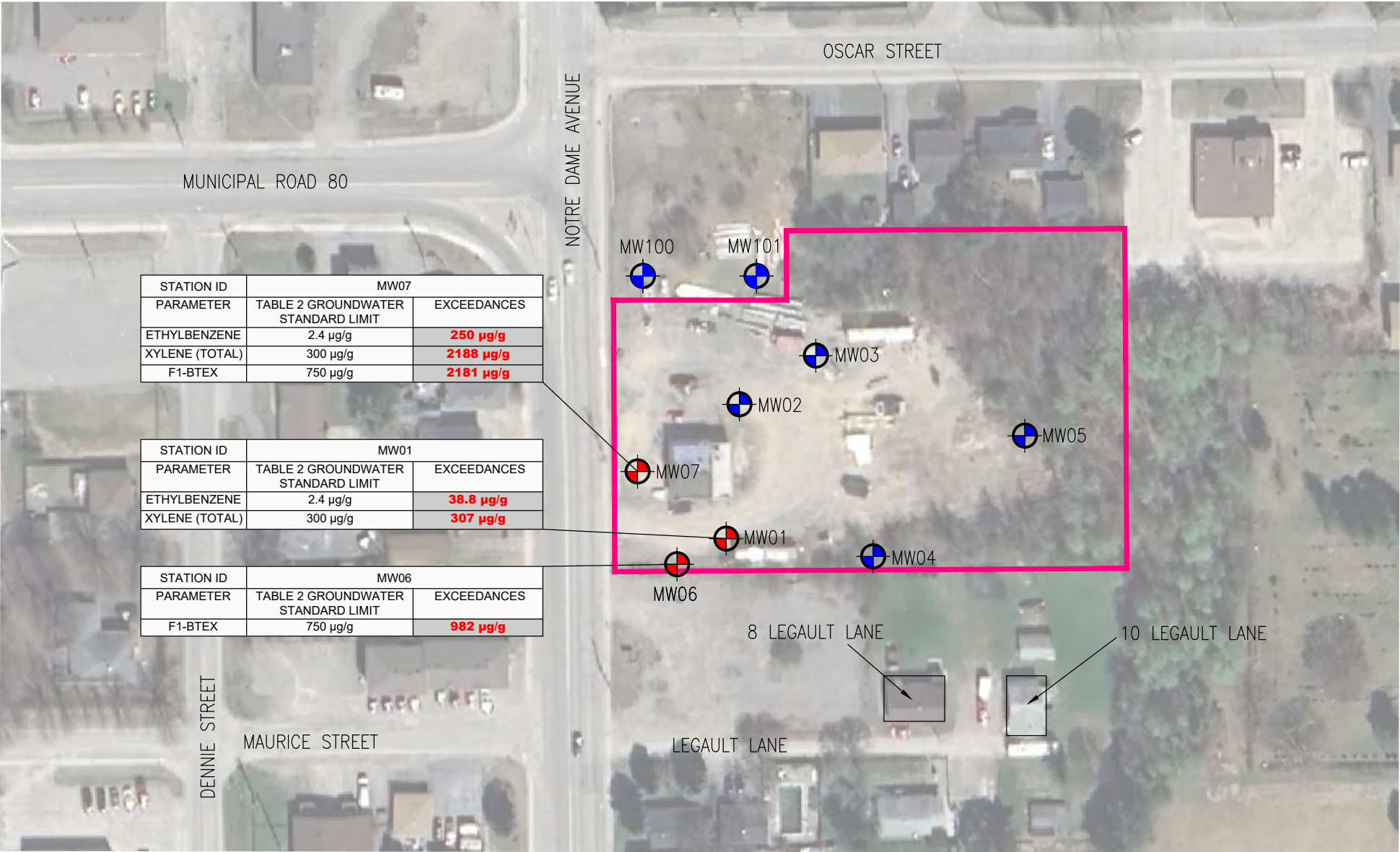
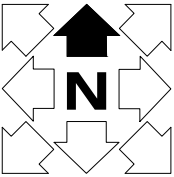


KEY MAP

N.T.S.

GPS COORDINATES	
BH ID	UTM
MW01	17T 504259 5166531
MW02	17T 504262 5166561
MW03	17T 504279 5166572
MW04	17T 504292 5166527
MW05	17T 504326 5166554
MW06	17T 504248 5166523
MW07	17T 504239 5166546

NOTE: GPS COORDINATES COLLECTED WITH HANDHELD GPS. ACCURACY WITHIN 4m.



PLAN

N.T.S.

LEGEND



MEETS TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUNDWATER CONDITION (ALL TYPES OF PROPERTY USE)



EXCEEDS TABLE 2: FULL DEPTH GENERIC SITE CONDITION STANDARDS IN A POTABLE GROUNDWATER CONDITION (ALL TYPES OF PROPERTY USE)



PHASE II ESA PROJECT AREA



ISSUED FOR  
REPORT  
APR. 24, 2025

PROJECT:

PAHSE II ENVIRONMENTAL SITE ASSESSMENT  
COLIN'S HAULAGE  
4548 NOTRE DAME AVENUE, HANMER, ONTARIO

DRAWING:

MONITORING WELL LOCATIONS AND  
GROUNDWATER EXCEEDANCES



1	MAY 30, 2025	CM	REVISION 1
0	APR. 23, 2025	CM	ISSUED FOR REPORT
No.	DATE	BY	ISSUES / REVISIONS
DRAWN BY:	CM	TJCM	CHECKED BY:
DESIGNED BY:	RM	TJCM	APPROVED BY:
SCALE:	AS NOTED	DATE:	APR. 23, 2025
PROJECT No. : 25-0827			DRAWING No.
REVISION No.			F2 1

ENGINEER'S SEAL





Photo 1. Subject lands at 4548 Notre Dame Avenue, Hanmer, showing the existing building, facing northeast. Photo taken January 3, 2025. CGS File 751-7/24-09.



Photo 2. Subject lands at 4548 Notre Dame Avenue, Hanmer, showing the existing building, facing east. Photo taken January 3, 2025. CGS File 751-7/24-09.





Photo 3. Lands south of the subject lands showing vacant land in the foreground and residential use to the east along Legault Lane, facing east. Photo taken January 3, 2025. CGS File 751-7/24-09.



Photo 4. Residential use at 8 Legault Lane in the foreground, and subject lands in the background. Photo taken January 3, 2025. CGS File 751-7/24-09.





Photo 5. Development on the west side of Notre Dame Avenue, across from the subject lands, facing northwest. Photo taken January 3, 2025. CGS File 751-7/24-09.



Photo 6. Development on the west side of Notre Dame Avenue, across from the subject lands, facing southwest. Photo taken January 3, 2025. CGS File 751-7/24-09.





Photo 7. Development on the south side of Oscar Street, north of the subject lands, facing southeast. Photo taken January 3, 2025. CGS File 751-7/24-09.



Photo 8. Subject lands, facing east. Photo taken June 3, 2025.





Photo 9. Subject lands, facing east. Photo taken June 3, 2025

# Employment Land Community Improvement Plan – Program Amendments

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Public Hearing
Prepared by:	Keith Crigger Economic Development
Recommended by:	Chief Administrative Officer
File Number:	N/A

## Report Summary

This report provides an update regarding the proposed program refinements to the Employment Land Community Improvement Plan (ELCIP), following direction from the Planning Committee on April 28, 2025.

## Resolution

THAT the City of Greater Sudbury approves the proposed amendments to the Employment Land Community Improvement Plan as outlined in the report entitled “Employment Land Community Improvement Plan – Program Amendments,” from the Chief Administrative Officer, presented at the Planning Committee Meeting of July 14, 2025.

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

The ELCIP directly supports the City's economic and environmental objectives:

- **Strategic Plan Goal 1.4:** Incentivize growth through community improvement plans.
- **Strategic Plan Goals 2.1 & 2.3:** Encourage business growth and development readiness.
- **CEEP Goal 1:** Promote compact, complete, and sustainable communities.

By supporting clean technology, life sciences, and other priority sectors, the program contributes to a cleaner, healthier environment through reduced emissions and sustainable design incentives.

## Financial Implications

There are no financial implications associated with this report.

## Background

In August 2022, Council approved an Employment Land Strategy (ELS) to foster economic growth and

support a diversified economy now and into the future. The strategy will ensure that the City is well positioned to respond to Employment Land needs by considering future trends, projected demand, land supply, municipal services, incentives and other tools to support future growth and economic changes.

To support projected economic growth and development, the ELS called for an incentive program. In 2023, Greater Sudbury adopted the Employment Land Community Improvement Plan (ELCIP) which provides a Tax Increment Equivalent Grant (TIEG) program that supports the expansion of existing industrial businesses and attraction of new businesses that meet certain scoring criteria.

Council directed staff to initiate the Planning Act amendment process to prepare and implement program refinements to the Employment Land Community Improvement Plan as outlined in the report entitled "Employment Land Community Improvement Plan – Program Review 2025" from the Chief Administrative Officer, presented at the Planning Committee Meeting of April 28, 2025. This report responds to Council's direction and summarizes the review process and proposed amendments.

Public consultation is summarized below, with no concerns to note. These changes to the program aim to clarify eligibility, strengthen evaluation metrics, and enhance alignment with the City of Greater Sudbury's strategic priorities. Specifically, this report details changes to the program's scoring matrix, eligibility thresholds, and evaluation procedures.

### ***Public Consultation***

The statutory notice of the Public Hearing was provided by newspaper, and by mailout to agencies and industry stakeholders. The City published an Over-To-You website on the proposed ELCIP in early June, and advertised the Public Hearing through the City's various social media accounts. At the time of writing this report, no formal comments were received.

## **Summary of Proposed Program Amendments**

The current ELCIP guidelines are available: ELCIP Program Report  
Following public consultation aligned with the Official Plan process, the proposed amendments specific to the TIEG guidelines (Appendix A) include:

### **1. Glossary of Terms**

An updated glossary has been developed to define eligible uses, job classifications, industry definitions, design criteria, and geographic zones (Appendix C). Staff recommends the adoption of this glossary within the program guidelines, replacing the current Definitions section found in Appendix A. These would be included in the application package to add further program clarity and consistency.

### **2. Updated Eligibility Criteria**

To ensure alignment with the goals of the Employment Land Community Improvement Plan (ELCIP), projects would be required to meet the following minimum eligibility criteria:

- A total construction value of \$1 million or greater, and
- The creation of a minimum of 10 new Full-Time Equivalent (FTE) jobs within the City of Greater Sudbury.

These criteria apply to both local and foreign direct investment (FDI) applicants. Projects without a confirmed tenant at time of application, such as those constructed on speculation, are not eligible under ELCIP due to the requirement for demonstrable employment outcomes.

Economic Development staff seek opportunities with companies, developers and investors for pre-

consultations to support early-stage industrial development through site selection services, market research, and connections to potential tenants or suitable programs.

### 3. Updated Assessment Criteria

Projects will be evaluated on a 100+ point scoring matrix across two categories:

*A. Economic Impact* – This is the base assessment criteria for every application.

Construction Value: 1 point for every \$1 million

New Jobs Created: 1 point for every 2 full-time equivalent (FTE) position

*B. Strategic Alignment* – These represent additional points that may be allocated to projects that align with City of Greater Sudbury strategic priorities.

- By location:

Employment Land Area – 1 additional year of tax increment equivalent grant (TIEG) if project is located within designated areas in the Employment Land Strategy

Intensification Area – 5 additional points for location in an intensification zone identified in the Nodes & Corridors Strategy (where the use is compatible).

- By industry:

Strategic Industries – Up to 10 additional points in strategic sectors, including clean tech, advanced manufacturing, agrifood, audiovisual and life sciences

Diversification & Innovation – Up to 10 additional points for alignment with economic diversification and innovation priorities.

- By design:

Design Standards – Up to 10 additional points for Leadership in Energy and Environmental Design (LEED) or other recognized or accredited quality design indicators

#### Tax Increment Equivalent Grant (TIEG) Calculation

Total scores will continue to determine the duration and percentage of the Tax Increment Equivalent Grant. Proposed changes include a gradual tax phase-in to transition longer-term TIEGs into full taxation. By changing the scoring matrix from a range to proportionate system, a range of projects would be supported on a 100+ point system in a directly proportionate amount.

Proposed TIEG Calculation:

<b>Total Score</b>	<b>Length of TIEG</b>	<b>Annual Tax Rebate Breakdown</b>
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)
21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
81–90 points	8-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8)

91–100 points	9-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9)
Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

### Flexibility in TIEG Terms

The total eligible TIEG amount will be based on the score assigned according to the scoring matrix, with Council approval. However, applicants may request that the approved total be distributed over a longer period at a reduced annual rate, provided the total grant value remains unchanged. This flexibility supports project financing and tenant lease alignment without increasing municipal risk, reflecting feedback from industry consultations.

### ***Conformity with Official Plan and Provincial Policy***

#### *City of Greater Sudbury Official Plan*

The ELCIP supports the Official Plan objectives by:

- Encouraging development on designated employment lands.
- Promoting efficient land use and infrastructure optimization.
- Supporting job creation, private investment, and economic diversification.
- Advancing sustainable, compact, and complete communities.

The amendments enhance the City's ability to direct growth toward strategically located, serviced employment areas, consistent with long-term land use and economic development goals.

#### *Provincial Policy Statement (PPS) 2024*

The ELCIP aligns with PPS policies supporting economic development through strategic land use planning:

- Policy 2.8.1. b : “Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses”
- Policy 2.8.1.d: “Encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.”

The TIEG incentivizes private investment on serviced employment lands via a risk-mitigated funding model tied to property tax increases, advancing PPS objectives for a competitive, diversified economy.

#### *Growth Plan for Northern Ontario*

The Growth Plan emphasizes targeted investments in employment lands and infrastructure to support economic development:

- Section 3.2: Promotes development and redevelopment of employment lands to stimulate growth and job creation.
- Section 4.3: Highlights the importance of aligning infrastructure investments with economic priorities to attract and retain businesses.

These provisions reinforce ELCIP's focus on using community improvement planning tools to attract investment, support jobs, and enhance competitiveness.

### ***Implementation Steps***

Pending direction of the Council, staff will:

- Complete the Planning Act process (prepare by-law for adoption, issue notice, appeal period, etc.)
- Publish updated ELCIP guidelines and application package.

- Deliver outreach to economic development partners, developers, and industry groups.
- Provide applicant support including pre-application consultations and guidance on the new guidelines and application.
- Begin evaluating applications using the new matrix effective Q3 2025.

### **Conclusion**

These refinements build on an already successful program, reinforcing Greater Sudbury's commitment to strategic, performance-based incentives that support long-term job creation, industrial revitalization, and economic transformation. The revised program offers clear criteria, improved transparency, and stronger alignment with Council's sustainable growth agenda.

### **Appendix:**

Appendix A: Proposed Program Revisions – reflecting proposed changes in marked up version

Appendix B: Maps of Strategic Areas

Appendix C: Glossary of Program Terms and Assessment Methods

## **Resources Cited**

1. *Growth Plan for Northern Ontario* (Ministry of Northern Development)  
<https://www.ontario.ca/document/growth-plan-northern-ontario>
2. *Provincial Policy Statement, 2024* (Ontario)  
<https://www.ontario.ca/document/provincial-policy-statement-2024>
3. "Employment Land Community Improvement Plan – Program Review 2025" report presented at the April 28, 2025 Planning Committee Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=56915>
4. "Employment Land Community Improvement Plan – Request for adoption" report presented at the June 26, 2023 Planning Committee meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=49917>
5. "Employment Land Community Improvement Plan", report presented at the March 28, 2023 Finance and Administration Committee Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=48918>
6. "Employment Land Strategy", report presented at the August 9, 2022 Finance and Administration Committee <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=47318>
7. "Community Improvement Plan Process and Funding", report presented at the September 14, 2021 Council Meeting <https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=41791>
8. *Nodes & Corridors Strategy*, City of Greater Sudbury (2016)  
[greatersudbury.ca/do-business/planning-and-development/planning-and-development/nodes-and-corridors-strategy/nodes-and-corridors-strategy-2016/](https://greatersudbury.ca/do-business/planning-and-development/planning-and-development/nodes-and-corridors-strategy/nodes-and-corridors-strategy-2016/)
9. *Community Climate Change Adaptation Plan*, City of Greater Sudbury (2023)  
<https://www.greatersudbury.ca/live/environment-and-sustainability1/climate-action/climate-action-pdfs/community-climate-change-adaptation-plan-cccap/>



# Appendix A: Proposed Program Revisions

## EMPLOYMENT LAND COMMUNITY IMPROVEMENT PLAN

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### 1.0 PLAN BACKGROUND

#### 1.1 Introduction

With the emergence of new clean-tech and battery electric vehicle sectors and the focus on critical minerals in Canada and around the world, Greater Sudbury is on the cusp of an unprecedented time of potential growth for our community as the global nerve centre for green mining expertise and innovation; in fact the community's mining supply & service sector is already leading the world's transition to electrification of mining.

Existing CIPs within Greater Sudbury have been successful in fostering redevelopment and the creation of new housing within strategic areas, and the new Employment Land CIP will enhance the efforts of the City to attract investment by providing potential investors with a significant incentive to support growth and expansion of existing businesses, and to attract new developments. CIPs have proven successful in other Ontario communities and will help Greater Sudbury remain competitive in our business attraction efforts.

