



Planning Committee Agenda

Monday, April 13, 2026
Lionel E. Lalonde Centre
239 Montée Principale, Azilda

Councillor Cormier, Chair

11:45 a.m. Closed Session Council Chamber / Electronic Participation

1:00 p.m. Open Session Council Chamber / Electronic Participation

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1.	Call to Order	
2.	Roll Call	
3.	Closed Session Resolution to move to Closed Session to deal with one Proposed or Pending Acquisition or Disposition of Land Matters, regarding LaSalle Boulevard, Sudbury in accordance with <i>Municipal Act, 2001</i> , par 239 (2)(c).	
4.	Recess	
5.	Open Session	
6.	Land Acknowledgement	
7.	Roll Call	
8.	Declarations of Pecuniary Interest and the General Nature Thereof	
9.	Public Hearings	
9.1	62 Levesque Street, Sudbury This report provides a recommendation regarding an application to change the zoning classification on the subject property from 'R1-5', Low Density Residential One, to 'R3(S)', Medium Density Residential Special, with site-specific provisions to allow for the construction of an eight-unit multiple dwelling. This report is presented by Joel Therrien, Senior Planner. Letter(s) of concern from concerned citizen(s)	4
9.2	162 Mackenzie Street, Sudbury This report provides a recommendation regarding an application for Official Plan Amendment and Rezoning to permit light industrial use within the existing building. This report is presented by Wendy Kaufman, Senior Planner.	19
9.3	0 Algonquin Road, Sudbury This report provides a recommendation regarding an application to rezone the subject lands in order to permit the construction of seven semi-detached dwellings (14 dwelling units) within an existing draft plan of subdivision. This report is presented by Stephanie Poirier, Senior Planner. Letter(s) of concern from concerned citizen(s)	108

10. 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.

11. 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.

11.1 Routine Management Reports

11.1.1 Part of Lasalle Service Road, Sudbury – Road Closure and Declaration of Surplus Land

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This report provides a recommendation to close and declare surplus part of unopened Lasalle Service Road, Sudbury.

12. Members' Motions

13. Addendum

14. Civic Petitions

15. Question Period

16. Adjournment

62 Levesque Street, Sudbury

Presented To: Planning Committee

Meeting Date: April 13, 2026

Type: Public Hearing

Prepared by: Joel Therrien
Planning Services

Recommended by: General Manager of
Planning and Growth

File Number: PL-RZN-2025-00050

Report Summary

This report provides a recommendation regarding an application to change the zoning classification on the subject property from 'R1-5', Low Density Residential One, to 'R3(S)', Medium Density Residential Special, with site-specific provisions to allow for the construction of an eight-unit multiple dwelling.

This report is presented by Joel Therrien, Senior Planner.

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

Resolution

THAT the City of Greater Sudbury approves the application by 1001130273 Ontario Inc. to amend Zoning By law 2010 100Z by changing the zoning classification from 'R1-5', Low Density Residential One, to 'R3(S)', Medium Density Residential Special, on the lands described as PIN 73575-0329, Parcel 12906 SEC SES, Lot 1, Plan M-187, Lot 9, Concession 3, Township of Neelon, to allow for the construction of an eight (8) unit Multiple Dwelling structure, as outlined in the report entitled "62 Levesque Street, Sudbury", from the General Manager of Planning & Growth, presented at the Planning Committee meeting on April 13, 2026, subject to the following conditions:

1. That the amending zoning by-law include the following site-specific provisions:
 - a) Permit the refuse storage area in the front yard where refuse storage is only permitted in an interior side yard;
 - b) Permit proposed parking spaces in the required front yard, where parking is not permitted.

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

The application to amend the City's 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 housing by adding to the range and mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$36,800 in taxation revenue, based on the assumption of eight multiple residential dwelling units, based on an estimated assessed value of \$275,000 per unit, at the 2025 property tax rates.

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 overall 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.

Report Overview

An application for rezoning has been submitted to facilitate the construction of an eight-unit (8), multiple dwelling, with site specific provisions.

Staff recommend approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Planning 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.

STAFF REPORT

PROPOSAL:

The purpose and effect of the proposed Zoning By-law Amendment is to change the zoning classification of the lands from the 'R1-5', Low Density Residential One, to 'R3(S)', Medium Density Residential Special to allow for the construction of an eight (8) unit, multiple dwelling with the following provisions for site-specific relief:

- a) Permit the refuse storage area in the front yard, where refuse storage is only permitted in an interior side yard;
- b) Permit proposed parking spaces in the required front yard, where parking is not permitted.

The subject property is designated 'Living Area I' in the City of Greater Sudbury Official Plan and is zoned 'R1-5', Low Density Residential One in the City of Greater Sudbury Zoning By-law.

The subject property is currently developed with a single detached dwelling and an accessory structure in the rear yard. The property is fully serviced by municipal sewer and water and would be accessed from one driveway on Levesque Street.

Surrounding land uses are mostly low density residential with some institutional uses in the general area.

A concept plan was submitted as part of the application package and is attached to the report. A location map and photos of the subject property are also attached for reference.

POLICY & 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](#)

The Provincial Planning Statement, along with municipal Official Plans, provide a policy framework for planning and development in the Province of Ontario. 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 (PPS).

The PPS acknowledges the Province's goal of having at least 1.5 million homes built by 2031 and identifies that Ontario will increase the supply and mix of housing options. It states:

"Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."

Several policy sections of the PPS are applicable to the proposed rezoning application for the intended residential use on the subject lands. In general, policy sections 2.1 through 2.3 promote providing for an appropriate range and mix of housing options, densities and complete communities which efficiently use land, resources and infrastructure, particularly in settlement areas.

Policy 2.1.6 identifies that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses to meet long term needs, which improves accessibility for people of all ages and abilities and improves social equity and overall quality of life for people of all ages, abilities, and incomes.

Policy 2.2.1 b) further directs that planning authorities shall provide for an appropriate range and mix of housing options, densities and residential intensification to meet projected needs of current and future residents by permitting and facilitating all housing options and types of residential intensification to meet the social, health, economic, well-being requirements and provide a net increase in residential units. Policy 2.2.1 c) promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and supports the use of active transportation.

Policy 2.3.1.2 speaks to how land use patterns should be based on densities and a mix of land uses that:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation; and
- d) are transit supportive.

Policy sections 2.9 and 3.1 mostly speak to reducing greenhouse gas emissions, preparing for the impacts of a changing climate, and efficiently planning for infrastructure and public service facilities.

Policy section 3.5 touches on land use compatibility between sensitive land uses and facilities which generate noise, vibrations (such as railways). The policy speaks to requiring buffering and/or separation between these uses to mitigate potential impacts.

Policy 3.6 speaks to sewage, water, and stormwater and includes a servicing hierarchy where municipal sewage and water services are the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risk to human health and safety.

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 with the Growth Plan for Northern Ontario. The Growth Plan encourages Municipalities to plan communities that achieve accommodation of the diverse needs of all residents, now and in the future, optimize use of existing infrastructure, and result in a high quality of place.

Official Plan for the City of Greater Sudbury:

The Official Plan establishes goals, objectives and policies to manage and direct physical change and its effects on the social, economic and natural environment in the next 20 years. It forms the basis of the City of Greater Sudbury Zoning By-law and other land use controls. It guides land use and infrastructure decisions and future planning initiatives.

The subject property is designated as 'Living Area I' in the City of Greater Sudbury Official Plan. This designation includes residential areas in urbanized Communities that are fully serviced by municipal water and sewer. Given the desire to utilize existing sewer and water capacity and to reduce the impacts of un-serviced rural development, areas designated 'Living Area I' are seen as the primary focus of residential development.

Several policy sections of the Official Plan are applicable to the proposed re-zoning for the purpose of constructing an eight (8) multiple dwelling on the subject property. Policies 2.3.2.1, 2.3.2.2 and 2.3.3 speak to focusing intensification and redevelopment in the settlement area and basing land use patterns on densities and uses that are most efficient regarding land, resources, infrastructure, and public service facilities as this type of intensification minimizes negative impacts on air quality and climate change.

Policy 2.3.3 further describes that the rate and nature of intensification will not be applied uniformly across the city and that the key to intensification is making sure that it is context-specific and compatible with and reinforces the existing and planned character of a given area. Subsequent policies under 2.3.3 further clarify that intensification and development is permitted in established 'Living Area 1' lands and that residential intensification will be assessed so that concerns of the community and the need to provide opportunities for residential intensification are balanced.

Objectives under policy section '3.0 – Living Areas', speak to meeting all housing needs, including those for the elderly, low-income individuals and families, students, and those with disabilities by way of encouraging an adequate supply of affordable rentals and ownership and special needs housing in 'Living Areas'. Further objectives encourage the development of a mix of residential uses and focusing residential development in areas that have sufficient infrastructure and public service capacity, particularly in communities designated as 'Living Area 1'. Additional policies under this section specifically address the development of medium density housing and how it is permitted in all 'Living Area 1' designations, where full municipal services are available.

Subsequent direction under this policy section expresses that medium density development should be in proximity to arterial roads, public transit, employment and commercial areas, open space areas and community/recreational services. These policies also speak to development being compatible with the existing character of the established neighbourhood, with consideration being given to size and configuration of lots, the existing built form, building setbacks and heights, and adequate landscaping and amenity features.

Policy 3.2.1.5 directly addresses items to be considered when a rezoning application is brought forward for lands designated 'Living Area 1', it reads:

"In considering applications to rezone land in Living Area I, Council will ensure amongst other matters that:

- a. the site is suitable in terms of size and shape to accommodate the proposed density and building form;*
- b. the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;*
- c. adequate on-site parking, lighting, landscaping and amenity areas are provided; and*
- d. the impact of traffic on local streets is minimal."*

Policy sections 11 and 12 address transportation and utilities, respectively. Regarding transportation in the case of residential intensification, policies that encourage higher densities in the existing built-up area, as referenced above, support the expansion of transit services and increased ridership. Policy 11.3.2.2 requires that development proposals are reviewed to ensure efficient transit routing so that all dwellings in the development are ideally within 500 meters walking of a bus stop. Similarly, policy 11.7.2 requires that development proposals are reviewed to ensure that there is adequate pedestrian access in new developments.

Policies under section 12 require that the City's water and sewer capacities are adequate to service new developments. Alternatively, proponents of the development must upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards, including adequate fire flows. Section 12.2.2.2 further states that: official plan amendments, rezonings, severances, subdivision approvals, minor variances and building permits will be denied if water or sewage facility problems exists.

Policy section 14 address urban design in the case of residential intensification. The City requires high quality urban design in the review of all *Planning Act* applications, which include applications for rezonings, such as the one proposed. Policies under section 14 are used to evaluate matters that include but are not limited to: patterns of movement and the physical and social connections between people and places, interrelationships between the built and unbuilt spaces on private developments, creating appropriate transitions in scale to neighbouring existing or planned buildings, providing adequate landscaping and buffering between properties, providing safe pedestrian routes and landscaped areas within surface parking lots and providing bicycle parking facilities and, where appropriate, public transit infrastructure within the development site.

Section 17 identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including encouraging the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The Official Plan is intended to provide direction as to how housing needs and issues can be addressed in concert with the CGS Housing and Homelessness Plan.

Zoning By-law 2010-100Z:

The subject lands are zoned 'R1-5', Low Density Residential within the City's Zoning By-law.

The development standards for the proposed *Multiple Dwelling* in the requested zone, being the 'R3' Medium Density Residential Zone are as follows:

- Min. lot area of 110 m² per dwelling unit
- Min. lot frontage of 18 m
- Min. lot depth of 30 m
- Min. front yard setback of 6 m
- Min. rear yard setback of 7.5 m
- Min. interior side yard setback of 1.2 m for one storey, additional 0.6 m for each full storey above the first storey
- Max. lot coverage of 45%
- Min. landscaped open space of 30%
- Max. building height of 11 m
- Min. 1.5 parking spaces per unit, for a total of twelve (12) parking spaces
- Min. 1 barrier free parking space when ten (10) or more standard parking spaces are required
- Min. 0.5 bicycle parking spaces per unit, for a total of four (4) spaces required

In addition to the above, landscaping provisions require a 3 m wide planting strip along the entire length of the lot line where a medium density zone abuts a low-density zone. Alternatively, the 3 m wide planting strip can be reduced to 1.8 m where a min. 1.5 m opaque fence is installed along the length of the lot applicable lot line.

Public Consultation:

The statutory Notice of Application was provided to the public by newspaper and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands on January 15, 2026. The statutory Notice of Public Hearing was provided to the public by newspaper on March 21, 2026 and to nearby landowners and tenants located within 244 m (800 ft) of the subject lands on March 19, 2026.

The owners were also advised of the City's policy recommending that applicants consult with their neighbours, ward councillor, and key stakeholders to inform area residents of the application prior to the public hearing. The applicant has also stated in their application that they will contact the Ward Councillor and request their assistance in arranging a neighbourhood information meeting. The intent of this meeting would be to present a comprehensive site plan and elevation drawing to clearly illustrate the proposal. The applicant would also be available to answer questions and those attending would be invited to provide comments and follow-up questions after the meeting.

At the time of writing this report, Planning Services has received one written submission, and two phone calls regarding the application.

The author of the written submission and callers are opposed to the application and generally cited the following concerns: not enough parking proposed, traffic congestion and safety, limited space for snow removal and storage, concerns with refuse storage in front yard (aesthetic, smell, pests, animals etc.).

See complete written public comments, attached to this report.

Department/Agency Review:

The application and relevant accompanying materials have been circulated to all appropriate departments and external agencies. Responses received from departments and agencies have been used to assist in evaluating the application and to inform and identify appropriate development standards regarding amending the City's Zoning By-law, should the application be approved. During the review of the proposal, comments provided by circulated departments included the following:

Source Water Protection noted that the subject property is located within Ramsey Lake Intake Protection Zone "3" but that the proposed activity of demolishing the existing structure and constructing the proposed 8 unit building structure would not cause any significant threats to drinking water at this time.

Development Engineering provided the following:

- That a design lot grading plan will be required at the building permit stage, to ensure existing guy wires do not interfere with parking orientation.
- Applicant to confirm capacity of the services to the lot and that the cost of upgrading existing services, if required will be borne entirely by the applicant.
- A driveway permit will be required to close the existing driveway and open a new entrance (due to the existing barrier curb) at the time of the building permit.

Building Services provided that the owner be aware of the following:

- That a demolition permit will be required for the removal of the existing structure (s), to the satisfaction of the Chief Building Official.
- A Building Permit will be required for the construction of the proposed, to the satisfaction of the Chief Building Official.