Staff presented the City of Greater Sudbury Employment Land Strategy (ELS) to the City's Finance and Administration Committee on August 9, 2022. The ELS provides key recommendations to ensure that Greater Sudbury is well positioned to be investment-ready and able to support and attract industrial, commercial and institutional development and job growth over the next 25 years. The Employment Land Community Improvement Plan is a recommendation of the Employment Land Strategy.

An Employment Land CIP will have a number of benefits, which include:

- **Increased Employment Opportunities:** The Employment Land CIP will help add jobs to the community to grow our population and tax base.
- **Increased Investment:** The Employment Land CIP will help our current industry grow to the level they require to maintain their competitive positions. The Mining Supply & Service sector is seeking to grow operations in both number of full-time employees and square footage to existing facilities. Many in this sector are now deciding whether to proceed with the expansions in Sudbury or move to other strategic locations. These expansions will attract new businesses and investment to the city, providing a much-needed boost to the local economy.
- **Leveraged Financial Incentives:** Financial incentive programs from Federal and Provincial agencies such as FedNor and the Northern Ontario Heritage Fund often evaluate projects based on the other levels of government support they are leveraging. The CIP will allow the City to bolster the financial incentive packages offered to investment opportunities and clearly signal that the CGS is also supporting investment in the community.
- **Increased Tax Revenue:** the Employment Land CIP will attract new investments which grow tax assessment and increase the local tax base, helping to fund essential public services such as healthcare, education, and public safety.
- **Environmental Benefits:** By incentivizing investments in Clean Tech and Life Sciences particularly, our Employment Land CIP can create cleaner, healthier communities by reducing pollution and improving air and water quality.

Greater Sudbury is in a competitive position based on our established cluster of mining sector and services industry and our higher, more affordable quality of life as compared to major metropolitan areas in southern Ontario. Further, the changing landscape of industry to include sectors such as battery electric vehicles and their subsequent supply needs will effectively leverage the expertise, innovations and supply chain

accessible in Greater Sudbury. The Employment Land CIP will allow Greater Sudbury to leverage these community benefits and industry assets to attract new investment and encourage existing business growth.

## **2.0 Official Plan Conformity**

Section 15 of “The City of Greater Sudbury Official Plan” provides for the use of Community Improvement Plans within the City. Additionally, section 15.2 of the Official Plan designates the entire City of Greater Sudbury as a Community Improvement Project Area. The Official Plan states that the objectives of Community Improvement Plans are to:

- a. Enhance the quality of the physical and social environment through the development, redevelopment, preservation and rehabilitation of certain areas of the City;
- b. Undertake comprehensive community improvement programs with respect to identified projects or designated community improvement areas; and,
- c. Increase employment, economic activity and investment in the City.

This CIP meets all the objectives set out in the Official Plan.

## **2.1 Project Area Description and Boundaries**

The Community Improvement Plan Area, which is established by municipal by-law, includes all lands within the City of Greater Sudbury. To be eligible for the financial program outlined in this plan, properties must be within municipal boundaries at the time of application.

In keeping with the intent to encourage development and redevelopment of employment-related uses, to be eligible for a grant program, a building permit must be issued for an eligible project.

To be eligible for the additional points related to location, the project must be located in the Strategic Employment Areas (Appendix B, Schedule A) or in a node or corridor as defined by the Nodes & Corridors Strategy (Appendix B, Schedule B). The Employment Land Strategy identified these areas as having the maximum potential to achieve the land supply requirements for serviced and available industrial land. The Nodes and Corridors Strategy identified these areas as priorities for intensification and growth. An assessment of land use compatibility between the proposed use and sensitive land uses may be required in order to be eligible for the program.

Expansion of Strategic Employment Areas or Intensifications Areas boundaries as shown on Schedules A1-8 and Schedules B1-4 will only be considered if consistent with policies in the Official Plan and in alignment with water and wastewater servicing availability.

## **3.0 Greater Sudbury’s Employment Land Community Improvement Plan**

Section 28 (7) of the Planning Act, and Section 106 (3) of the Municipal Act, 2001, provides municipalities the following authority: for the purpose of carrying out a community improvement plan that has come into effect, “the municipality may make grants or loans to registered owners, assessed owners and tenants of lands and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the community improvement plan.”

In summary, the only tools available are either a grant or a loan. However, there are many applications of this grant or loan which can be used on a case-by-case basis to encourage development or redevelopment within the project area.

## **3.1 Overall concept**

The City of Greater Sudbury 2019-2027 Strategic Plan sets out several strategic objectives, including Asset

Management and Service Excellence. This goal speaks to The City's priorities to reinforce infrastructure for new development. Through objective 1.4, Council has directed staff to develop an employment land strategy and community improvement plan that links infrastructure and economic development and ensures that the City has an adequate supply of serviced employment land and an incentive framework in place to stimulate investment, development and job creation.

The objectives of this Community Improvement Plan is to:

1. Stimulate investment, development and job creation.
2. Create and retain employment opportunities, including industrial.
3. Grow the municipal assessment base.
4. Grow the municipal property tax revenue.
5. Take advantage of existing infrastructure.

### **3.2 Encouraging Development and Redevelopment of Employment Lands**

The City of Greater Sudbury may use its legislative authority pursuant to Section 28 of the Planning Act to enact by-laws designating the Employment Land Community Improvement Plan areas. The entire City of Greater Sudbury is designated as the Employment Land Community Improvement Plan project area. Applications within the Strategic Employment Areas included in Attachment A are eligible to score additional points as outlined in the scoring matrix. In doing so, the City is making the Tax Increment Equivalent Grant Program financial incentive available to approved eligible properties.

This program provides the greatest return on investment for the City and has been assessed/proven to be of most value to both new business seeking to relocate or establish within a municipality and existing businesses wishing to expand.

These incentive programs can also be used in conjunction with new or existing financial incentive programs such as the brownfield programs as part of the new Greater Sudbury Community Improvement Plan.

#### **3.2.1 General Requirements Applying to all Programs**

All financial incentive programs described herein are subject to the following general requirements. These requirements are not intended to be exhaustive. The City reserves the right to include other reasonable requirements and conditions on a project-specific basis.

1. To be eligible, projects must be for an eligible use as determined through a building permit. Notwithstanding this requirement, it is at the discretion of the Director of Economic Development whether a project qualifies for the incentive program provided through this CIP.
2. Applicants must submit a Business Case in support of the application.
3. Works commenced prior to submitting an application are ineligible. Works commenced after submitting an application, but prior to application approval, are done so at the Applicant's risk.
4. The financial incentives described herein may be used in combination with any other program offered by the City and/or any other level of government and/or association.
5. To be eligible, a project must have a minimum estimated construction value of \$1,000,000, demonstrate the creation of at least 10 full-time equivalent jobs and be issued a building permit for an eligible use, which is consistent with the program's intent of encouraging development and redevelopment of employment-related uses.

6. Approved grants may be made to the registered owner, assessed owner or tenants of land and buildings within the community improvement plan areas and, subject to City approval, are assignable to a third party to whom such an owner or tenant has assigned the right to receive a grant.
7. Ineligible properties will not be brought forward for Council's consideration.
8. At its sole discretion, Council may sell municipal property within a community improvement plan area, in this case consisting of lands within the municipal boundary, at below fair market value for industrial or strategic industry purposes to achieve the goals of the Community Improvement Plan.
9. The City may consider phasing incentives for large, multi-phase redevelopment projects, where it can be clearly demonstrated that the provision of the phased incentive does not exceed the eligible costs associated with any particular phase of development and/or redevelopment.
10. The total amount of all municipal financial incentives provided to an approved eligible property will not exceed the eligible costs to develop that property. Per the Planning Act, as amended from time to time, eligible costs may include the costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.
11. The City may receive applications that exceed the maximum program amounts outlined in this Community Improvement Plan. At its sole discretion, the City may provide incentives that are greater than the amounts outlined herein, provided that all other applicable criteria are met.
12. In the case of a conflict of the provisions outlined in this CIP, the most stringent provision shall apply, unless otherwise permitted in the CIP.
13. All approved works and improvements shall conform to all relevant provincial legislation including, but not limited to, the Environmental Protection Act and the Ontario Building Code.
14. All approved works and improvements shall conform to all relevant municipal by-laws, standards, policies and procedures including, but not limited to, the Official Plan and the Zoning By-law.
15. For the purposes of clarity, approval for the financial incentive program included herein does not relieve a proponent from the need to obtain any other required municipal, federal, provincial and/or public agency approval associated with the proposed project.
16. City staff, officials and/or agents of the City may inspect any approved eligible property that is subject of a financial incentive program application.
17. The City reserves the right to peer review/audit any studies and/or works approved under a financial incentive program, at the expense of the Applicant.
18. The City is not responsible for any costs incurred by an Applicant in relation to any of the above financial incentive programs.
19. The eligible property will not be in a position of tax arrears at the time of application.
20. If the Applicant is in default of any program requirement, or any other requirement of the City, the City may delay, reduce or cancel its financial incentive program approval. Should the owner or tenant of the approved eligible property default on any condition in the by-law or agreement, the grants, plus interest, will become payable to the City in full.
21. Outstanding work orders and/or orders or requests to comply, and/or other charges from the City (including tax arrears) must be satisfactorily addressed prior to the issuing of any financial incentive.

22. The City may discontinue any financial incentive program at any time. Notwithstanding this, approved eligible properties will continue to receive approved municipal financial incentives, subject to compliance with the requirements set out herein and any associated by-law and/or agreement.
23. The City is not bound to accept any application. The City of Greater Sudbury reserves the right to consider any, none or all of the applications, to accept applications in whole or in part, and to elect not to proceed with this process at any given time.
24. Eligibility to the program does not guarantee funding of projects.
25. Applications will be evaluated according to adopted policies and by-laws of the City of Greater Sudbury. The City will have regard to its Climate Emergency Declaration and also reserves the right to evaluate applications based on additional criteria developed from time to time, including the right to require Applicants to submit a more in-depth second phase evaluation. Applicants may be contacted by the City of Greater Sudbury during the evaluation process to clarify their application or to provide further information.
26. Applicants may be required to provide the City of Greater Sudbury with additional information to demonstrate their creditworthiness and business track record.
27. The Recipient will not assign this Agreement, or the Grant or any part thereof, without the prior written approval of the City, which approval shall not be unreasonably withheld by the City but may be subject to such terms and conditions as the City may reasonably impose. Without limiting the generality of the foregoing the City will require the assignor and assigned to enter into an assignment and assumption agreement with the City.

#### **3.2.1.1. General Implementation Applying to CIP Approvals**

1. CIP Approvals shall be implemented by municipal by-law, outlining the recipient, the general description of project, the financial incentives and maximum amounts of grants.
2. CIP Approvals shall be further implemented by agreement or other document necessary to set out the terms on which the grants and/or loans will be provided.
3. The agreement or other necessary document shall be signed by the recipient within 6 months of the passing of the implementing by-law. The expiration of this timeline shall constitute a lapsing of the City's approval.
4. Projects, where approved, shall be completed within 24 months of the signing of the agreement. The Director of Economic Development may extend the agreement, by one year only.
5. Notwithstanding paragraph 4, the Director of Economic Development may approve a longer timeline for larger projects. Once this agreement is executed, the Director of Economic Development may extend said agreement, by one year only.

#### **3.3.1.2 Performance-Based Payment Deferral and Reinstatement**

1. In projects with multi-year or phased implementation—such as developments where construction or hiring commitments are staged over time—annual grant payments may be conditional upon meeting specific performance metrics. If the recipient does not meet the required metrics in a given year, the corresponding grant payment for that year will be deferred. The total value of the grant remains unchanged; however, the year(s) for which metrics are not met will not be paid out as scheduled.
2. Recipients who subsequently meet the required metrics may be eligible for a one-time reinstatement of previously deferred year(s), restoring the full original term of the grant. This one-time opportunity is subject to the approval of the Director of Economic Development and demonstration of sustained compliance with the program's objectives.

3. If, after this deferral period, it is determined that the project will ultimately not achieve its originally projected scope, the agreement may be reassessed and the remaining term proportionally adjusted. The scoring matrix may be used as a guiding tool to evaluate overall performance, inform term reductions, and determine continued eligibility

### **3.3.1 Tax Increment Equivalent Grant Program**

#### **Purpose:**

The TIEG program will foster investment in the City by providing significant incentive to support growth and expansion of existing businesses as well as attract new developments. The program provides grants equivalent to the incremental increase in municipal property tax assessment and revenue resulting from property improvements such as, but not limited to, new construction. Bridging the difference between the tax rates prior to development/ redevelopment and the post redevelopment tax rate has been found to be the most effective incentive for encouraging development.

#### **Description:**

In keeping with the intent to encourage development and redevelopment of employment related uses, to be eligible a project must have a minimum estimated construction value of \$1,000,000 and a building permit must be issued for an eligible use.

The City may provide grants to the owner or tenant of an eligible property to help offset costs associated with its rehabilitation, reuse, development and redevelopment of the property, provided that that the improvements to the property result in an increase in assessment and property tax.

The grants will be provided after the improvements to the property are complete and after the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) has demonstrated an increase in the assessed value of the property.

All costs associated with the improvement/development and the requirements of this Program are to be borne by the Applicant, including construction, design, development charges, administration fees, appraisals, inspections, Municipal Property Assessment Corporation (MPAC) post development assessment estimates, legal and registration fees, where applicable.

The value of the grant provided is equal to the incremental increase in property assessment and municipal property tax resulting from the improvements. The grant is provided to the owner (registered or assessed), tenant or assigned third party, after the taxes have been paid in full for the calendar year to which the application for the annual instalment applies.

The pre and post improvement assessment and tax values will be used to calculate the incremental increase in municipal property tax revenue and the total value of the grant.

#### **3.3.1.1 TIEG Scoring**

The maximum number of years that any individual project can benefit from under the TIEG is 10 years. The scoring will determine the term length of the TIEG. In all years of the program, the grant to the property owner/tenant is equal to the associated TIEG amount. The grant ceases thereafter.

#### **Requirements for the TIEG:**

The TIEG application must be accompanied by:

- A post-development reassessment value prepared by the Municipal Property Assessment Corporation (MPAC) or accredited third party.



- photos in the required format depicting the current condition of the eligible property
- business case, plans, reports, estimates, contracts and other information in the required format necessary to understand the proposed development concept for the eligible property, and to ensure conformity with the Official Plan and the objectives of the CIP

The following table describes the scoring criteria used to evaluate proposals. A glossary of terms and assessment methods is provided in Appendix C to facilitate the process of scoring applications.

<b>SCORING MATRIX</b>	
<b>ECONOMIC IMPACT</b>	
<b>A. Construction Value</b>	
1 point for every \$1,000,000	
<b>EMPLOYMENT</b>	
<b>B. Full-time Jobs Created</b>	
1 point for every 2 new FTE created	
<b>STRATEGIC ALIGNMENT</b>	
<b>C. Strategic areas</b>	
Employment Land Area: 1 additional year of TIEG if project is located within designated areas in the Employment Land Strategy. Intensification Area: Up to 5 points for location in a compatible intensification zone identified in the Nodes & Corridors Strategy.	
<b>D. Strategic industries</b>	
Up to 10 additional points for significance to strategic industry	
<b>E. Design standards</b>	
Up to 10 additional points for level of design standards	
<b>F. Economic diversification and innovation</b>	
<b>(A+B+C+D+E+F) Score generates TIEG amount</b>	

<b>Total Score</b>	<b>Length of TIEG</b>	<b>Annual Tax Rebate Breakdown</b>
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)

21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
81–90 points	8-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8)
91–100 points	9-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9)
Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

- See Section 3.2.1 for further general financial incentive requirements.
- Grants are not permitted to be transferred or assigned to another party without prior written approval of the City.

#### **4.0 Municipal Leadership Actions:**

The financial incentive program contained in this Plan is designed to indirectly encourage private sector development of employment land in Greater Sudbury. However, as noted in the Employment Land Strategy, there are several actions that the City should undertake to directly promote employment and industrial land development in Greater Sudbury. The Municipal Leadership Actions are designed to complement the incentive program by limiting risk and generating enhanced market demand for industrial land and interest on the part of the private sector in using the available incentive programs.

The City of Greater Sudbury may utilize the full range of actions permitted under Section 28 of the Planning Act and other provincial legislation to implement the Municipal Leadership Actions within the Community Improvement Project Area, including:

- i) acquisition, holding, clearance, grading or other preparation of land for community improvement;
- ii) construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan; and
- iii) sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan.

#### **Property Acquisition**

The City of Greater Sudbury may facilitate the consolidation of land within the City boundaries in conformity with the Community Improvement Plan. Additionally, the City of Greater Sudbury may acquire, hold, clear, grade or otherwise prepare the land for community improvement as defined by this CIP. Within the strategic employment areas the City may also prepare studies to support the development of the land, including but limited to: geotechnical studies, servicing feasibility studies, and environmental studies.

Additionally, the City of Greater Sudbury may choose to reconstruct, repair, rehabilitate or improve buildings on land that it acquires or holds to further the objectives of this CIP.

#### **Property Disposition**

The City of Greater Sudbury may dispose of municipally owned land or buildings within the Community

Improvement Project Area in conformity with the Community Improvement Plan. Additionally, the City of Greater Sudbury may sell, lease or otherwise dispose of any land and buildings that it acquired or held provided that the end use of the property and/or buildings remains in conformity with this CIP.

The City of Greater Sudbury may choose to dispose of municipally owned property or buildings at less than market value to facilitate the development, redevelopment or adaptive reuse of the property and/or buildings.

## Ensuring Adequate Supply of Employment Land

The availability of a suitable range of serviced employment lands is a key site selection factor that companies consider in selecting a community for relocation or expansion. The Provincial Policy Statement (PPS) acknowledges the importance of having an adequate supply of land for employment uses and the infrastructure that supports it. The PPS requires municipalities to promote economic development and competitiveness by:

- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- Planning for, and protecting and preserving employment areas for future and current uses; and
- Ensuring the necessary infrastructure is provided to support current and projected needs.

The City of Greater Sudbury plays a critical role in ensuring that there is an adequate supply of “shovel ready” employment lands. The incentive, activities and actions outlined in this CIP will be used to support and facilitate the provision of a suitable range of serviced employment land.

## 5.0 Monitoring, Review and Amendments:

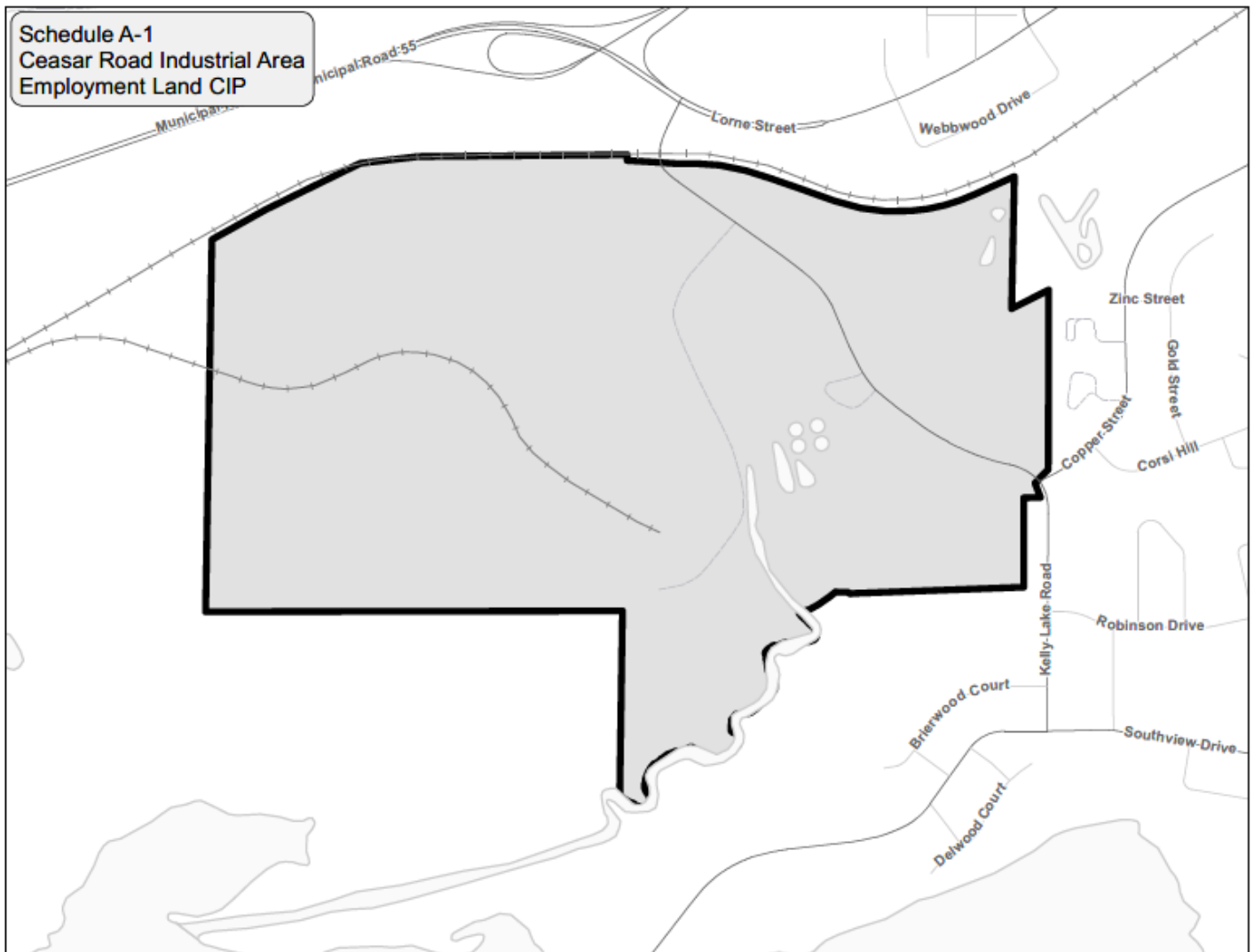
The Plan will be monitored on an ongoing basis to track progress relative to its goals and objectives. The monitoring program could be structured around several indicators, as outlined below. Information on these indicators would be collected at the individual project level and aggregated. This aggregated information would be used as the basis for an annual report to Council. To the extent possible, these annual reports would also address the environmental and social effectiveness of the Plan. The annual reports would also be used to inform decisions relating to adjustments to this Plan, as well as budget decisions relating to any of the financial incentive programs described herein.

Minor and technical amendments (e.g., correcting typographical errors) may be made without Council approval. Major and substantive amendments may be made by amendment, subject to the statutory process under the *Planning Act*, which includes public consultation and Council approval. Notwithstanding this, the City may discontinue any of the programs contained in this Plan without amendment. The addition of new programs not expressly referenced herein requires an amendment.

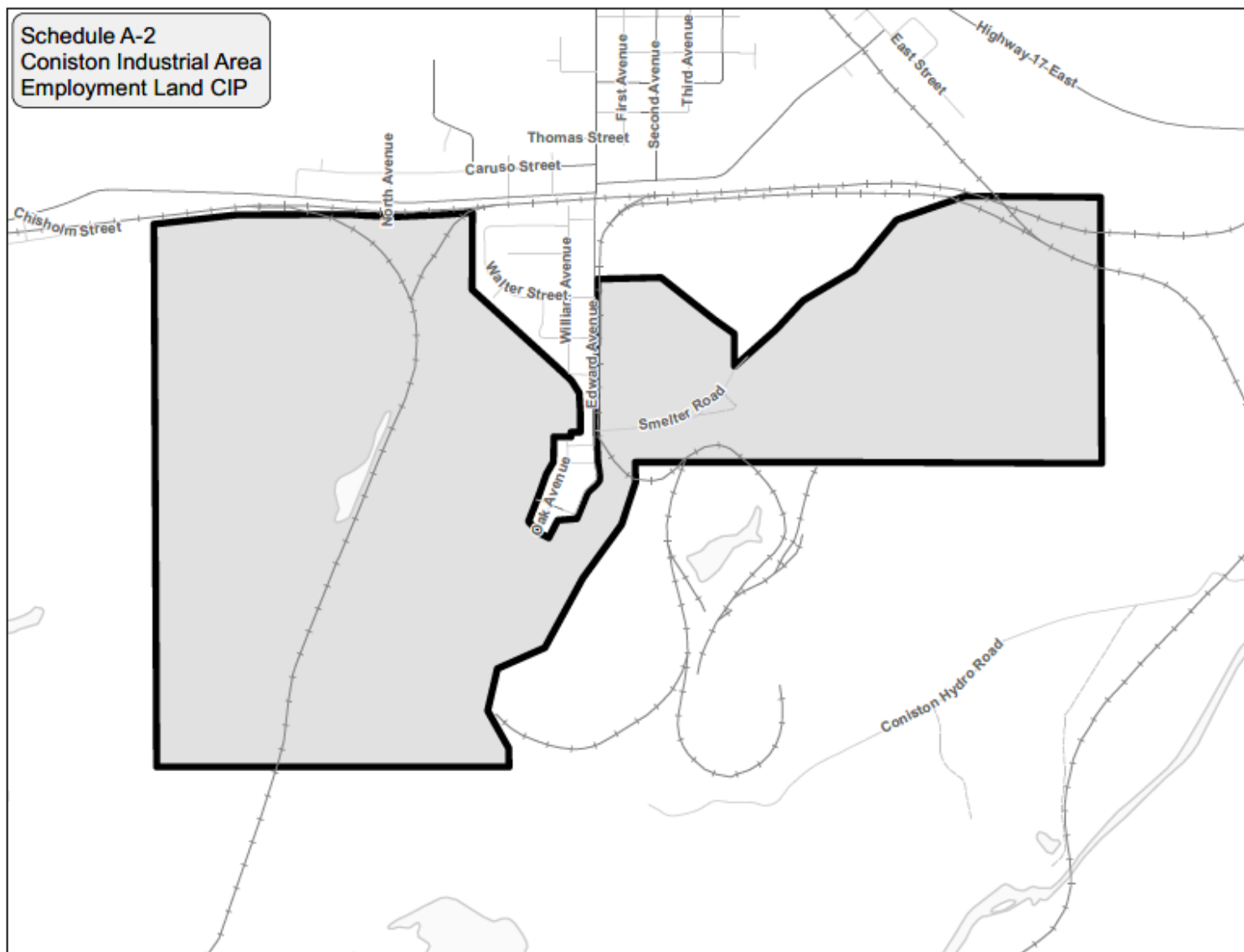
PROGRAM	INDICATOR
TIEG Program	<ul style="list-style-type: none"> <li>• Number of applications received</li> <li>• Increase in assessment value of participating properties</li> <li>• Estimate and actual amount of municipal tax assistance/grants provided</li> <li>• Hectares or acres of land redeveloped</li> <li>• Space (sq.ft. or sq.m.) rehabilitated or constructed</li> <li>• \$ value of private sector investment leveraged</li> <li>• Number of new jobs created</li> </ul>