Financial Services provided standard estimates concerning taxation revenue based on the assumption of the proposed development on the subject property.

Strategic and Environmental Planning commented 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 the sole responsibility of the applicant.

Roads, Fire Services, Conservation Sudbury, Transit had no concerns on the proposed. See department and agency comments attached to this report for complete comments.

PLANNING ANALYSIS:

The Provincial Planning Statement (PPS, 2024), the Growth Plan for Northern Ontario (GPNO, 2011), and the City of Greater Sudbury Official Plan were reviewed in their entirety. The following section provides a planning analysis of the application with respect to the applicable policies, including issues raised through agency and department circulation.

The PPS and the City of Greater Sudbury Official Plan, encourage appropriate growth and residential intensification to occur within settlement areas on full municipal services. Regarding residential intensification, the PPS and Official Plan each have policy sections which aim to permit and facilitate a net increase in residential units and a mix of housing types to meet social, health, well-being and economic needs. These policies also speak to how land use patterns should be based on densities and a mix of uses which efficiently use land and resources which include but are not limited to public service facilities, transit, active transportation etc.

City of Greater Sudbury Official Plan policies further describes that the rate and nature of intensification will not be applied uniformly across the city and that the key to intensification is making sure that it is context-specific and compatible with and reinforces the existing and planned character of a given area. Subsequent policies further clarify that intensification and development is permitted in established 'Living Area 1' lands and that residential intensification will be assessed so that concerns of the community and the need to provide opportunities for residential intensification are balanced.

The subject property is in a settlement area and is fully serviced by municipal sewer and water. As clarified by Development Engineering Staff, the applicant would be required to confirm servicing capacity to the lot and that all costs associated with upgrading existing services would be borne by the applicant, if applicable. The proposed development would help to support climate change mitigation, adaptation, and the reduction of greenhouse gases by adding housing that contributes to compact and complete communities that are transit supportive. There are several public transit stops along Levesque Street and Bancroft Drive with the nearest public transit stops being approximately 100 m and 200 m of the subject property, respectively. The general area is also well served by sidewalks with existing pedestrian infrastructure along Levesque Street and Bancroft Drive.

The PPS and Official Plan also promote and encourage a wide range of housing forms to accommodate current and future housing needs. The proposed development for eight (8) multiple dwelling units would align with the Official Plan housing goal to encourage a greater mix of housing types and tenure. The proposal represents an opportunity to provide additional rental units within the City of Sudbury.

Additionally, this proposal supports the City's Municipal Housing Pledge to achieve the target of 3,800 new homes constructed by 2031. The City's Housing Supply and Demand Analysis (N. Barry Lyon Consultants Ltd., 2024) identified that the most significant housing gaps are observed in the rental market. There is an immediate need for 470 additional rental units to achieve a vacancy rate of 5%, and an average of 112 additional rental units per year for the next 30 years to meet anticipated demand. This proposal will help to contribute to the diverse range of housing options and rental unit housing targets.

The proposal is for the medium scale intensification of an existing underutilized residential parcel through the construction of an eight (8) unit multiple dwelling. The built form of the proposed development is compatible with the surrounding uses and would be required minimum buffering in the form of a 1.5 m opaque fence and 1.8 m planting strip along both side lot lines. It is also worth noting that the applicant intends to provide two (2) more parking spaces than is required by the City's Zoning By-law. While the Zoning By-law requires a total of twelve (12) parking spaces (including the one (1) required barrier-free space), the applicant is proposing to offer a total of fourteen (14) parking spaces.

With respect to the placement of the proposed refuse storage, the Zoning By-law requires such areas to be located within interior side yards. In this instance, staff considers the request to allow refuse storage within the front yard to be reasonable for the following reasons:

- The refuse storage area is situated nearly 17 m (approximately 55 ft) from the front property line. It also meets the required side yard setback and is positioned outside the 1.8 m planting strip.
- Five (5) parking spaces are proposed between the front property line and the refuse storage area. At various times throughout the day, parked vehicles will likely obscure the view of the refuse storage area, reducing its visibility from the street.
- The required 3 m planting strip along the length of Levesque Street will also serve as a visual screen. The applicant is proposing the planting of four (4) deciduous trees, two (2) on either side of the proposed driveway.

Regarding the parking proposed layout, the City's Zoning By-law requires that all parking spaces be located outside the 6 m front yard setback. The applicant must also provide a 3 m wide planting strip along Levesque Street to screen the site from the road.

The applicant is also proposing to exceed the minimum parking requirement by adding two (2) additional spaces. If parking spaces #6 and #7 as shown on the concept plan were to be removed, the special provision request would be to allow parking within approximately 0.25 m of the required front yard as opposed to 6 m. The applicant is of the opinion that the extra spaces will help reduce potential parking overflow.

The subject property is in the City's settlement area and has access to the full range of municipal services. The proposed re-development would result in an efficient use of land, resources, infrastructure and public service facilities.

Staff have evaluated the proposal and are of the opinion that the built form is compatible with the abutting lower density residential uses in terms of size, shape and siting of the subject property, lot coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas.