## Appendix B: Maps of Strategic Areas

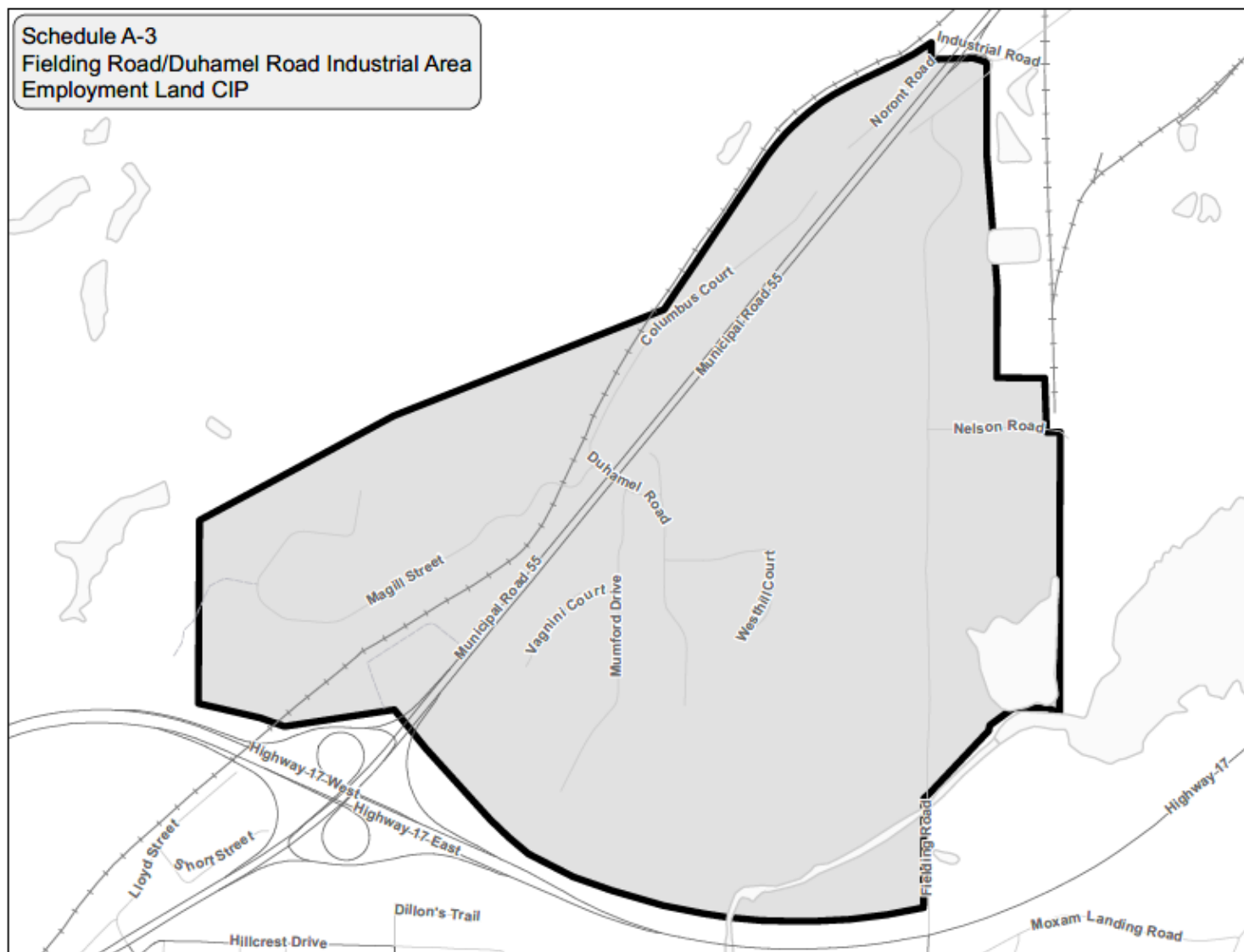


Schedule A-2  
Coniston Industrial Area  
Employment Land CIP

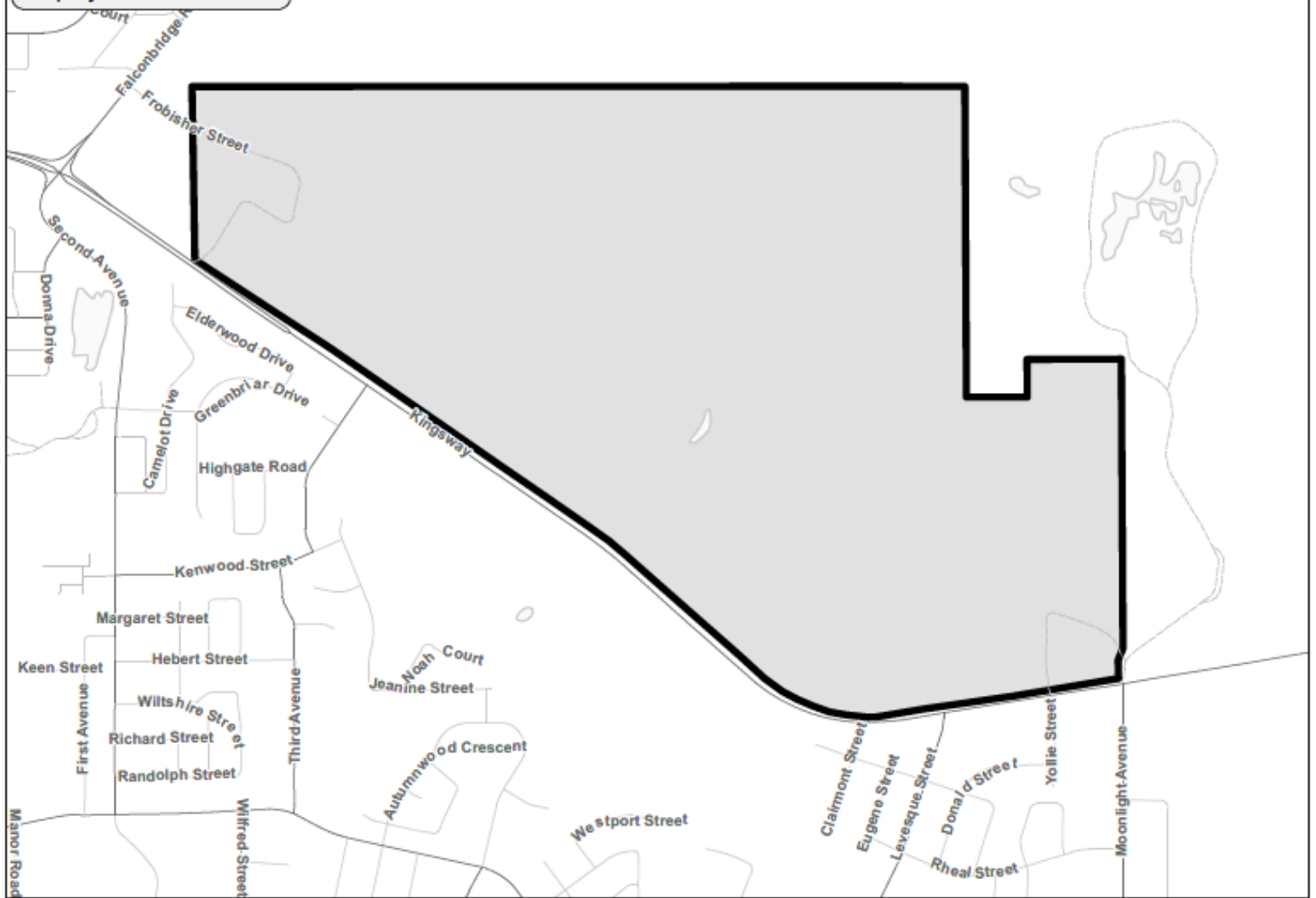




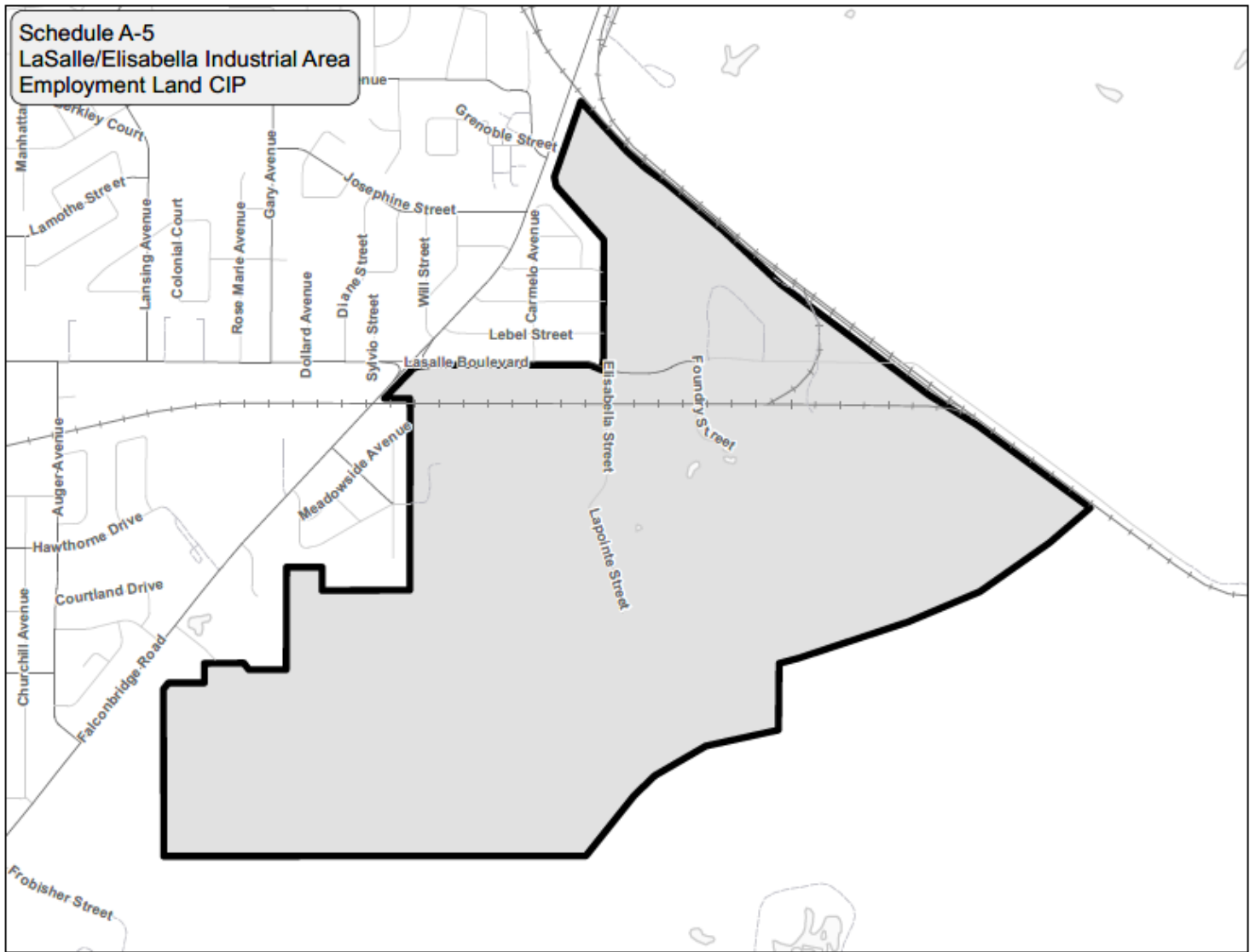
Schedule A-3  
Fielding Road/Duhamel Road Industrial Area  
Employment Land CIP



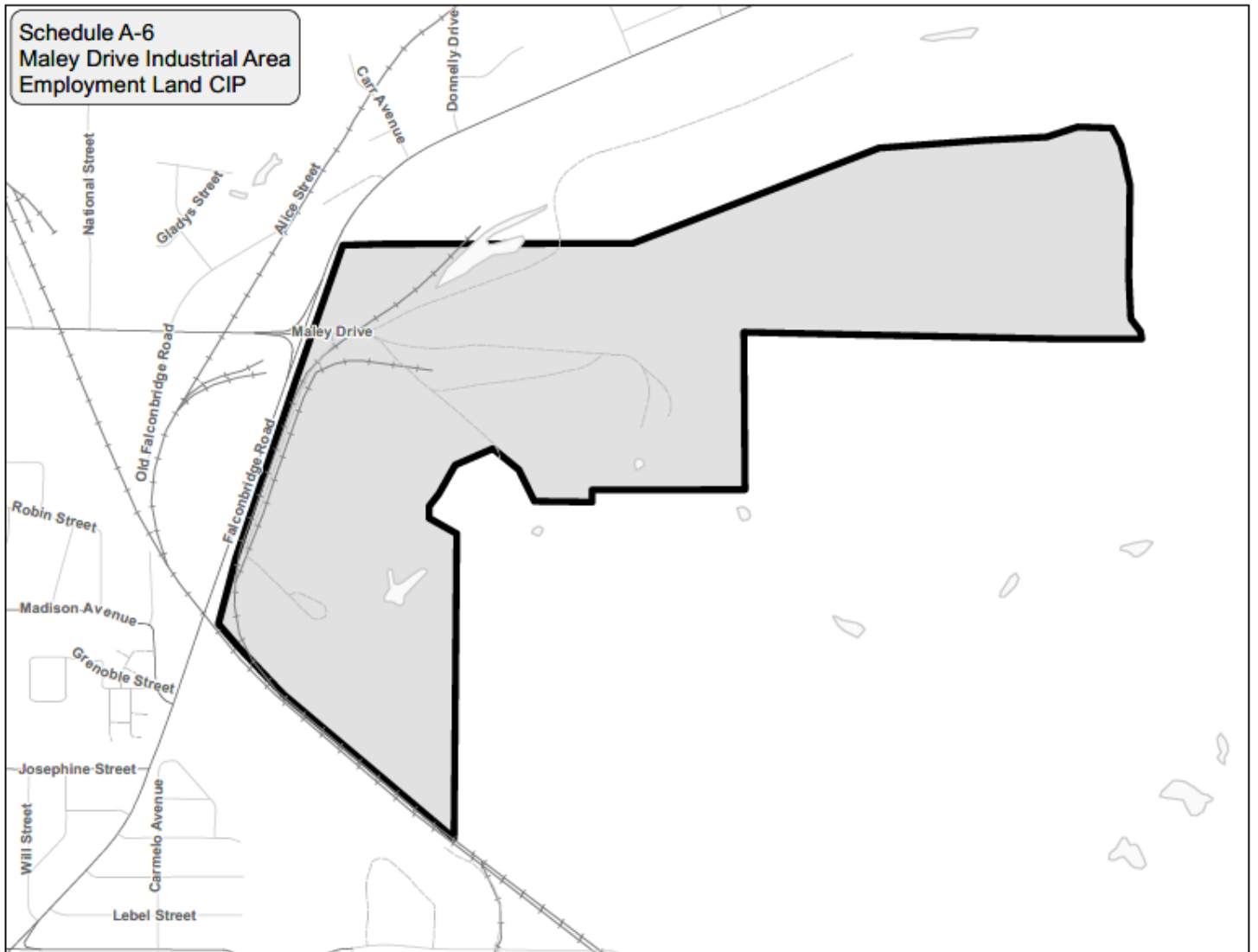
Schedule A-4  
Kingsway Industrial Area  
Employment Land CIP



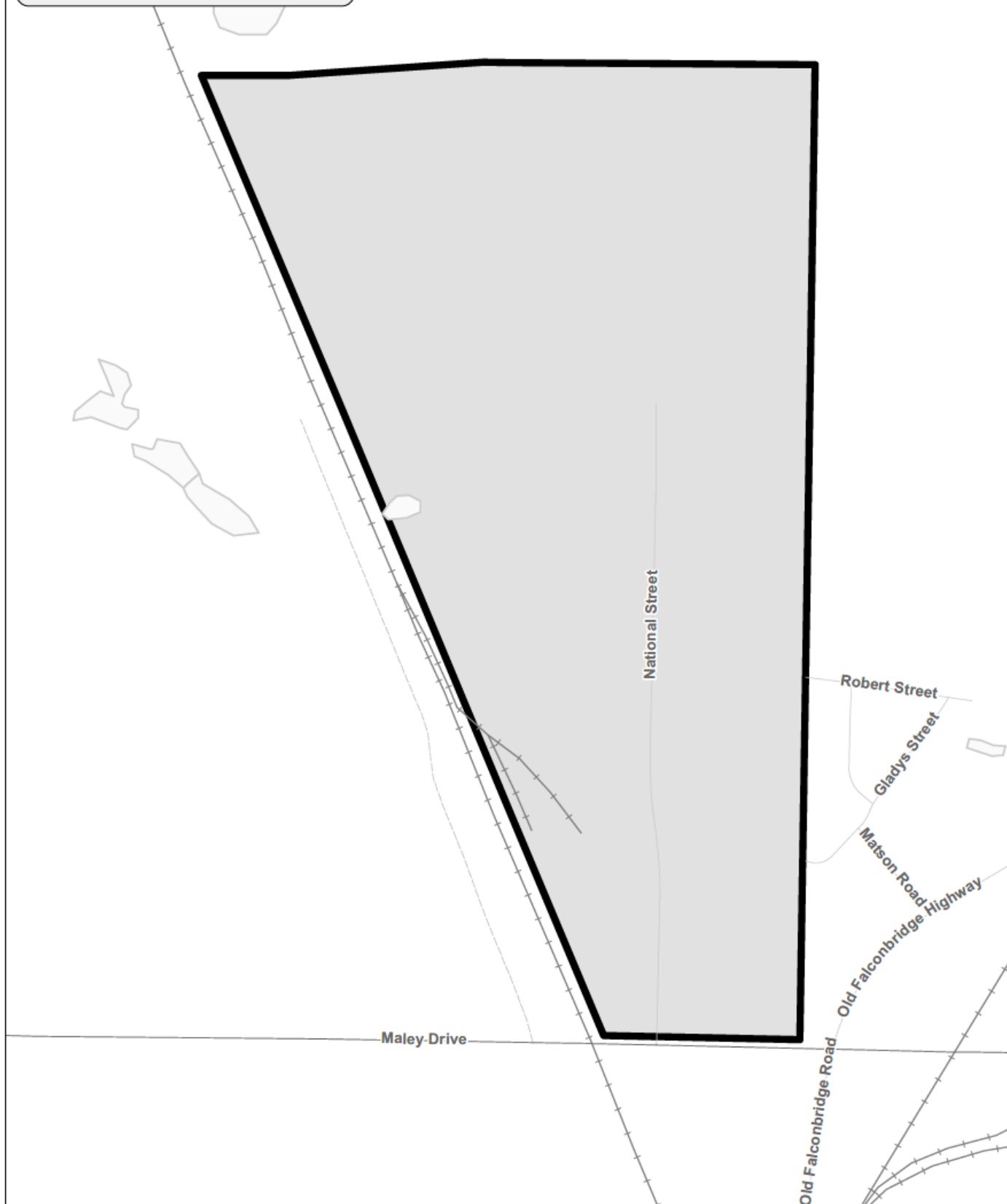
**Schedule A-5**  
**LaSalle/Elisabella Industrial Area**  
**Employment Land CIP**



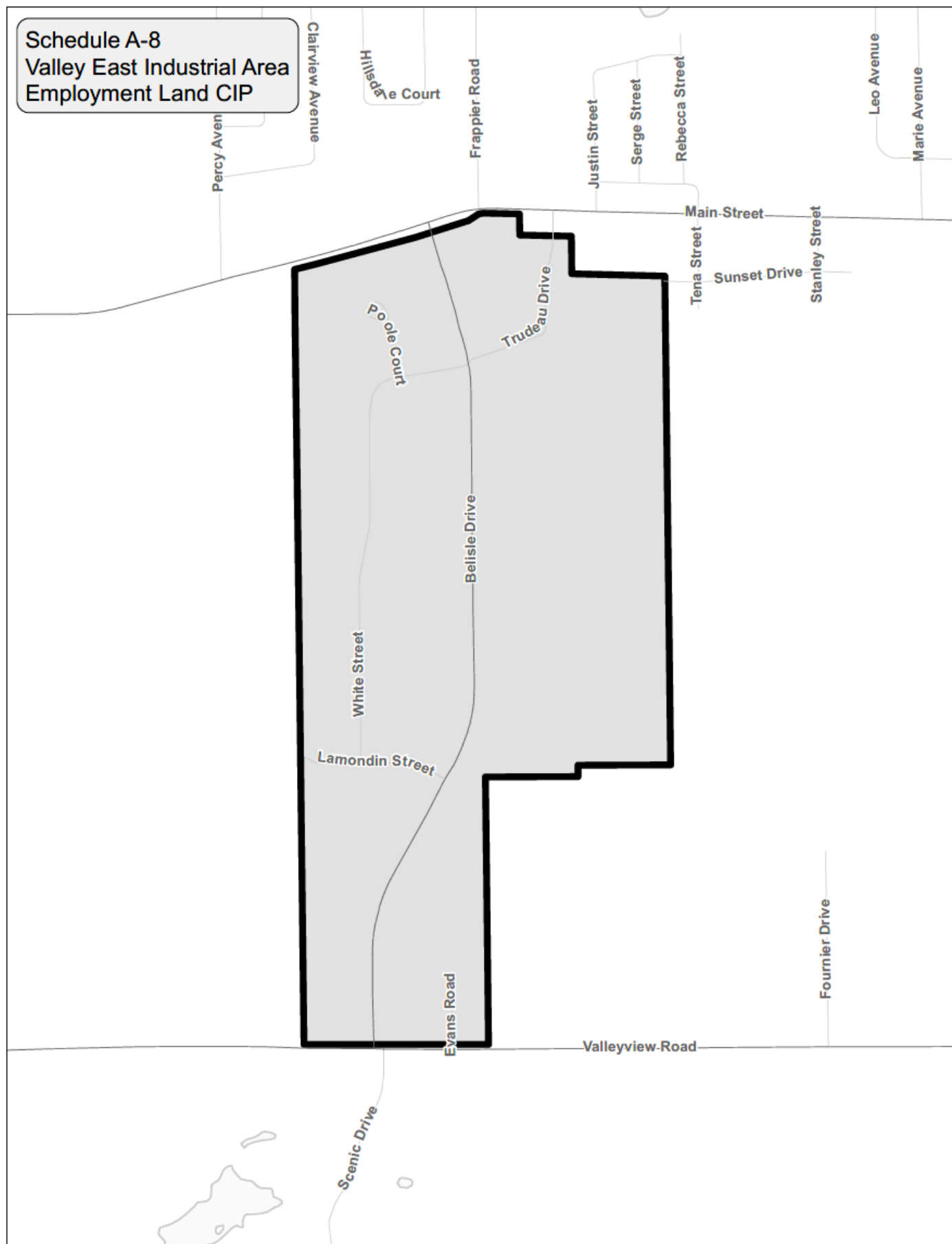
**Schedule A-6  
Maley Drive Industrial Area  
Employment Land CIP**



Schedule A-7  
National Street Industrial Area  
Employment Land CIP

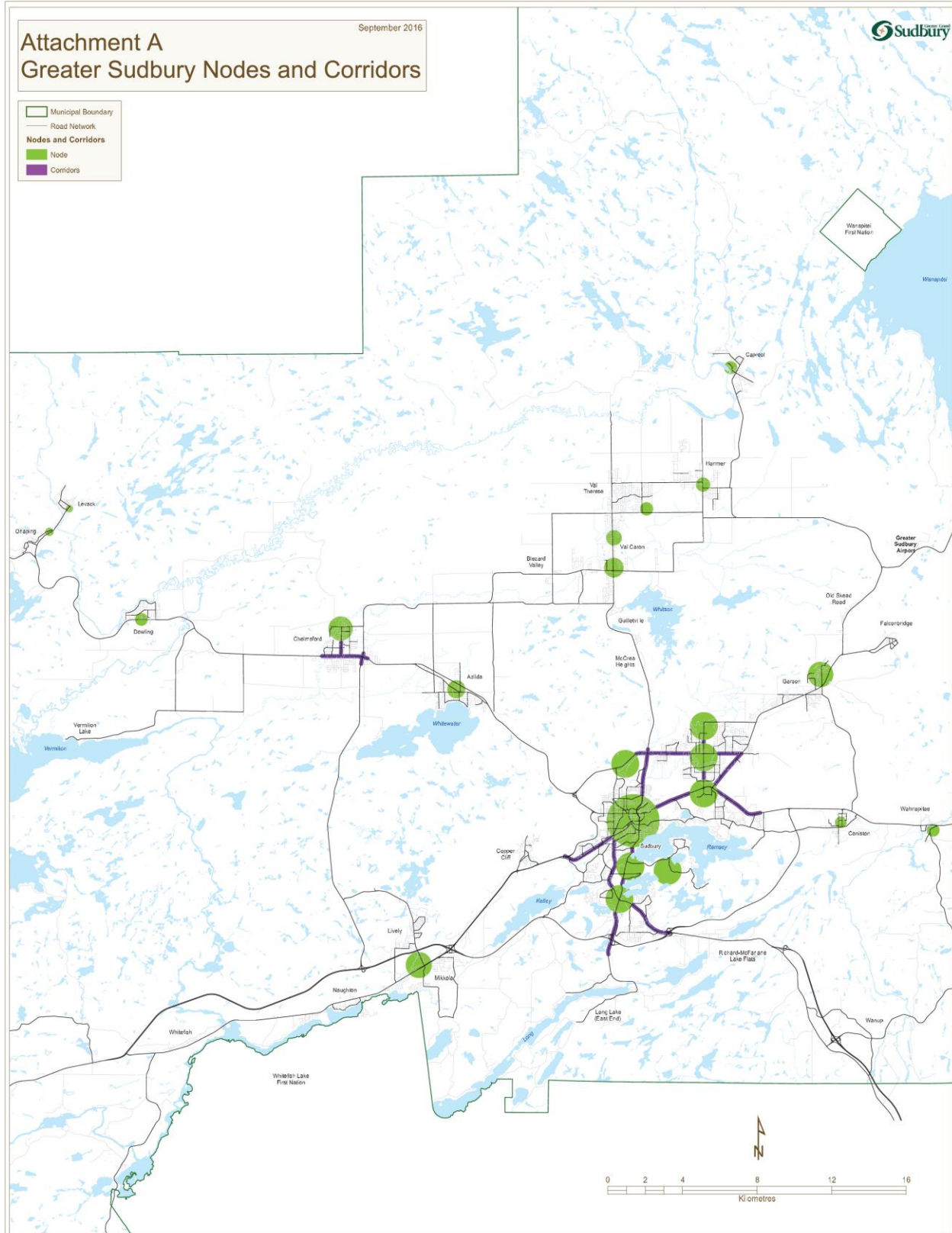


Schedule A-8  
Valley East Industrial Area  
Employment Land CIP

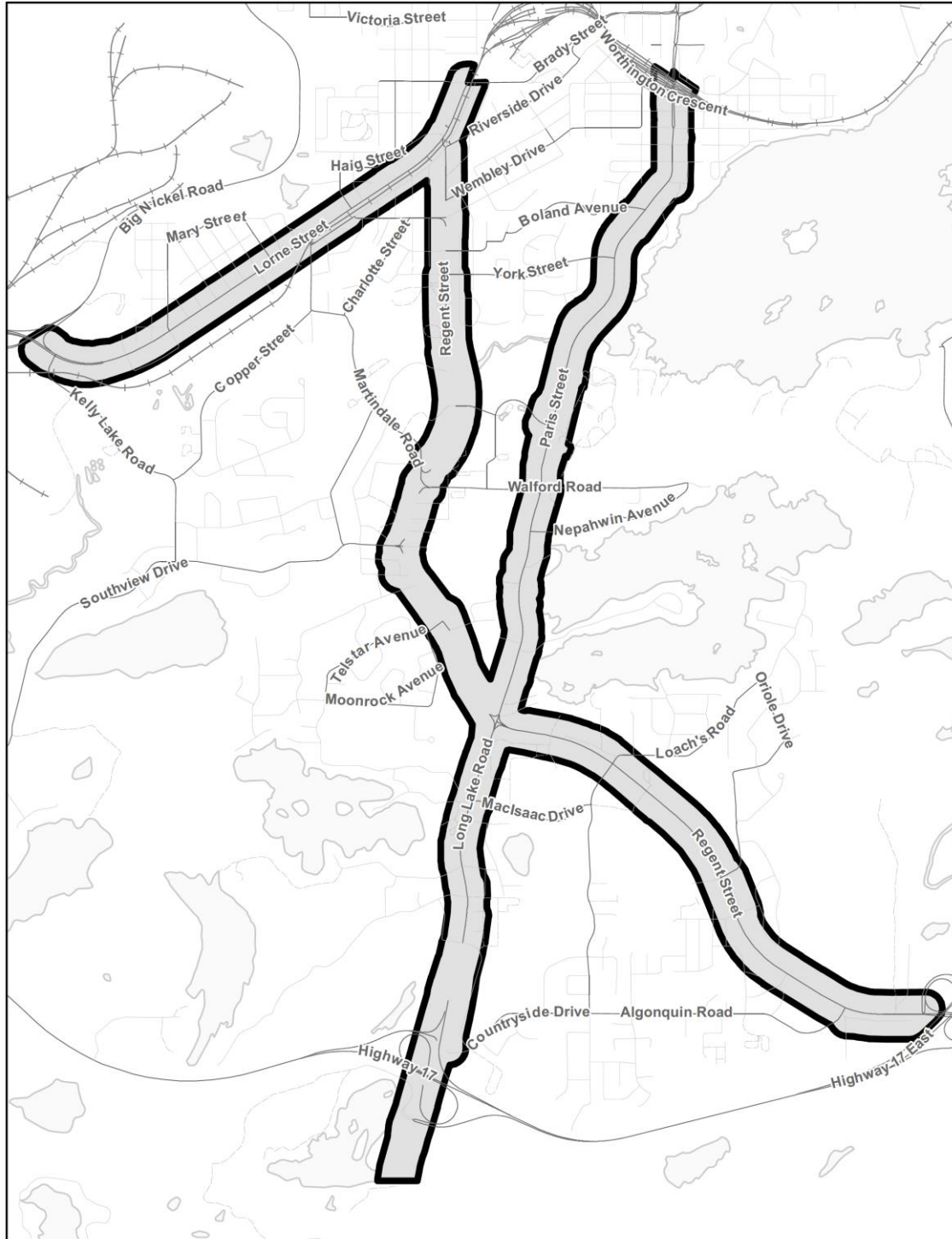




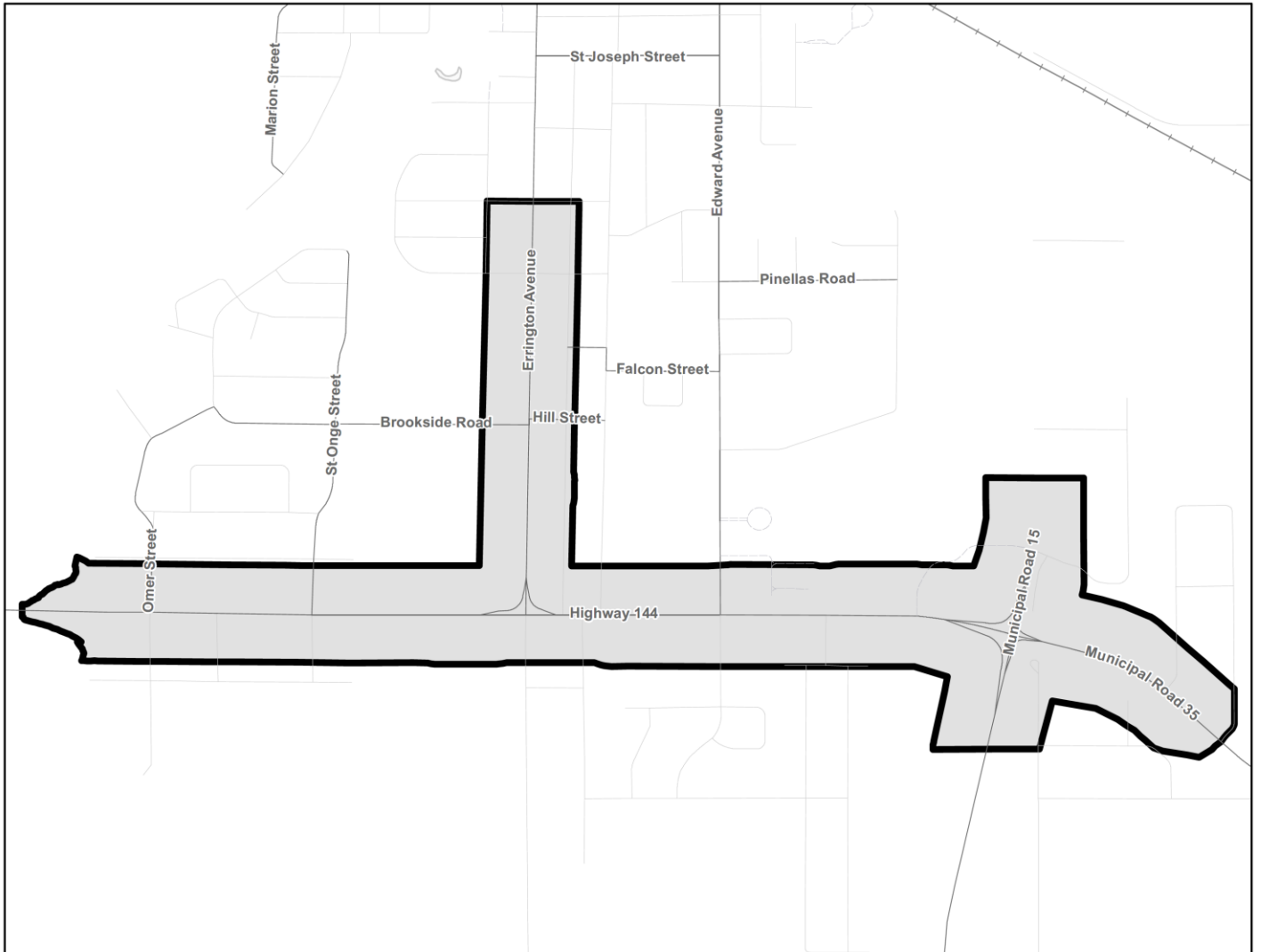
**Schedule B-1  
Strategic Core Areas  
Nodes & Corridors**



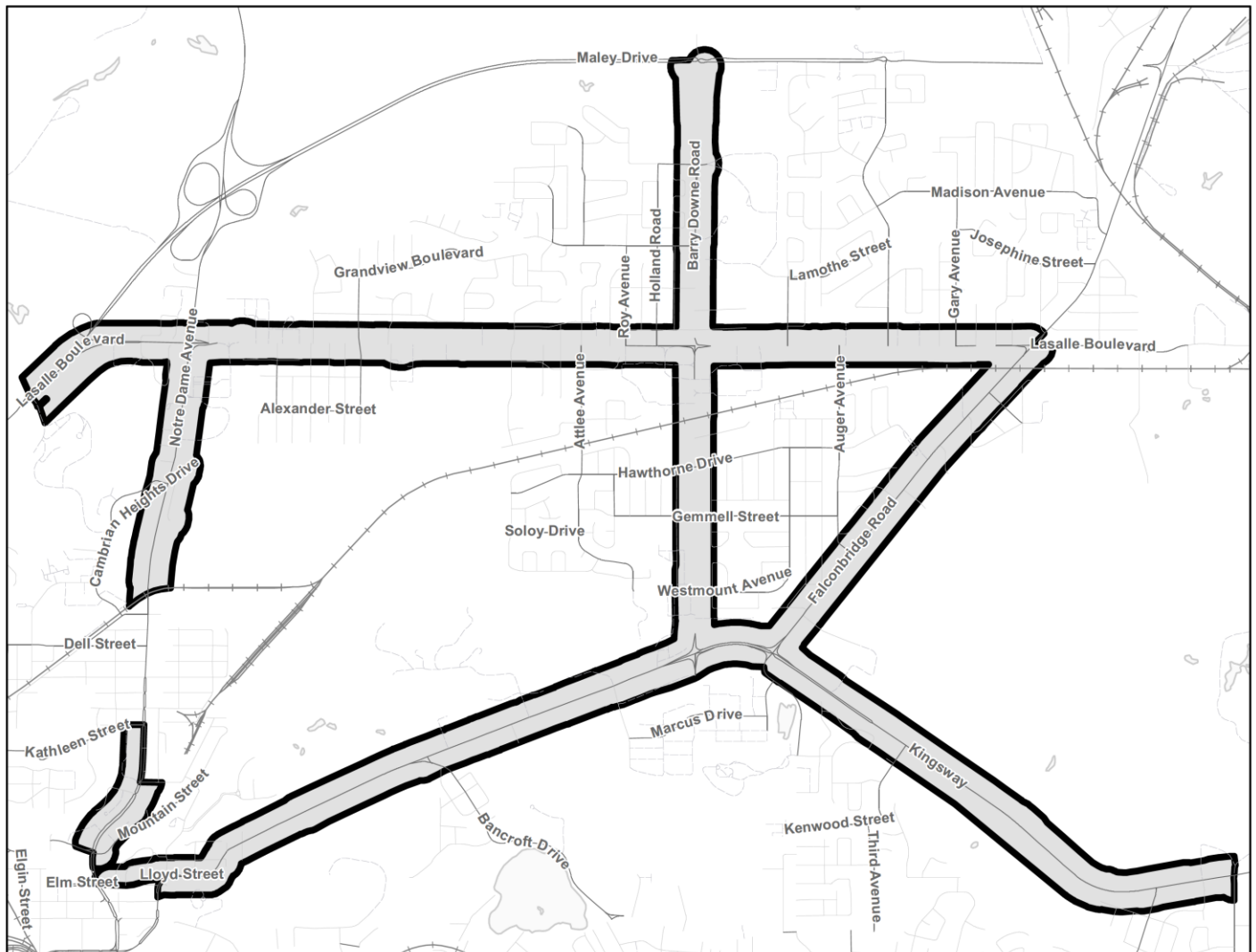
**Schedule B-2  
Strategic Core Areas  
South Corridor**



**Schedule B-3**  
**Strategic Core Areas**  
**Chelmsford Corridor**



**Schedule B-4**  
**Strategic Core Areas**  
**Sudbury North Corridor**



## Appendix C: Glossary of Program Terms & Assessment Methods

### Value

**Construction Value:** Refers to the total cost associated with constructing a building or structure as defined in the Building Permit. This typically includes:

- Site preparation (excavation, grading, demolition)
- Structural work (foundation, framing, roofing, exterior walls)
- Building systems (HVAC, electrical, plumbing, fire suppression)
- Interior finishes (flooring, drywall, paint, millwork)
- Fixed equipment permanently affixed to the building (e.g., elevators, built-in machinery)

**Project Value:** Includes the construction value as well as additional costs not covered under construction, such as:

- Movable equipment and furniture
- Design, legal, and financing fees
- Land acquisition costs
- Considerations related to ongoing operations and community impact

Validation Source: Assessment based on building permit application, contractor documentation, MPAC valuation, broker opinion of value and other relevant assessment sources.

### Employment

**Full-Time Equivalent (FTE) Jobs:** Refers to the number of working hours representing one full-time employee annually (typically 1,560 hours per year). Different industries have unique staffing structures that affect FTE calculations.

**FTE Jobs Created:** The number of new full-time equivalent jobs created directly by the project. Construction and temporary contract roles are not included.

Validation Source: Applicant employment and business plans including verified staffing projections and follow-up through post-occupancy monitoring.

### Land Areas

**Employment Lands:** Lands designated in the Employment Land Strategy (ELS). The Strategic Employment Areas include Ceasar Road Industrial Area, Coniston Industrial Area, Fielding Road/Duhamel Road Industrial Area, Kingsway Industrial Area, LaSalle/Elisabella Industrial Area, Drive Industrial Area, National Street Industrial Area, and Valley East Industrial Area as shown on Schedules A1 through A8 of the ELS.

**Intensification Lands:** Lands designated as intensification areas prioritized in the Nodes & Corridors Strategy.

Validation Source: Municipal zoning and datasets.