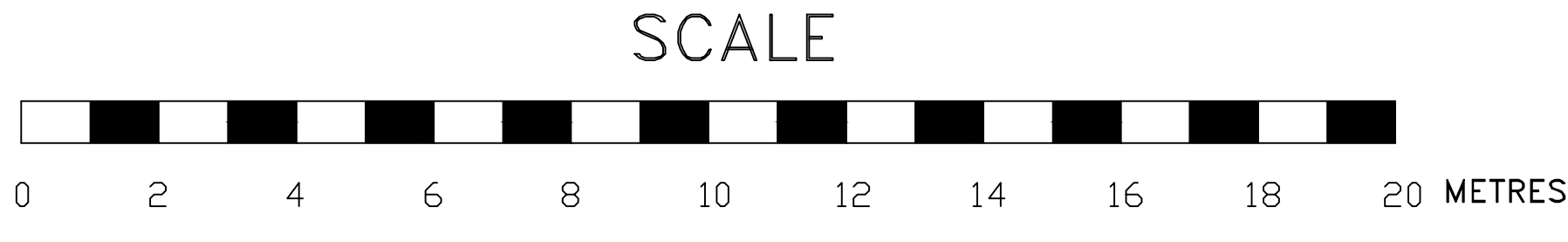
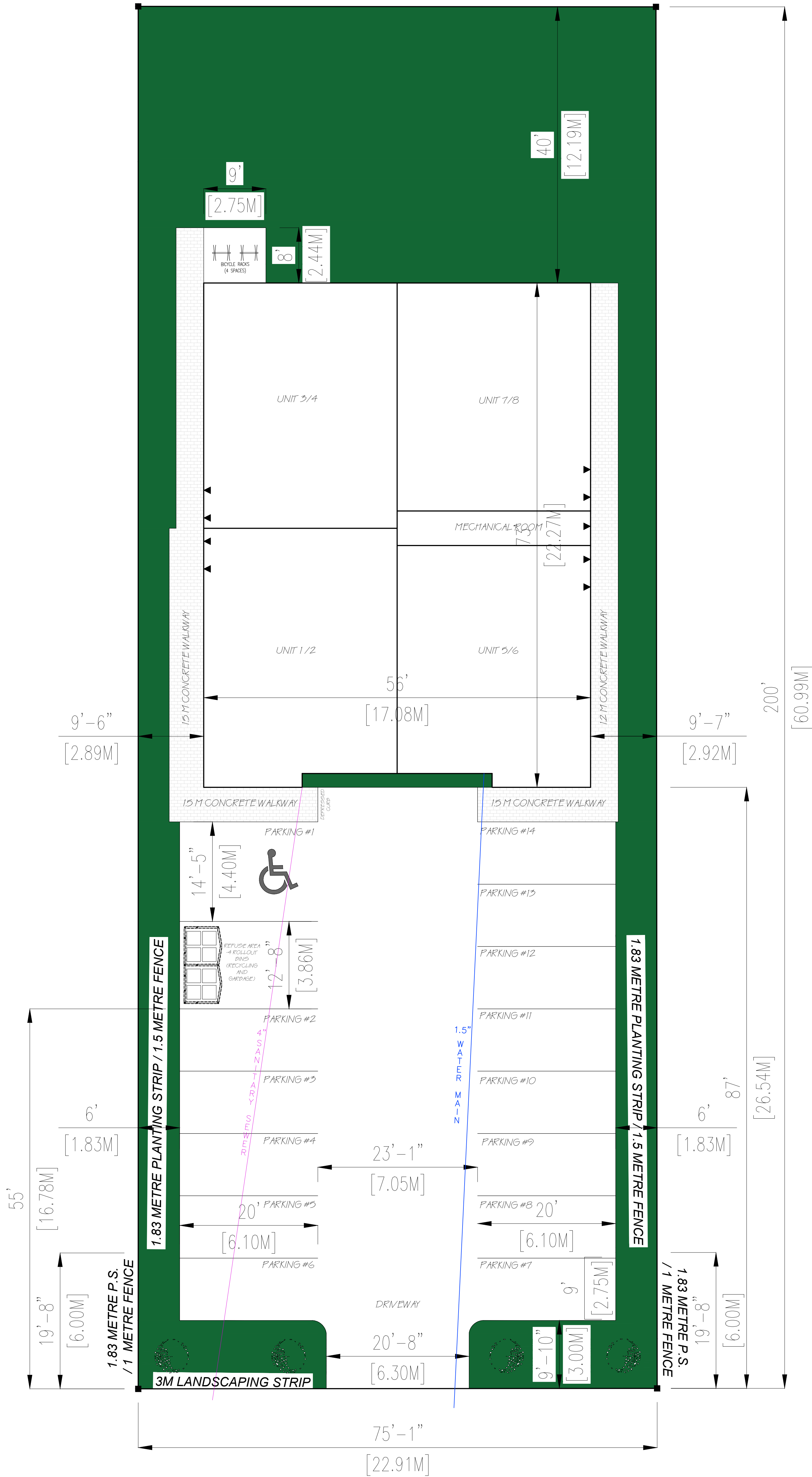
CONCLUSION:

Overall, staff is satisfied that the subject lands are in a location that is suitable for medium density development and would be well served by public transit and active transportation infrastructure. Staff is also satisfied that the proposed development has been designed with sound urban design principles, including but not limited to fencing and required planting strips along interior side yards, required planting strip along Levesque Street in the form of rows of trees and providing for two (2) additional parking spaces.

Lastly, the development would add to diversifying the housing supply, consistent with the Province's goal of reaching 1.5 million homes built by 2031.

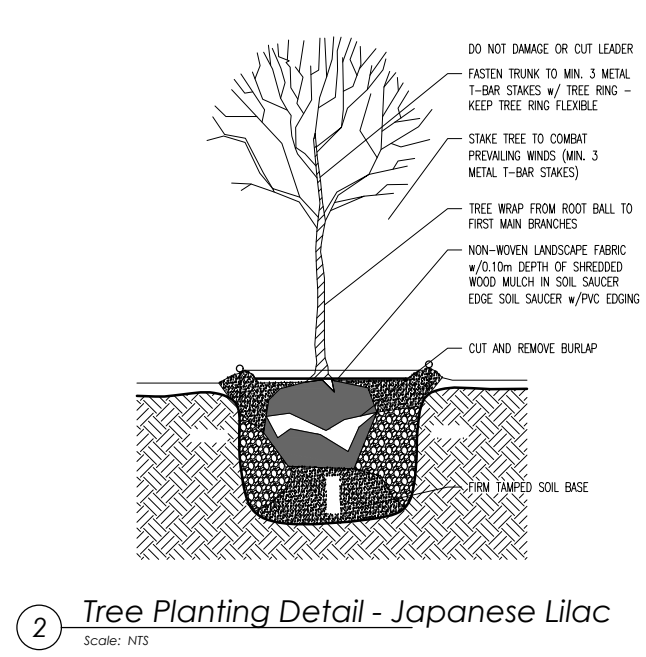
Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for Northern Ontario, the Official Plan for the City of Greater Sudbury, has regard for matters of provincial interest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