### Strategic Industries

**Life Sciences:** Includes businesses dedicated to advancing human health, biotechnology, and medical innovation. Eligible permanent infrastructure projects support:

- Biotechnology

- Pharmaceuticals
- Medical Devices
- Biomedical Technologies
- Life Systems Technologies
- Nutraceuticals & Cosmeceuticals
- Environmental Sciences
- Patient Care Facilities

**Clean Technology:** Includes businesses deploying innovative solutions that reduce environmental impact and support a low-carbon economy. Eligible infrastructure may support:

- Renewable energy generation
- Energy efficiency improvements
- Waste diversion and circular economy initiatives
- Water management systems
- Sustainable agriculture

**Agrifood Production & Technology:** Includes businesses enhancing food production and processing through sustainable technology and innovation. Eligible projects include:

- Agrifood processing and manufacturing
- Vertical farming
- Controlled Environment Agriculture (CEA)
- Agri-tech solutions

**Audio-Visual (AV):** Includes businesses involved in the production of film, television, and digital media content. Eligible permanent infrastructure includes:

- Production studios and post-production facilities
- Digital media and animation studios
- Sector support infrastructure

**Advanced Manufacturing:** Encompasses infrastructure supporting high-value, tech-driven production across:

- Battery electric vehicle components
- Mining equipment and parts
- Advanced machining and metal fabrication
- Process automation and robotics
- Circular manufacturing

## **Design Criteria**

### **LEED Certification:**

- Certified/Silver: +5 points
- Gold: +7 points
- Platinum: +10 points

*or*

### **Design Criteria:**

- Meets 1 of 5: +3 points
- Meets 2 of 5: +4 points
- Meets 3 of 5: +5 points
- Meets 4 of 5: +6 points
- Meets 5 of 5: +7 points

### **Sustainable Transportation:**

- Bicycle parking, change rooms, or EV chargers (1 per 500 m<sup>2</sup> GFA)



- Shower/change room facilities for buildings over 20,000 m<sup>2</sup>

**Public Realm & Community Integration:**

- Pedestrian access to public street or transit
- Off-street trails linking to community network
- Main entrance facing the street with direct access

**Energy Efficiency & Renewable Energy:**

- Exceed OBC energy efficiency by 10%
- On-site renewable energy systems
- Recyclable waste facilities
- Energy modeling or signed engineer commitment

**Stormwater Management & Landscaping:**

- Stormwater features (bioswales, permeable pavement)
- Native drought-tolerant species
- Stormwater site plan

**Sustainable Materials & Construction:**

- 30% recycled/regionally sourced materials
- Low-carbon structural materials

**Validation Source:**

- Submission review of site plans and servicing drawings
- Internal due diligence via circulation of information by Economic Develop to relevant CGS departments and through the SPART process
- Final project reporting using as-built drawings, contractor declarations, site photos, and third-party certifications (e.g., LEED, Passive House)

**Economic Diversification & Innovation**

**Market Uniqueness & Competitive Landscape:**

- No local competitors: +10 points
- Few competitors: +7 points
- Moderate competition with differentiation: +5 points
- High competition: +0 points

**New Industry Entry & Sector Diversification:**

- First in Sudbury: +10 points
- Underserved industry: +7 points
- Innovation in existing industry: +5 points
- Standard industry: +0 points

**Regional Economic Impact & Supply Chain Gaps:**

- Creates new supply chain link: +10 points
- Strengthens existing link: +7 points
- Minimal impact: +5 points
- No impact: +0 points

**Validation Source:** assessment of applicant business plan

## **Appendix D: Draft Amending By-law**

### **DRAFT BY-LAW 2025-XXXX JULY 14, 2025**

#### **A BY-LAW OF THE CITY OF GREATER SUDBURY TO ADOPT AMENDMENT NO.1 TO THE CITY OF GREATER SUDBURY EMPLOYMENT LAND COMMUNITY IMPROVEMENT PLAN**

**WHEREAS** Subsections 28(4), 28(5) and 17(22) of the Planning Act, R.S.O. 1990, c.P13 authorizes the Council of a municipality to adopt a Community Improvement Plan and any amendments to it;

**AND WHEREAS**, the Employment Land Community Improvement Plan for the City of Greater Sudbury was adopted by City Council on August 15, 2023 by By-law 2023-125;

**AND WHEREAS**, the City of Greater Sudbury has complied with the requirements of Sections 28 and 17 of the Planning Act, R.S.O. 1990, c.P.13 for the purposes of this amendment;

**AND WHEREAS**, Council of the City of Greater Sudbury has, by By-law 2023-124, designated parts of the City of Greater Sudbury as a Community Improvement Project Area for the purpose of the City of Greater Sudbury Employment Land Community Improvement Plan;

**AND WHEREAS**, the Council of the City of Greater Sudbury deems it desirable to amend the Employment Land Community Improvement Plan for the City of Greater Sudbury;

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

1. Amendment No. 1 to the City of Greater Sudbury Employment Land Community Improvement Plan attached hereto as Schedule 'A' is hereby adopted.

**READ AND PASSED IN OPEN COUNCIL** this xxxx day of xxxx, 2025.

## **PART A – THE PREAMBLE**

### **A.1 Background**

In August 2022, Council approved an Employment Land Strategy (ELS) to foster economic growth and support a diversified economy. To support projected economic growth and development, the ELS called for an incentive program. The City of Greater Sudbury's Employment Land Community Improvement Plan (ELCIP) was adopted by City Council and came into effect on August 15, 2023. The Employment Land Community Improvement Plan is designed to provide financial incentives for development led by the private sector through a Tax Increment Equivalent Grant (TIEG). As per Council direction, a review of the program has been undertaken and the City of Greater Sudbury would like to amend the program guidelines.

### **A.2 Purpose**

This Amendment amends the City of Greater Sudbury Employment Land Community Improvement Plan to align the incentives offered through these programs with those offered through the recently updated Greater Sudbury Community Improvement Plans and the strategic direction of Council.

These changes to the program aim to clarify eligibility, strengthen evaluation metrics, and enhance alignment with the City of Greater Sudbury's strategic priorities. Changes pertain to the program's scoring matrix, eligibility thresholds, and evaluation procedures.

### **A.3 Location**

This Amendment applies to the entirety of the City of Greater Sudbury.

### **A.4 Basis**

The Planning Act allows municipalities to use powers afforded through Section 28(7) of the Act to provide grants, loans and tax increment financing to registered or assessed owners or tenants of lands and buildings within designated areas. These powers allow the City the opportunity to develop innovative approaches to providing financial incentives for development and redevelopment led by the private sector and municipal community improvement initiatives.

### **Summary of Changes**

The current Tax Increase Equivalent Grant Program which provides a tax rebate to property owners based on the anticipated municipal portion of the property taxes that will be realized as a result of the (re)development will be revised. The proposed Employment Land CIP presents amendments related to the assessment of eligible projects, including:

- Replacing "Industrial Use" with "Eligible Use" and introducing clear definitions to attract investment across high-impact sectors aligned with provincial and federal priorities, such as such as life sciences, clean technology, agrifood production and technology, audio-visual and advanced manufacturing.
- Adjusting criteria to align grant terms with investment size, scope and job creation thresholds.
- Introducing additional scoring measures to recognize projects aligned with strategic intensification areas, economic diversification, innovation, and sustainable design.
- Introducing a structured approach for reintroducing municipal taxes over longer term grant periods.

Other changes are housekeeping amendments to update the Employment Land Community Improvement Plan.

## **PART B – THE AMENDMENT**

All of this part of Schedule ‘A’, entitled ‘Part B – the Amendment’, consisting of the following text, constitutes Amendment No.1 to the City of Greater Sudbury Employment Land Community Improvement Plan.

### **DETAILS OF THE AMENDMENT**

The City of Greater Sudbury Employment Land Community Improvement Plan is hereby amended, as follows:

1. Replacing the paragraphs of Section 2.1 Project Area Description and Boundaries with the following:

“The Community Improvement Plan Area, which is established by municipal by-law, includes all lands within the City of Greater Sudbury. To be eligible for the financial program outlined in this plan, properties must be within municipal boundaries at the time of application.

In keeping with the intent to encourage development and redevelopment of employment-related uses, to be eligible for a grant program, a building permit must be issued for an eligible project.

To be eligible for the additional points related to location, the project must be located in the Strategic Employment Areas (Appendix B, Schedule A) or in a node or corridor as defined by the Nodes & Corridors Strategy (Appendix B, Schedule B). The Employment Land Strategy identified these areas as having the maximum potential to achieve the land supply requirements for serviced and available industrial land. The Nodes and Corridors Strategy identified these areas as priorities for intensification and growth. An assessment of land use compatibility between the proposed use and sensitive land uses may be required in order to be eligible for the program.

Expansion of Strategic Employment Areas or Intensifications Areas boundaries as shown on Schedules A1-8 and Schedules B1-4 will only be considered if consistent with policies in the Official Plan and in alignment with water and wastewater servicing availability.”

2. Replacing the third paragraph of Section 3.2 Encouraging Development and Redevelopment of Employment Lands with the following:

“These incentive programs can also be used in conjunction with new or existing financial incentive programs such as the brownfield programs as part of the new Greater Sudbury Community Improvement Plan.”

3. Replacing two parts of Section 3.2.1 General Requirements Applying to all Programs with the following:

- 3.2.1.1 To be eligible, projects must be for an eligible use as determined through a building permit. Notwithstanding this requirement, it is at the discretion of the Director of Economic Development whether a project qualifies for the incentive program provided through this CIP.

3.2.1.5 To be eligible, a project must have a minimum estimated construction value of \$1,000,000, demonstrate the creation of at least 10 full-time equivalent jobs and be issued a building permit for an eligible use, which is consistent with the program's intent of encouraging development and redevelopment of employment-related uses.

4. Adding a new section 3.2.2 Performance-Based Payment Deferral and Reinstatement

"In projects with multi-year or phased implementation—such as developments where construction or hiring commitments are staged over time—annual grant payments may be conditional upon meeting specific performance metrics. If the recipient does not meet the required metrics in a given year, the corresponding grant payment for that year will be deferred. The total value of the grant remains unchanged; however, the year(s) for which metrics are not met will not be paid out as scheduled.

Recipients who subsequently meet the required metrics may be eligible for a one-time reinstatement of previously deferred year(s), restoring the full original term of the grant. This one-time opportunity is subject to the approval of the Director of Economic Development and demonstration of sustained compliance with the program's objectives.

If, after this deferral period, it is determined that the project will ultimately not achieve its originally projected scope, the agreement may be reassessed and the remaining term proportionally adjusted. The scoring matrix may be used as a guiding tool to evaluate overall performance, inform term reductions, and determine continued eligibility."

5. Replacing the Scoring Matrix in Section 3.3.1 Tax Increment Equivalent Grant Program with the following:

"The following table describes the scoring criteria used to evaluate proposals. A glossary of terms and assessment methods is provided in Appendix C to facilitate the process of scoring applications.

SCORING MATRIX	
ECONOMIC IMPACT	
A. Construction Value	
1 point for every \$1,000,000	
EMPLOYMENT	
B. Full-time Jobs Created	
1 point for every 2 new FTE created	
STRATEGIC ALIGNMENT	
C. Strategic areas	
Employment Land Area: 1 additional year of TIEG if project is located within designated areas in the Employment Land Strategy.	
Intensification Area: Up to 5 points for location in a compatible intensification zone identified in the Nodes & Corridors Strategy.	
D. Strategic industries	
Up to 10 additional points for significance to strategic industry	

E. Design standards	
Up to 10 additional points for level of design standards	
F. Economic diversification and innovation	
(A+B+C+D+E+F) Score generates TIEG amount	

Total Score	Length of TIEG	Annual Tax Rebate Breakdown
10 points or less	Ineligible	No grant – project does not qualify
11–20 points	1 year TIEG	100% rebate of annual municipal tax increase (Year 1 only)
21–30 points	2-year TIEG	100% rebate of annual municipal tax increase (Years 1–2)
31–40 points	3-year TIEG	100% rebate of annual municipal tax increase (Years 1–3)
41–50 points	4-year TIEG	100% rebate of annual municipal tax increase (Years 1–4)
51–60 points	5-year TIEG	100% rebate of annual municipal tax increase (Years 1–5)
61–70 points	6-year TIEG	100% rebate (Years 1–5), then 90% rebate in Year 6
71–80 points	7-year TIEG	100% rebate (Years 1–5), 90% in Year 6, 80% in Year 7
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Over 100 points	10-year TIEG	100% rebate (Years 1–5), 90% (Year 6), 80% (Year 7), 70% (Year 8), 60% (Year 9), 50% (Year 10)

6. Replace the Definitions in their entirety in section 3.3.1.1 TIEG Scoring to be replaced by the Glossary of Terms in Appendix C.
7. Update Section 4.0 Municipal Leadership Actions by deleting the word “industrial” under program indicators

## **COMPONENTS OF THE AMENDMENT:**

**PART A** – The preamble does not constitute part of this Amendment.

**PART B** – The Amendment, consisting of the following text, constitutes Amendment No. 1 to the City of Greater Sudbury Employment Land Community Improvement Plan.

## Agincourt Avenue Subdivision, Sudbury

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-6/16001

## Report Summary

This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-6/16001) in the community of Sudbury for a period of three years until November 29, 2028.

## Resolution

That the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands known as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim, File 780-6/16001, as outlined in the report entitled "Agincourt Avenue Subdivision, Sudbury", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025 as follows:

- By replacing Condition #11 with the following: "11. That this draft approval shall lapse on November 29, 2028."

- By replacing Condition #13 in its entirety with the following:

"13. A stormwater management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

- 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 85% 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;

- 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 85% of the existing pre-development runoff resulting from a 100



year design storm or Regional storm event, whichever is greater.

- 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.
- “Enhanced” level must be used for the design of stormwater quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Stormwater management must further follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any stormwater management plan;
- 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;
- 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;
- 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);
- 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;
- Capacity of all swales to be included in the Stormwater Management Report;
- 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;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

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 and Conservation Sudbury 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.”

By replacing Condition #34 in its entirety with the following:

“34. That wetland(s) must be mapped by a qualified professional (OWES-certified with experience in wetland mapping) to the satisfaction of the Conservation Authority. The wetlands must be mapped within the location of the proposed subdivision and within 30 m of the proposed subdivision. All mapping must include the wetland boundary and area of potential interference shown at 12 m and 30 m from the wetland boundary. Development must comply with Conservation Sudbury’s wetland guidelines.”

By adding a new Condition #35:

“35. That the owner/developer demonstrate the habitat of endangered or threatened species is not impacted by the proposed development except in accordance with provincial and federal requirements. This may be achieved by ensuring that no development, including accessory structures, amenity spaces, parking, etc. are not to occur within 30 metres of the wetland as delineated by a qualified professional. Alternatively, permission for development within or adjacent to habitat may be sought from the responsible provincial ministry or federal authority, as appropriate.”

By adding a new Note #3:

“3. The applicant is advised that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.”

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

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury Strategic Plan goals related to housing by adding to the housing available in this area. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

## **Financial Implications**

If approved, staff estimates approximately \$226,000 in taxation revenue in the supplemental tax year only, based on the assumption of 27 single detached dwelling units at assessed values of \$500,000 per dwelling unit at the 2025 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

The amount of development charges will be based on final review of the property by the Building Services department, at time of building permit issuance.

The financial implications for the two blocks for multi-residential development are unable to be quantified as estimated number of units planned in this development are unknown at this time.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

## **Report Overview**

The owner has requested an extension to the draft plan of subdivision approval of File # 780-6/16001, Agincourt Avenue, for a period of three years to November 29, 2028. The Planning Services Division is recommending approval of the application.

# STAFF REPORT

## **Applicant:**

Dalron Construction Ltd.

## **Location:**

PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim

## **Application:**

To extend the draft approval of the [2016 Agincourt Avenue Subdivision](#) plan. The subdivision is scheduled to lapse on November 29, 2025 and this is the third time an extension has been requested.

## **Proposal:**

The owner is requesting that the draft approval for the above noted plan of subdivision be extended for a period of three years until November 29, 2028.

## **Background**

Dalron Construction Ltd. is the owner of the draft approved plan of subdivision on lands located to the north of Agincourt Avenue and south of Maley Drive in New Sudbury. The City received a request from Dalron Construction Ltd. on April 24, 2025 to extend the draft approval for a period of three years on those lands described as PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim. The draft approved plan of subdivision includes a total of 27 lots for single detached dwellings, and two (2) blocks for multiple residential development.

The lands within the plan of subdivision are designated Living Area 1. Lots 1 to 27 and Block 28 for the storm water management pond are zoned 'R1-5', Low Density Residential One, Blocks 29 and 30 are zoned 'R3-1', Medium Density Residential, and the balance of the lands are zoned 'OSC', Open Space Conservation.

The most recent conditions of approval and the approved draft plan are attached.

Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to November 29, 2028.

## **Departmental & Agency Circulation**

Infrastructure and Capital Planning Services, Building Services, Development Engineering, Strategic & Environmental Planning Initiatives, Transit, and Conservation Sudbury have each advised that they have no objections from their respective areas of interest. In some cases they have recommended technical updates or revisions. No comments were received from Leisure Services or Fire Services.

## Planning Considerations:

### Official Plan

Section 19.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of the draft approval. At the time of an extension request Council will review draft plan conditions and may make appropriate modifications.

The applicant advises that they are exploring the opportunity of rezoning a portion of the property from R1-5 to R2-2 and have engaged a consultant to map the wetland. Staff is satisfied that the owner is making reasonable efforts towards developing the subdivision.

### Draft Approval Conditions

Condition #11 should be deleted entirely and replaced with a sentence referring to November 29, 2028, as the revised date on which the subject draft plan approval shall lapse.

Drainage Section has requested that Condition #13 be deleted and replaced with updated requirements for a stormwater management report.

Conservation Sudbury has requested that Condition #34 be deleted and replaced with updated requirements for wetland mapping, setbacks, and compliance with their wetland guidelines.

Strategic & Environmental Planning Initiatives advises that there is a wetland on-site that is habitat for Blanding's turtle, a species listed as threatened under the Endangered Species Act, 2007. Official Plan Section 9.2.2 Habitat of Endangered Species and Threatened Species prohibits development within habitat of endangered or threatened species except in accordance with provincial and federal requirements, and prohibits development adjacent to habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural feature or their ecological functions. So long as no development occurs within 30 metres of the limit of the delineated wetland, staff are satisfied that these policies have been addressed. However, the draft plan as proposed does not clearly indicate the limit of development. As such, staff in SEP are requesting the following condition: "That the owner/developer demonstrate the habitat of endangered or threatened species is not impacted by the proposed development except in accordance with provincial and federal requirements. This may be achieved by ensuring that no development, including accessory structures, amenity spaces, parking, etc. are not to occur within 30 metres of the wetland as delineated by a qualified professional. Alternatively, permission for development within or adjacent to habitat may be sought from the responsible provincial ministry or federal authority, as appropriate." Staff in SEP also request a note be added to the conditions advising the applicant that compliance with the federal Migratory Bird Convention Act, 1994, the provincial Fish and Wildlife Conservation Act, 1997, and the provincial Endangered Species Act, 2007 is their sole responsibility.