62 LEVESQUE STREET
 LOT 1 REGISTERED PLAN M-187
 CITY OF GREATER SUDBURY
 2025

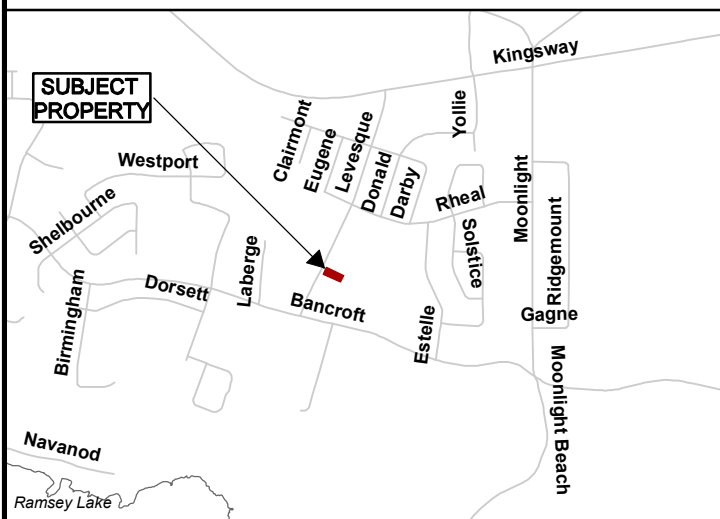
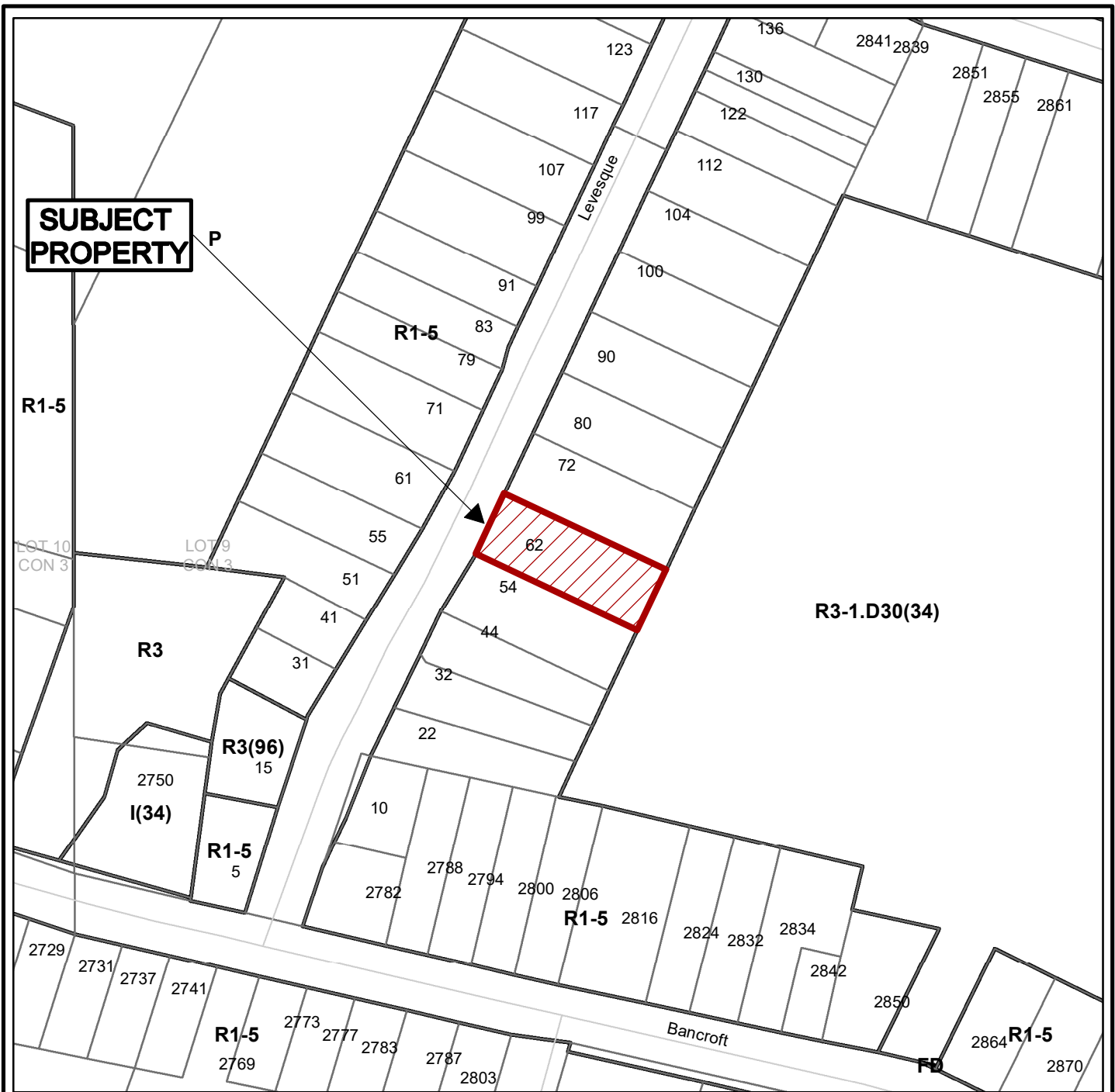


SITE STATISTIC TABLE		
CURRENT ZONING	R1-5	
PROPOSED ZONING	R3 SPECIAL	
	REQUIRED	PROVIDED FOR PROPERTY
LOT AREA		1396 M2
LOT AREA PER UNIT	110 M2	174.5 M2
MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM OF 30	8
TOTAL LOT COVERAGE	40%	373 M2 (27%)
LOT FRONTAGE	18M	22.9M (75'1")
LOT DEPTH	30M	60.95M (200')
BUILDING SETBACKS		
FRONT YARD	6M	26.5M (87')
REAR YARD	7.5M	12.2M (40')
SIDE YARD - L	1.8M	2.89M (9'6")
SIDE YARD - R	1.8M	2.92M (9'7")
BUILDING AREA		373 M2 (4033 SQ.FT.)
GROSS FLOOR AREA		746 M2 (8076 SQ.FT.)
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	8.33M
PARKING CALCULATION RATIO	1.5 PARKING PER UNIT - 12	14
BARRIER FREE SPACES	1 SPACE PER 10-50 PARKING SPACES PROVIDED	1
BICYCLE SPACES	0.5 SPACES PER DWELLING UNIT	4
LOADING SPACES	N/A	N/A
WIDTH OF DRIVEWAY	6.3M	6.3M
WIDTH OF PARKING AISLES	6M	7.1M
PARKING SETBACK FROM STREET LINE	3M	3M (VARIANCE REQ'D - 5.2, 4.3, (D) 6M SETBACK REQ'D)
SITE TRIANGLE DIMENSION	N/A	N/A
LANDSCAPE OPEN SPACE %	30%	41% (571 M2)
PLANTING STRIPS - WIDTH AND SCREENING DEVICE	3 METRE WIDE ABUTTING R1 PROPERTY	1.8M WITH OPAQUE FENCE
LANDSCAPE AREA AT PUBLIC ROADS	3 METRE WIDE LANDSCAPE AREA ALONG ROAD	3 METRE WIDE LANDSCAPE AREA ALONG ROAD
PRIVACY YARDS	N/A	N/A
LOCATION OF REFUSE AREA	INTERIOR YARD (AS PER 4.2.9)	LOCATED WITHIN FRONT YARD (VARIANCE REQ'D)
FIRE HYDRANTS	N/A	N/A
FIRE ACCESS ROUTE	N/A	N/A
FIRE FLOWS	N/A	N/A


OWNER TO ENTER INTO AGREEMENT WITH CGS FOR CURBSIDE GARBAGE PICKUP (\$90/UNIT ANNUALLY) OWNER RESPONSIBLE TO HAVE GARBAGE PLACED AT CURB ON GARBAGE COLLECTION DAY



PROJECT	8 UNIT MULTIPLE DWELLING BUILDING	DRAWN	RW	SHEET	
ADDRESS	62 LEVESQUE STREET, SUDBURY	CHECKED	RW	PROJECT #	
TITLE	Plot Plan	DATE	2025-12-10	DRAWING	PP
		SCALE	1/8"=1'-0"		



**Growth and Infrastructure
Department**

N


Subject Property being PIN 73575-0329,
 Parcel 12906 SEC SES,
 Lot 1, Plan M-187,
 Lot 9, Concession 3,
 Township of Neelon,
 62 Levesque Street, Sudbury,
 City of Greater Sudbury

NTS
 Sketch 1

PL-RZN-2025-00050
 Date: 2025 12 12

PL-RZN-2025-00050 - 62 Levesque Street, Sudbury – Photos of subject property and surrounding uses



Figure 1: Existing residential dwelling, 62 Levesque Street (February 12, 2026)



Figure 2: Low density residential uses to the south of the subject property (February 12, 2026)

Karen Cardinal

From: Karen.Cardinal@greatersudbury.ca
Subject: FW: Notice of application File: # PL-RZN-2025-00050

From: linda cook <[REDACTED]>
Sent: Wednesday, January 21, 2026 11:20 AM
To: Joel Therrien <joel.therrien@greatersudbury.ca>
Subject: Notice of application File: # PL-RZN-2025-00050

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

Dear Mr. Singbush and Mr. Therrien:

One of the biggest reasons for not allowing the construction of an eight (8) unit residential building, is a foreseeable problem with parking. How are eight units which equates to twelve (12) parking spots going to be accommodated on the lot. I believe the present bylaw is 1.5 parking spots per unit?