No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

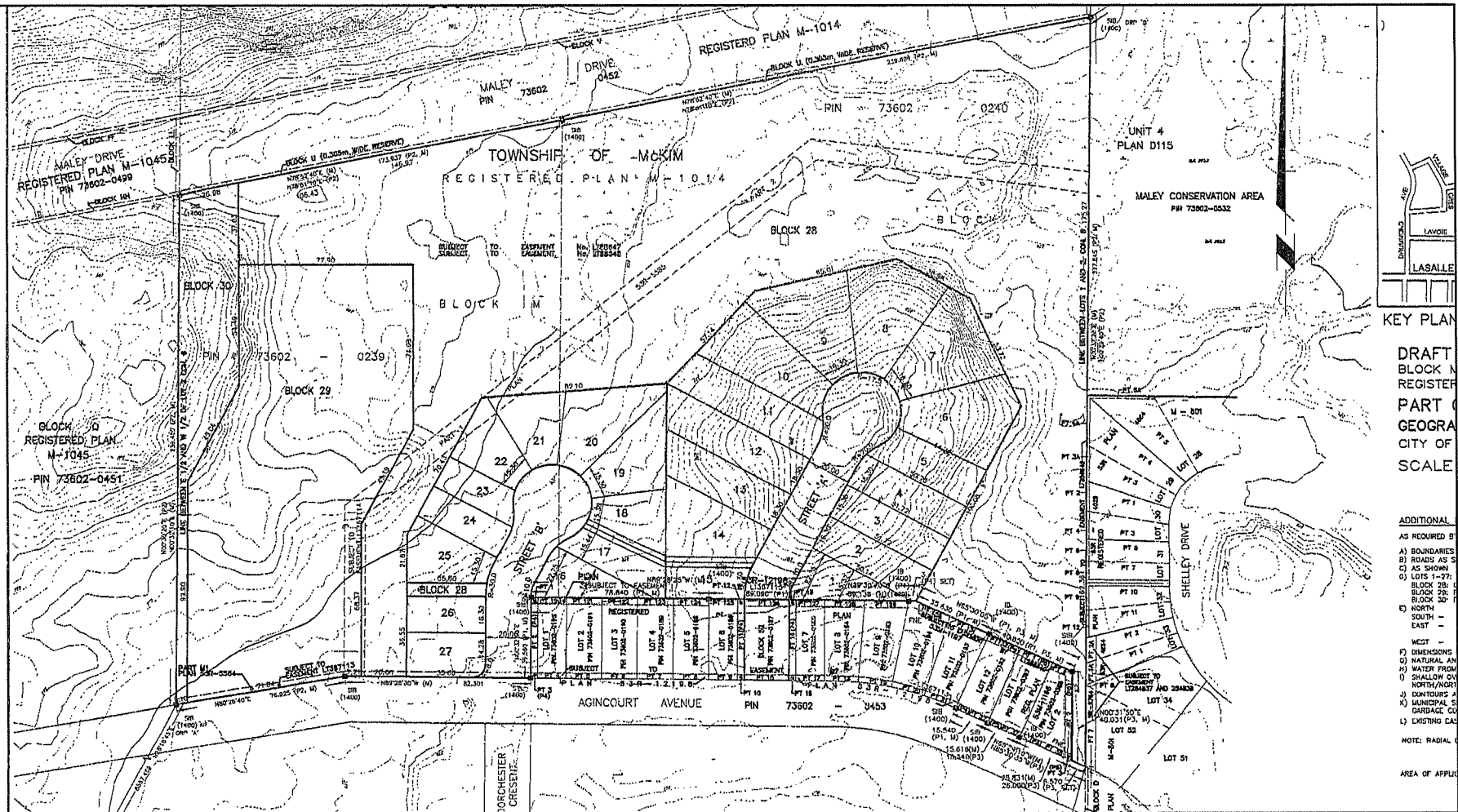
The current draft conditions are attached to this report along with the draft approved plan of subdivision for reference purposes.

**Conclusion:**

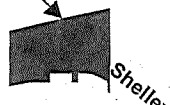
The Planning Services Division has reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution portion of this report and will now form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the application to extend draft approval for the Agincourt Avenue subdivision for a period of three years until November 29, 2028, be approved as outlined in the Resolution section of this report.





**SUBJECT  
PROPERTY**



**Dorchester**

**Dearbourne  
Agincourt  
Woodbine  
Attlee**

**Lillian  
Holland  
Rinfret**

**Barry Downe**

**Governors**

**Curlook**

**Malley**

Subject Property being PINs 73602-0239,  
73602-0240 & 73602-0187, Blocks L & M,  
Plan M-1014, Block 52, Plan 53M-1197,  
Lot 2, Con 6, Twp. of McKim,  
North of Agincourt, Sudbury,  
City of Greater Sudbury

## Growth and Development Department



NTS  
Sketch 1

751-6/16-11 & 780-6/16001

Date: 2016 09 20

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**CITY COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL  
PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

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1. That this draft approval applies to the draft plan of subdivision of PINs 73602-0239, 73602-0240 & 73602-0187, Blocks L & M, Plan M-1014, Block 52, Plan 53M-1197, Lot 2, Concession 6, Township of McKim as shown on a plan of subdivision prepared by Tulloch Geomatics Inc. and dated March 2016.
2. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning Services, provided that:
  - i. phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
  - ii. 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.
3. 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.
4. That the street(s) shall be named to the satisfaction of the City.
5. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City and held in trust by the City until required for future road allowances or the development of adjacent land.
6. 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 City in effect at the time such plan is presented for approval.
7. That the subdivision agreement be registered by the City against the land to which it applies, prior to any encumbrances.

8. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
9. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
10. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within three (3) years after registration.
11. That this draft approval shall lapse on November 29, 2025.
12. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
13. A storm water management report and associated plans must be submitted by the owner's consulting engineer for approval by the City. The report must address the following requirements:
  - 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;
  - 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; "enhanced" level must

- be used for the design of storm water quality controls as defined by the Ministry of the Environment, Conservation and Parks;
- Storm water management must follow the recommendations of the Junction Creek Subwatershed Study;
- The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm water management plan;
- 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;
- Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,
- Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted.

The owner shall be responsible for the design and construction of any required storm water management works to the satisfaction of the General Manager of Growth and Infrastructure and Conservation Sudbury as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm water management works as a condition of this development.

14. 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 any proposed storm and sanitary sewers, storm water management facilities, watermain, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor. The geotechnical engineer will be required to address Onsite and Excess Soil Management in accordance with O. Reg. 406/19.

15. 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 and show the overland flow path. A lot grading agreement, if required, shall be registered on title, to the satisfaction of the Director of Planning Services and the City Solicitor.
16. The owner agrees to provide the required soils report, traffic report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
17. The proposed subdivision roadways are to be built to urban standards, including curb and gutter, storm sewers, maximum 8% road grades and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
18. As part of the submission of servicing plans, the owner shall have rear yard slope treatments designed by a geotechnical engineer licensed in the Province of Ontario incorporated in to 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, Canada Post, Greater Sudbury Hydro Inc. 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 collection system to service this subdivision will be borne totally by the owner.

24. Draft approval does not guarantee an allocation for water or sewer capacity. Prior to the signing of the construction drawings for each phase, the Director of Planning Services is to be advised by the General Manager of Growth and Infrastructure that sufficient sewage treatment capacity and water capacity exist 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 Infrastructure and Conservation Sudbury.

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. That prior to the signing of the final plan for any phase of the development and prior to any pre-servicing taking place on the site, an acoustical report shall be prepared by a qualified engineer to determine the noise levels on the site, and what noise attenuation features would be required in the construction of homes to reduce noise levels in accordance with Ministry of Environment, Conservation and Parks guidelines, to the satisfaction of the Director of Planning Services.
27. That if the acoustical report determines that noise attenuation features are required within the subdivision, suitable provisions be included in the subdivision agreement to ensure these measures are undertaken.
28. That the owner complete a watermain loop from the existing 200 mm diameter watermain along Agincourt Avenue to the proposed watermain along future Montrose Avenue.
29. The property will require a subdivision agreement and during that process, based on anticipated quantities of removal of rock through blasting, the following conditions will be imposed:
  - a) The owner will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer

licensed in the Province of Ontario with a minimum of five (5) years experience related to blasting.

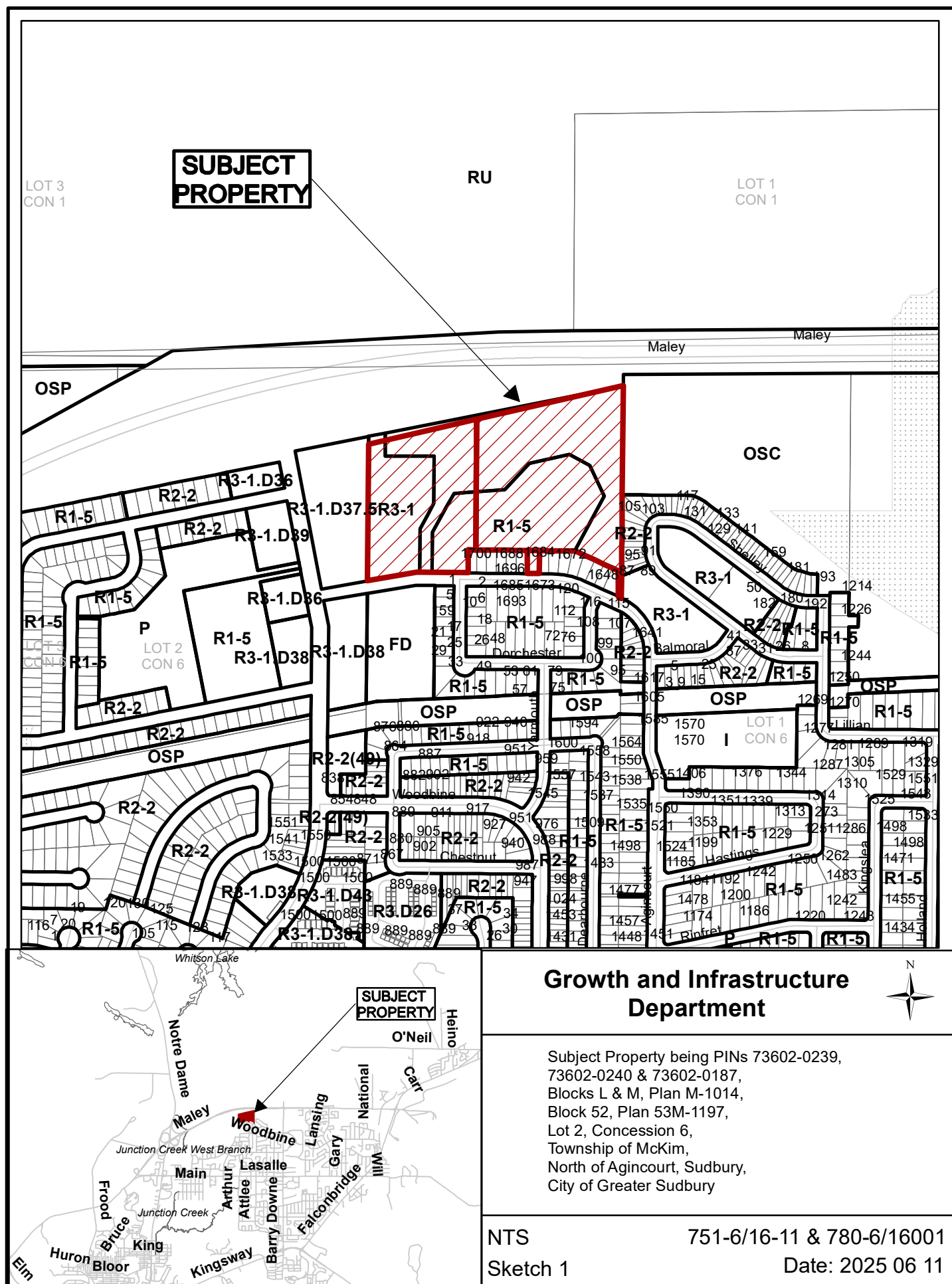
- b) The blasting consultant shall be retained by the owner and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
  - c) The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
    - i) Pre-blast survey of surface structures and infrastructure within affected area;
    - ii) Trial blast activities;
    - iii) Procedures during blasting;
    - iv) Procedures for addressing blasting damage complaints;
    - v) Blast notification mechanism to adjoining residences; and
    - vi) Structural stability of exposed rock faces.
  - d) The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.
  - e) Should the owner's schedule require to commence blasting and rock removal prior to the subdivision agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law #2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
30. The owner shall complete to the satisfaction of the Director of Planning Services and Canada Post:
- a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) That the home/business mail delivered will be from a designated Community Mail Box.
    - ii) That the owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any home sales.
  - b) The owner further agrees to:

- i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Canada Post will need to be informed when the pads are in place.
  - ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
  - iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
- 31. That prior to the signing of the final plan, the Planning Services Division is to be advised by the Conservation Sudbury that a storm water management plan has been submitted for their review.
- 32. Deleted.
- 33. That in accordance with Section 59(4) of the Development Charges Act, a notice of 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.
- 34. The owner must identify the limits of the wetlands on site through wetland mapping by a qualified professional. All development will be directed outside of the wetland and any development within 30 metres of the wetland will require a permit from Conservation Sudbury and will be subject to the Conservation Sudbury's wetland guidelines.

Information Notes:

- 1. Please be advised that the Nickel District Conservation Authority regulates the hazards associated with natural features. Although the Nickel District Conservation Authority makes every effort to ensure accurate mapping, regulated natural hazards may exist on-site that have not yet been identified. Should a regulated natural hazard be discovered as the site is developed, the applicant must halt works immediately and contact Conservation Sudbury directly at 705.674.5249. Regulated natural hazards include floodplains, watercourses, shorelines, wetlands, valley slopes.

2. The owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not contravene Ontario's Endangered Species Act and the federal Migratory Birds Convention Act.





## Creekside Subdivision, Azilda

Presented To:	Planning Committee
Meeting Date:	July 14, 2025
Type:	Routine Management Reports
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Growth and Infrastructure
File Number:	780-5/12003

## Report Summary

This report provides a recommendation regarding an application for an extension to the draft plan of subdivision approval for the subject lands (File #780-5/12003) in the community of Azilda for a period of three years until July 12, 2028.

## Resolution

That the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision, on those lands known as PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, File 780-5/12003, as outlined in the report entitled "Creekside Subdivision, Azilda", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on July 14, 2025 as follows:

- By replacing Condition #10 with the following: "10. That this draft approval shall lapse on July 12, 2028."
- By deleting Condition #24 in its entirety.
- By deleting Condition #29 in its entirety.
- By deleting Condition #30 in its entirety.
- By adding the following new Condition #38:

"38. Prior to development of future phases, proponent must demonstrate that the development will not aggravate flooding and erosion on adjacent, upstream and downstream properties, in compliance with policy 5.1.1 of the Provincial Planning Statement (2024)".

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

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding. The application contributes to the 2019-2027 City of Greater Sudbury

Strategic Plan goals related to housing by adding to the housing available in this area. The application aligns with the Community Energy and Emissions Plan (CEEP) by supporting the strategy of compact, complete communities.

## **Financial Implications**

If approved, staff estimates approximately \$123,100 in taxation revenue in the supplemental tax year only, based on the assumption of seven single detached dwelling units and 18 semi-detached dwelling units, at assessed values of \$400,000 and \$300,000, respectively at the 2025 property tax rates.

This additional taxation revenue will only occur in the supplemental tax year. Any taxation revenue generated from new development is part of the supplemental taxation in its first year. Therefore, the City does not receive additional taxation revenue in future years from new development, as the tax levy amount to be collected as determined from the budget process, is spread out over all properties within the City.

The amount of development charges will be based on final review of the property by the Building Services department, at time of building permit issuance.

The financial implications for the block for multi-residential development are unable to be quantified as estimated number of units planned in this development are unknown at this time.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. roads, water/wastewater linear pipes, etc).

## **Report Overview**

The owner has requested an extension to the draft plan of subdivision approval of File # 780-5/12003, Creekside Subdivision in Azilda for a period of three years to July 12, 2028. The Planning Services Division is recommending approval of the application.

The Planning Services Division has reviewed the request to extend the draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

# STAFF REPORT

## Applicant:

Northern Home Builders

## Location:

PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda

## Application:

To extend the draft approval of the 2013 Creekside Subdivision plan. The draft approval has previously been extended by Council for three years in 2017, and for three years a result of the registration of a first phase of development in 2019, then a one year extension was granted in 2022, and a further three years extension was granted as a result of the registration of a second phase of development in 2022. The current lapse date has been administratively extended to November 12, 2025 to allow time to consider the extension request.

## Proposal:

The owner is requesting that the draft approval for the [Creekside Subdivision](#) be extended for a period of three years until July 12, 2028.

## Background

Northern Home Builders is the owner of the draft approved plan of subdivision on lands located to the north of Laurier Street West and east of Brabant Street, referred to as the Creekside Subdivision. A first phase of development was registered on April 30, 2019, and a second phase was registered on July 21, 2022. The City received a request from Northern Home Builders on April 29, 2025 to extend the draft approval for a period of three years. The plan originally consisted of 39 lots for single dwellings, 13 lots for semi-detached dwellings and one medium density block that permits a retirement home as an additional use. There are 7 lots for singles, 9 lots for semi-detached, and the one large block remaining.

The lands within the plan of subdivision are designated Living Area 1 and Parks & Open Space. The lands are zoned a mix of R1-5, R2-2, H45R3-1(28) (the H45 holding zone requires a traffic study prior to development), OSC and P. The extension of the draft plan of subdivision does not modify the existing zoning of the site.

The most recent conditions of approval and the approved draft plan are attached.

Staff has circulated the request to relevant agencies and departments for comment and is now bringing forward this report to extend the draft approval to July 12, 2028.

## Departmental & Agency Circulation

Infrastructure Capital Planning Services, Building Services, Development Engineering, Strategic and Strategic & Environmental Planning, Transit and Conservation Sudbury have each advised that they have no objections from their respective areas of interest. In some cases they have recommended technical updates or revisions.