Levesque Street is already a high traffic area and that will be getting worse with the anticipated KED. Adding this large increase in the number of vehicles occupying this single lot will cause our street to become more congested and busy. At present, there is little or no need for residents to park on the road. This apartment building will cause tenants and their guests to park on the road, making it very dangerous for pedestrians especially children and seniors. Furthermore, a parking lot in the front of the building, with several vehicles (including proposed garbage bins) is not appropriate in this neighborhood and hugely lessens the desirability and value of all of the neighboring properties.

How will snow removal be dealt with? At present, every homeowner deals with and keeps the snow on their own property because there is room to do so. With several vehicles and garbage bins in the front, snow removal will be an issue which will affect the other homeowners.

Garbage bins in the front yard definitely should not be allowed for several reasons.

1. From past experience, the smell and mess will definitely be an issue.
2. They will attract wild animals, birds and rats.
3. They will be a huge eye sore.

Placing a multi unit apartment literally in the middle of a quiet single family home neighbourhood, on a single parcel of land will cause increased traffic, noise and will decrease the value of the neighbouring homes. This neighbourhood is desirable because of the beautiful lots and homes that already exist on it.

We wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment.

Thank you

Leonard and Linda Cook
72 Levesque Street
Sudbury, ON
P3B3S9



Box 5000, Station 'A'
 200 Brady Street
 Sudbury, Ontario P3A 5P3
 (705) 671-2489 ext 4295
 (705) 673-2200 FAX

COMMENT(S) FOR APPLICATION PL-RZN-2025-00050
62 Levesque Street
Sudbury, P3B 3S9

Environmental Services	03/10/2026	<p>Multi-Residential properties are required to source separate recyclable materials in compliance with provincial legislation O. Reg 103/94. and should also consider requirements for organics diversion as per Ontario’s Food and Organic Waste Policy.</p> <p>High density residential properties (7 or more residential units) can receive City waste collection services via an agreement for an annual fee per unit or can choose to receive waste collection via a private waste hauler.</p> <p>Whether the service is provided by the municipality or a private hauler, waste collection vehicles must be able to enter and exit the property in a forward-facing motion. Adequate space must be provided to accommodate the required turn radius to ensure the waste collection vehicles can maneuver effectively on-site (including obstacles such as parked cars). The turn radius for a waste collection vehicle is 13.5 meters. Based on the site plan, it appears that the trucks would have adequate space to perform a 3 point turn using the parking space designated for waste bins.</p> <p>Outdoor waste storage/collection areas must be free of overhead obstructions and must be screened from view if visible from a public street or land, or residential properties. No concerns for the specific proposal. I believe the truck will have enough room to pull in, back up into the waste storage spot and drive out. Parking space 12-13-14 may need to wait a few minutes while the truck collects and leaves.</p>
Drainage	02/09/2026	No Comment Received
Enbridge Gas Inc.	02/06/2026	No Comment Received
Environmental Services	02/06/2026	No Comment Received
Source Water Protection	02/06/2026	Property located within Ramsey Lake Intake Protection Zone "3". For the proposed activity of demolishing existing structures and constructing new 8-unit building, there are no significant drinking water threats identified at this time.
Sudbury Hydro	02/06/2026	No Comment Received
Development Engineering	02/02/2026	<p>Development Engineering has reviewed the application and has the following comments;</p> <p>A design lot grading plan is required at the building permit stage. Ensure existing guy wires do not interfere with parking orientation.</p> <p>Applicant to confirm capacity of the services to the lot. If upgrading of the existing services is required, the cost to do so will be borne entirely by the developer.</p> <p>A driveway permit will be required to close the existing driveway and open a new entrance, due to the existence of barrier curb, at the building permit stage.</p>

Building Services	01/30/2026	<p>Building Services has no objections to the proposed rezoning.</p> <p>Owner to be aware that:</p> <p>1) A demolition permit is required, to the satisfaction of the chief building official, for all existing structures on the property</p> <p>2) A building permit is required, to the satisfaction of the chief building official, for all new construction is required including a comprehensive plot plan.</p>
Roads	01/30/2026	No Concerns
Financial Services	01/28/2026	<p>If approved, staff estimates approximately \$36,800 in taxation revenue, based on the assumption of eight multiple residential dwelling units, based on an estimated assessed value of \$275,000 per unit, at the 2025 property tax rates.</p> <p>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.</p> <p>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.</p>
Fire Services	01/28/2026	No Concerns
Strategic and Environmental Planning	01/19/2026	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.
Conservation Sudbury	01/16/2026	No Concerns
Transit	01/14/2026	No Concerns

162 Mackenzie Street, Sudbury

Presented To:	Planning Committee
Meeting Date:	April 13, 2026
Type:	Public Hearing
Prepared by:	Wendy Kaufman Planning Services
Recommended by:	General Manager of Planning and Growth
File Number:	PL-OPA-2025-00021 & PL-RZN-2025-00054

Report Summary

This report provides a recommendation regarding an application for Official Plan Amendment and Rezoning to permit light industrial use within the existing building.

This report is presented by Wendy Kaufman, Senior Planner.

Resolution

Resolution Regarding the Official Plan Amendment

THAT the City of Greater Sudbury approves the application by Minewise Technology Ltd. to amend the City of Greater Sudbury Official Plan to permit light industrial use in the Downtown designation on lands described as PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; CITY OF GREATER SUDBURY as outlined in the report entitled “162 Mackenzie Street, Sudbury”, from the General Manager of Planning & Growth, presented at the Planning Committee meeting on April 13, 2026.

Resolution Regarding the Zoning By-law Amendment

THAT the City of Greater Sudbury approves the application by Minewise Technology Ltd. to change the zoning classification on the subject lands from “C4(16)”, Office Commercial Special Zone to a revised “C4(16)”, Office Commercial Special Zone on lands described as PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; CITY OF GREATER SUDBURY as outlined in the report entitled “162 Mackenzie Street, Sudbury”, from the General Manager of Planning & Growth, presented at the Planning Committee meeting on April 13, 2026, subject to the following conditions:

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

- a) Light industrial use or manufacturing, processing and assembly 1 shall be a permitted use within the existing building on PIN 02138-0201 known as 162 Mackenzie Street; and
- b) A parking rate of 1/110 sq m gfa shall apply to a light industrial use or manufacturing, processing and assembly 1 use.

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

The applications to amend the City's Official Plan and Zoning By-law are operational matters under the Planning Act to which the City is responding. The applications generally align with Goal # 2 - Business Attraction, Development and Retention in the City's Strategic Plan insofar as they would facilitate the development of a new business. The applications are not expected to have any direct negative impacts on the stated goals and recommendations that are contained within the CEEP.

Financial Implications

There are no financial implications associated with this report.

Report Overview

This report reviews applications for Official Plan Amendment and Zoning By-law Amendment that are intended to permit light industrial use within the existing building. The lands are designated Downtown in the Official Plan and zoned "C4(16)", Office Commercial Special, where industrial use is not currently permitted.

Staff recommends approval of the applications as described in the Resolution section on the basis that they are consistent with the Provincial Planning Statement, and conform to the Growth Plan for Northern Ontario, have regard for matters of provincial interest and represent good planning.

Staff Report

PROPOSAL:

The applications propose to amend the City's Official Plan and Zoning By-law 2010-100Z to permit light industrial use within the existing building, where industrial use is currently not permitted. No site-specific zoning relief has been requested.

The applicant specializes in the designing, manufacturing and servicing of industrial control and audio frequency systems and inspection tools, and this added use would permit them to manufacture these systems on site. The use would be located within the existing building, along with office space. The business is expected to include up to 10 office staff with regular business hours (M-F, 9am-5pm). All operations are to be contained inside the building with no noticeable noise, dust, odour or vibration. Daily deliveries would be via small vehicles (e.g. Purolator) and larger shipments would occur on a 6-month basis. No outdoor storage or additional site lighting is planned.

The submission includes a Planning Justification Report with attached Water and Sewer Capacity Analysis, Heritage By-law 2020-183, Open Border Cross-Over Agreement for parking/access and floor plans; copy of the current site plan control agreement; and concept plan.

Existing Land Use Designation: "Downtown"

Section 4.2.1 Downtown, Policy 1, lists the uses permitted in the Downtown designation and does not include industrial use.

Requested Land Use Designation:

The owners are not seeking to redesignate the subject lands. A site-specific exception is requested to permit light industrial use.

Existing Zoning: "C4(16)", Office Commercial Special

The "C4(16)" zoning permits a range of uses and implements C4 zone standards with site-specific relief for maximum gross floor area, and relief from the parking requirements for the majority of non-residential uses, including business offices, professional offices and restaurants with exception for certain uses. Site-specific relief is included for the property known as 30 Ste. Anne Road (100 Mackenzie Street).

- (p) C4(16) (ALTERNATIVE PARKING STANDARDS)
McKim Township Maps Lot 5, Con 4; Lot 6, Con 4
(By-law 2021-177Z)

Notwithstanding any other provision hereof to the contrary, within any area designated C4(16) on the Zone Maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) In addition to the uses permitted in the C4 zone, the following uses shall also be permitted: Assembly hall, audio/visual studio, bake shop, commercial recreation centre, commercial school, retail store including accessory outdoor display and sales, tavern, theatre, and related accessory uses;
- (ii) Notwithstanding Section 7.3, Table 7.3, Special Provision (10), there shall be no limit on gross floor area;
- (iii) Notwithstanding Sections 5.3 and 5.5 of the Zoning By-law, the parking standards of the "C6", Downtown Commercial zone shall apply subject to the following exceptions:
- (a) Day care centre: 1 per 40 m² of net floor area;
 - (b) Institutional uses: 1 per 40 m² of net floor area;
 - (c) Medical office: 1 per 30 m² of net floor area;

- (d) Personal service shop: 1 per 33 m² of net floor area;
- (e) Retail: 1 per 40 m² of net floor area;
- (f) Place of worship: 1 per 30 m² of net floor area;
- (g) All other uses including residential: applicable C6 parking standard; and,
- (h) The accessible parking requirements of Section 5.2.3.5 shall apply.

(iv) On lands described as PINs 02138-0198, 02138-0199, 02138-0200 and 02138-0202 and municipally known as 30 Ste. Anne Road, the following site-specific provisions shall also apply:

- (a) The lot line abutting Mackenzie Street shall be deemed to be the front lot line;
- (b) The location of the existing building shall be permitted;
- (c) A retaining wall shall be permitted with a zero setback abutting Lot 94, Plan RCP 85-S.

Requested Zoning: Amended “C4(16)”, Office Commercial Special

The proposed amended C4(16) zoning would additionally permit light industrial use within the existing building.

Location and Site Description:

The subject property is described as PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; CITY OF GREATER SUDBURY (162 Mackenzie Street, Sudbury). The subject lands are located on the north side of the downtown, in the North-West District in the Downtown Master Plan. The lands have an area of 0.9 ha with 84 m of frontage on Mackenzie Street, and a depth of approximately 113 m. Mackenzie Street is a collector road in this location and is serviced by public transit. The lands are serviced by municipal water and sanitary sewer.

The subject land is a designated heritage property with cultural heritage value or interest as described in By-Law 2020-183. The existing building is a 20th century brick former school known as St. Louis de Gonzague.

Surrounding Land Uses:

Surrounding uses include institutional, commercial and residential uses.

- North: laneway, low density residential use beyond
- East: former Diocese building with office/medical use at 30 Ste. Anne Road (100 Mackenzie Street), Marymount Academy
- South: Red Oak Villa retirement home, Main Public Library
- West: Sudbury Secondary School, low density residential use to the north and south of the school

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 uses in this area.

Public Consultation:

The statutory notice of the applications were provided by newspaper along with a courtesy mail-out to surrounding property owners and tenants within 120 m of the property on February 5, 2026. The statutory notice of the public hearing was provided by newspaper on March 21, 2026, and courtesy mail-out on March 19, 2026.

The owner was advised of the City's policy recommending that applicants consult with their neighbours, Ward Councillor, and key stakeholders to inform area residents about the application prior to the public hearing. The Planning Justification Report indicates that an information letter was provided to all landowners within 120 m of the subject lands. No public comments have been received at the time of writing this report.

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:

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 (PPS).

Several sections of the PPS are relevant to the application.

The lands are defined as part of a settlement area under the PPS. Policy 2.3.1.1 states that 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.

Policy 2.3.1.2 states that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;
- c) support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

Policy 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 2.4 provides direction for Strategic Growth Areas. Section 2.4.1 General Policies for Strategic Growth Areas, policy (1) states that planning authorities are encouraged to identify and focus growth and development in strategic growth areas. Further, policy (2) states that to support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

Policy (3) states that planning authorities should (b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas; and (c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form.

In section 2.8.1 Supporting a Modern Economy, policy (1) states that 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; and
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

Policy (2) states that industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

Policy 3.5.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Section 4.6 Cultural Heritage and Archaeology, policy (1) states that protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

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. Section 4.4 of the Growth Plan establishes Greater Sudbury as one of five northern municipalities that contain 'Strategic Core Areas', which are defined as delineated medium-to-high density areas within identified municipalities that are priority areas for long-term revitalization, intensification and investment. These areas may consist of downtown areas, and other key nodes and significant corridors.

Municipalities are required to identify these areas in their Official Plan and are encouraged to plan for these areas to function as vibrant, walkable, mixed-use districts to attract employment uses and clusters including office and retail, accommodate higher densities, and provide a broad range of amenities accessible to residents and visitors including vibrant streetscapes, shopping, entertainment, transportation connections, lodging, and educational, health, social and cultural services.

The City of Greater Sudbury Official Plan identifies that the City's Strategic Core Areas consist of the Downtown, the Town Centres, the Regional Centres, and the major public institutions listed in Section 4.4. of the official plan (Laurentian University, Cambrian College, College Boreal, Health Sciences North, Science North and Dynamic Earth).

Staff has reviewed the planning matters contained within the Growth Plan for Northern Ontario and is satisfied that the applications conform to and do not conflict with the Growth Plan for Northern Ontario.

Official Plan for the City of Greater Sudbury:

The subject lands are designated Downtown, which is a Strategic Core Area and is within the City's settlement area.

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.

Policy 2.3.2(1) states that future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas.

Policy 2.3.2(3) states that intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan.

Section 4 of the Official Plan identifies areas where people presently work and lands where employment opportunities will be provided in the future. Section 4.2.1 regarding the Downtown designation states that the 'shoulders' of the Downtown where the subject lands are located are generally characterized by mixed land uses in low and mid-rise buildings. Downtown is the heart of Greater Sudbury and functions as a local and regional centre that services a large catchment area and is also a place where people live. Downtown has a distinct built form, and its revitalization is guided by the Downtown Sudbury Master Plan. Policy 1 states that a wide variety of uses are permitted in the Downtown, consistent with its function as the most diversified commercial Centre in the City. Residential, commercial, institutional, entertainment uses, and community facilities are permitted as set out in the Zoning By-law, provided that sewer and water capacities are adequate for the site. Drive-throughs are not permitted in the Downtown. Policies that support non-residential development do not mention the need for industrial use in this area.