## **Planning Considerations:**

### Official Plan

Section 19.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of the draft approval. At the time of an extension request Council will review draft plan conditions and may make appropriate modifications.

Development Engineering has advised that Phase 2 of this subdivision was registered on July 21, 2022, and Phase 3 drawings have not been received to date.

Staff is satisfied that the owner is making reasonable efforts towards developing additional phases of the subdivision.

### Draft Approval Conditions

Condition #10 should be deleted entirely and replaced with a sentence referring to July 12, 2028, as the revised date on which the subject draft plan approval shall lapse.

Drainage Section has requested the deletion of 24, 29 and 30. Condition #29 and #30 were completed in a previous phase. Condition #24 requires construction of a fence, some of which was completed in a previous phase, and the remainder is no longer required.

Conservation Sudbury has requested an additional condition as follows: Prior to development of future phases, proponent must demonstrate that the development will not aggravate flooding and erosion on adjacent, upstream and downstream properties, in compliance with policy 5.1.1 of the Provincial Planning Statement (2024).

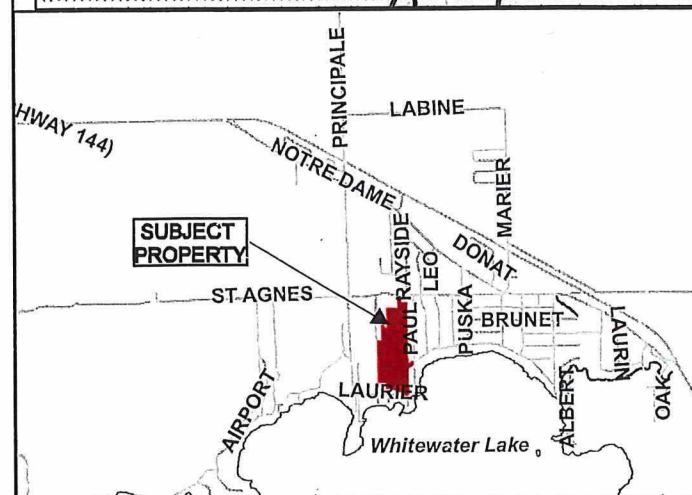
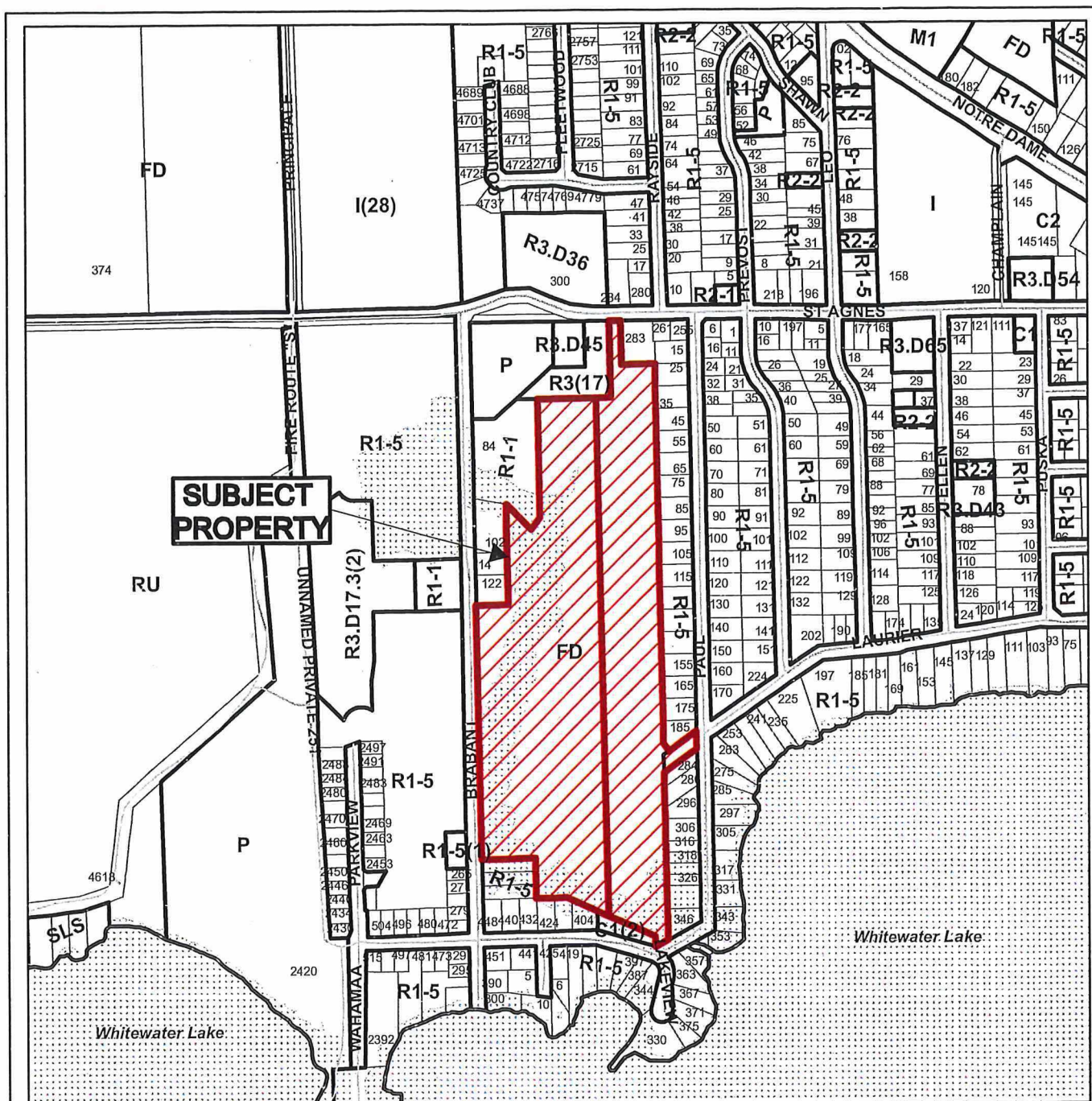
No other changes to the draft approval documents have been requested either by the owner or by circulated agencies and departments. The draft conditions are attached to this report along with the draft approved plan of subdivision for reference purposes.

## **Conclusion**

The Planning Services Division has reviewed the request to extend the subject draft approval and have no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes where identified have been included in the Resolution portion of this report and will form part of the draft plan approval if approved by Council.

The Planning Services Division therefore recommends that the application to extend draft approval for the Creekside Subdivision for a period of three years until July 12, 2028, be approved as outlined in the Resolution section of this report.





## Growth and Development Department



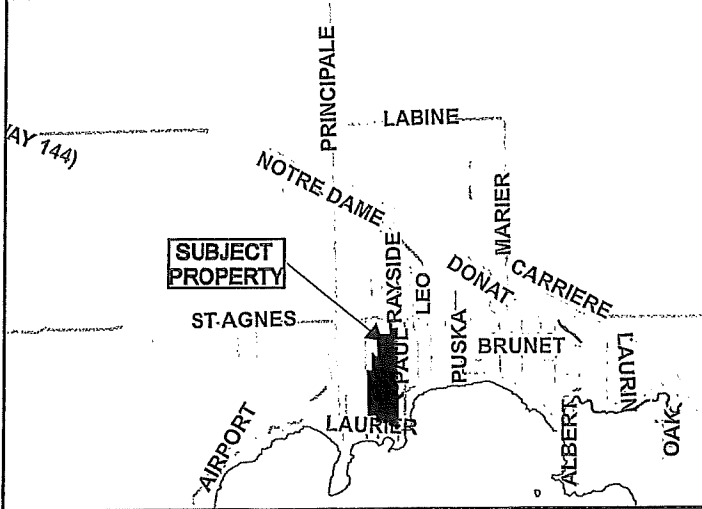
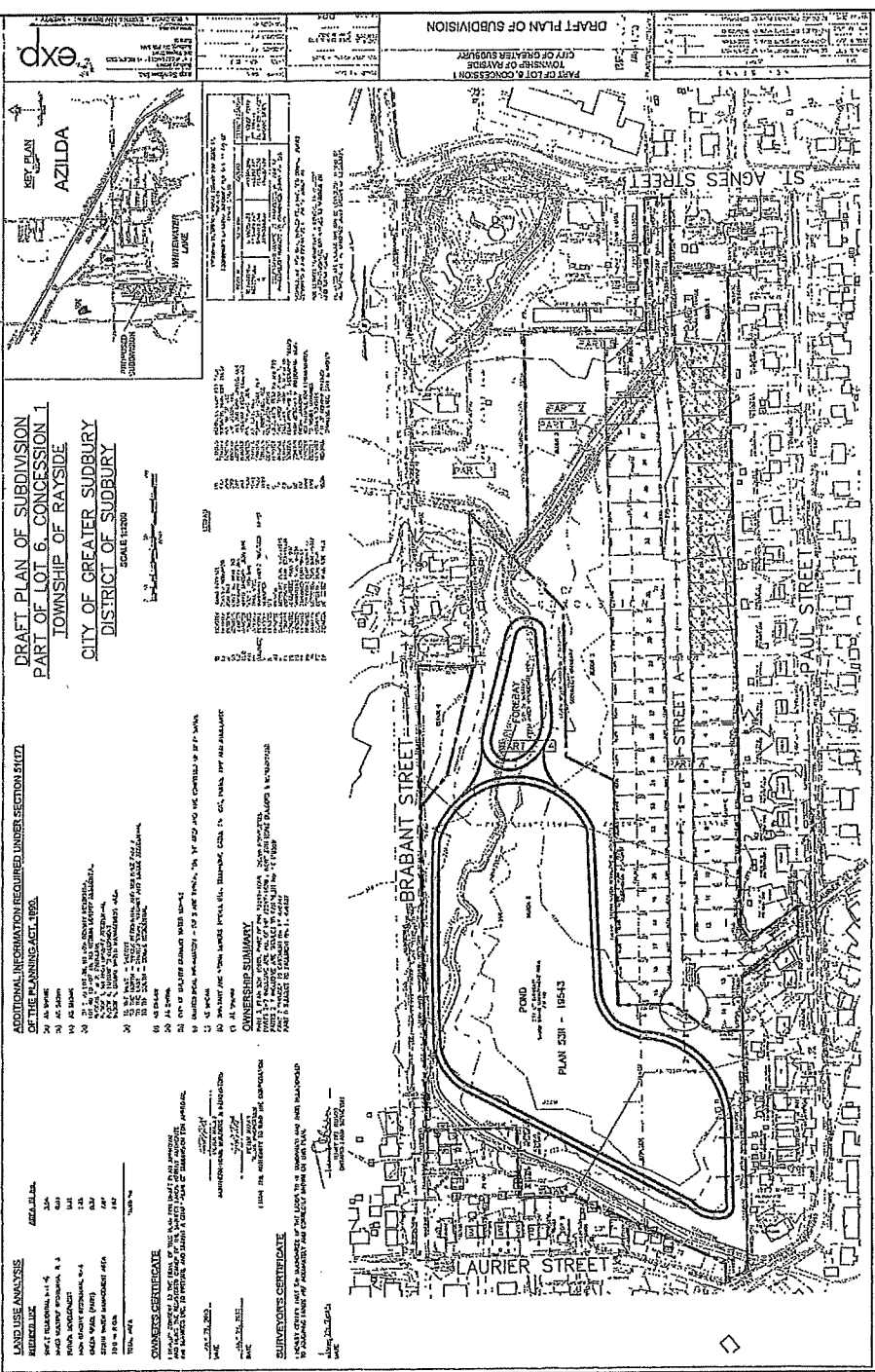
Subject Property being PIN 73347-1572 & Part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, City of Greater Sudbury

Sketch 1  
NTS

751-5/12-10 & 780-5/12003

Date: 2012 07 26





## Growth and Development Department

Subject Property being PIN 73347-1572 & Part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside, Brabant Street, Azilda, City of Greater Sudbury

Sketch 1  
NTS

780-5/12003 & 751-5/12-10  
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**CITY OF GREATER SUDBURY COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

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1. That this draft approval applies to the draft plan of subdivision of PIN 73347-1572 & part of PIN 73347-1620, Lot 6, Concession 1, Township of Rayside as shown on a plan of subdivision prepared by EXP Services Inc. and dated August 2013.
2. That Block 2 on the draft plan of subdivision be revised to form lots to the satisfaction of the Director of Planning Services.
3. That the street(s) shall be named to the satisfaction of the Municipality.
4. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, 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.
5. 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.
6. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
9. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
10. That this draft approval shall lapse on November 12, 2025.
11. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83(CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.

12. 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 any proposed storm and sanitary sewers, 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. Included in this report must be details regarding the removal of substandard soils (if any) and placement of engineered fill (if required) for the construction of homes. Also, the report must include an analysis illustrating how the groundwater table will be lowered to a level that will not cause problems to adjacent boundary housing and will, in conjunction with the subdivision grading plan, show that basements of new homes will not require extensive foundation drainage pumping. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services. A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and City Solicitor. The geotechnical engineer will be required to address On-site and Excess Soil Management in accordance with O. Reg 406/19
13. All streets will be constructed to an urban standard, including the required curbs and gutters and sidewalks.
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 new houses, retaining walls, side yards, 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 and show the stormwater overland flow path. The detailed lot grading plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority.
15. The owner agrees to provide the required soils report, water, sanitary sewer and lot grading master planning reports and plans to the Director of Planning Services prior to the submission of servicing plans for any phase of the subdivision.
16. The owner shall develop a siltation control plan for the subdivision construction period to the satisfaction of the Director of Planning Services and the Nickel District Conservation Authority.
17. Any streetlights required for this subdivision will be designed and constructed by Greater Sudbury Hydro Inc. at the cost of the owner.
18. As part of the submission of servicing plans, the owner shall have 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. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Canada Post, Greater Sudbury Utilities or Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
20. The owner provides 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.
21. The owner provides proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrades to the downstream works required to service this subdivision will be borne totally by the owner.
22. Draft approval does not guarantee an allocation for water or sewer capacity. Prior to the signing of the construction drawings for each phase, the Director of Planning Services is to be advised by the General Manager of Growth & Infrastructure that sufficient sewage treatment capacity and water capacity exist to service the development.
23. In this location where the existing ditch traverses the future lots 37, 38, and 39, the bed of the existing ditch must be excavated and dammed with clay to prevent migration of groundwater along the former ditch.
24. The owner is required to construct a 1.5 metre high galvanized chain link fence, 0.15 metres onto future City land at the south limit of lots 14 and 15, the west limit of lots 15 to 24, the southwest limits of Block 3 and along the east limits of Block 4 directly adjacent to the future pond lands.
25. The owner is required to provide a drainage engineering design such that the major storm overland flow for St. Agnes Street and the central north portion of the subdivision remains within City road allowances, and that such flow is directed to outlet between lots 32 and 33 through the future medium residential development lands to the Trillium Municipal Drain and pond entrance.
26. The owner is required to provide rear yard swales on the lots backing onto the pond with outlet to catchbasins and stormsewer leads to the Street 'A' stormsewers.
27. The owner is required to provide stormwater outlets for the existing yard drainage of abutting residences on St. Agnes Street and the rear yards of residences on Paul and Laurier Streets.
28. The owner is required to pay a dwelling unit cost share towards the communal stormwater management facilities in lieu of onsite stormwater management hydraulic and quality controls. The owner's cost share towards communal stormwater management facilities and downstream stormwater improvements shall be due prior to registration for each phase.
29. The owner is required to adjust the southwest corner of proposed lot 15 with a 5 metre (south side) by 10 metre (west side) corner cut.

30. The owner shall transfer Block 5 of the draft plan to the City for future City stormwater management purposes.
31. The owner shall complete to the satisfaction of the Director of Planning Services of the City of Greater Sudbury and Canada Post:
  - a) Include on all offers of purchase and sale, a statement that advises the prospective purchaser:
    - i) That the home/business mail delivered will be from a designated Community Mail Box.
    - ii) That the developers/owners be responsible for officially notifying the purchasers of the Community Mail Box locations prior to the closing on any home sales.
  - b) The owner further agrees to:
    - i) Install concrete pads in accordance with the requirements of, and in locations to be approved by, Canada Post to facilitate the placement of Community Mail Boxes. Canada Post will need to be informed when the pads are in place.
    - ii) Identify the pads above on the engineering servicing drawings. The pads are to be poured at the time of the sidewalk and/or curb installation within each phase of the plan of subdivision. Provide curb depressions at the community mailbox site location(s). These are to be 2 meters in width and no higher than 25 mm.
    - iii) Determine the location of all centralized mail facilities in cooperation with Canada Post and to post the location of these sites on appropriate maps, information boards and plans.
32. That 5% of the value of the land included in the subdivision be dedicated to the City of Greater Sudbury for municipal parks purposes in accordance with Section 51.1 (1) of The Planning Act. As a component of the municipal parks dedication Lots 15 and 16 and the Street A cul-de-sac, as generally indicated on the plan, shall be dedicated to the City of Greater Sudbury to the satisfaction of the Director of Planning Services, Director of Leisure Services, and the City Solicitor.
33. 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 & Infrastructure.”

34. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:
- i) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
  - ii) 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.
35. That Block 1 be relotted into 3 semi-detached lots to the satisfaction of the Director of Planning Services.
36. Deleted
37. That in accordance with Section 59(4) of the Development Charges Act, a notice of 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.