Section 4.2.1.3 regarding the Downtown urban environment, Policy 1, states that It is policy of this Plan to preserve those aspects of the Downtown that contribute to the image, character and quality of life in the City, including natural features, landmarks, design attributes, heritage resources, linkages to existing trails, pedestrian walkways and other desirable elements of the built environment. Policy 3 states that heritage buildings and structures in the Downtown will be protected, as supported by policies on Heritage Resources (Chapter 13.0). Policy 4 states that in order to protect the existing built form, the rehabilitation and reuse of existing buildings that are well-suited and economically viable to adaptive reuse will be encouraged.

Section 10.7 of the Official Plan establishes policies for Noise, Vibration and Odour. Policy 10.7(2) of the Official Plan states that, depending on the type, purpose and location of a development application, a supporting study that addresses noise, vibration, odour and other contaminants may be required to ensure compatibility between existing and proposed uses. The study may recommend various measures that must be implemented by the proponent of a development as a condition of approval. These studies will be conducted in accordance with provincial guidelines established for this purpose.

Section 13.0 Heritage Resources states that heritage buildings also strengthen the diversity of our built form and contribute to an aesthetically pleasing urban environment. With its concentration of older buildings, the Downtown retains a number of underutilized properties that offer opportunities for rehabilitation and the potential to create a powerful symbol of revitalization.

Section 13.2 4 Heritage Structures, Districts and Cultural Landscapes, Policy 4, states that heritage buildings and structures involved in planning applications will be retained for their original use and in their original location wherever possible to ensure that their heritage value is not compromised. If the original use is no longer feasible, adaptive reuse of buildings and structures, will be encouraged where the heritage attributes will not be compromised. If it is not possible to maintain structures in their original location, consideration may be given for the relocation of the structure.

Policy 5 states that adaptive reuse projects that conserve the architectural integrity of heritage buildings and structures are encouraged as a means of enhancing the long-term conservation of heritage resources and promoting the rehabilitation of underutilized properties.

Downtown Master Plan:

The Downtown Master Plan was recently updated in 2026. The subject lands are included in the North-West District. More mixed use development opportunities have been identified in this district to help diversify the area while also providing locations for housing. Ste. Anne Road is intended to be extended to Frood Road and College Street, with a cycle route. Development of a Heritage Strategy is identified as a downtown-wide initiative, to protect existing properties from falling into disrepair and to encourage adaptive reuse of structures with heritage interest in the Downtown.

Zoning By-law 2010-100Z:

Light Industrial Use is defined as follows: An industrial use wholly enclosed within a building and engaged in, or used for:

- a) Producing apparel and finished textile products, other than the production of synthetic fibres;
- b) Warehousing or storing goods or materials indoors;
- c) Printing, duplicating or bookbinding;
- d) Manufacturing finished paper and allied products other than processing wood pulp;
- e) Producing cosmetics, drugs and other pharmaceutical supplies;
- f) Manufacturing or assembling of finished lumber products, metal products, machinery, computer software, electronic products, finished plastic-ware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monuments, toys, musical instruments, jewellery, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any industrial use accessory to an extractive use.

Manufacturing, Processing and Assembly 1 is defined as follows: A use involving manufacturing, processing and assembly of raw materials or other inputs to produce other goods or materials, or the treatment or modification of any goods and materials, and shall exclude any such uses or activities that involve any of the following: frequent or regular output of fugitive emissions; frequent output of noise, odour, dust or vibration; outdoor processing activities; and/or the outdoor storage of raw materials.

The development standards for the C4(16) zone permit a maximum height of 34.0 m and a minimum height of 8.0 m. The minimum required front yard is 6.0 m, rear yard is 7.5 m and interior side yard for a non-residential use is 0 m except where abutting a residential use or Residential Zone. The maximum lot coverage is 50%, and there is no limit on gross floor area. There is no minimum landscaped open space though a 3.0 m landscape area is required to be provided along the right-of-way, and 10% landscaping is required for parking areas with 75 or more parking spaces. Parking is technically not required for an office or light industrial use in the C4(16) zone, though the rates that typically apply are 1/30 sq m nfa for an office and 1/90 sq m nfa for a light industrial use. One loading space is required for a building with up to 4500 sq m gfa.

Site Plan Control:

The lands are currently subject to a site plan control agreement with the City. The agreement was initially registered in 2020 and then amended in 2021 (as a condition of related rezoning file 751-6/20-16) to add a heritage schedule to incorporate the twin entrances and porticoes on the south elevation of the existing building, to revise the adjacent parking layout, and to require a Cultural Heritage Impact Assessment for any new buildings that would impact the view corridor of the south elevation of the building from the street line. The proposed interior alteration of the existing building would not require the agreement to be amended or trigger a Cultural Heritage Impact Assessment. The need for an amendment to the site plan is confirmed through review of a building permit application and is dependent on the scale of site changes proposed.

The site plan control agreement is registered on the properties known as 162 Mackenzie, 30 Ste. Anne Road (100 Mackenzie Street), 38 Xavier Street, and 20 Ste. Anne Road. The agreement reflects the intent to develop the subject lands as an integrated site with shared parking and access (detailed in the Open Border Cross-Over Agreement).

Related Applications:

Previous rezoning application [751-6/20-16](#) resulted in the current “C4(16)”, Office Commercial Special Zone, which applies to 162 Mackenzie, 30 Ste. Anne Road (100 Mackenzie Street), and 38 Xavier Street. Previously the “C4(16)” zone only applied to 162 Mackenzie and resulted from a residential proposal that was approved in 2009 but did not proceed.

Minor variance application A0101/2027 provided relief for the location of a proposed retaining wall along the north and east lot line, and parking reduction, which were not incorporated into the site-specific zoning.

Department/Agency Review:

Fire Services, Conservation Sudbury and Transit have advised of no concerns.

Development Engineering advises the site is serviced with both municipal water and sanitary sewer.

Building Services advises that a building permit is required for any construction/alterations and change of use. Parking calculations will be verified at the building permit stage based on the net floor area of the proposed light industrial use, as submitted with the permit application.

Staff from Strategic & Environmental Planning advise that the property is designated pursuant to the Ontario Heritage Act, 1990. Section 29 of the Heritage Act prohibits the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes in By-law 2020-183 available online here: <https://www.greatersudbury.ca/play/arts-culture-and-heritage/heritage-sites/designatedheritage-sites/by-law-2020-183-mackenzie-st/>. The proposed development does not impact the identified heritage attributes noted in By-law 2020-183. Detailed comments are provided regarding the process if changes to any heritage attributes are proposed. The applicant is also advised that compliance with legislation pertaining to migratory birds, fish and wildlife conservation and endangered species is their sole responsibility.

Planning Analysis:

Planning staff circulated the development application to internal departments and external agencies. The Provincial Planning Statement (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 and department circulation.

The applications would permit light industrial use within the existing building.

The subject lands are in a Strategic Core Area, which the Growth Plan identifies as being priority areas for long-term revitalization. The Official Plan identifies the lands as within a ‘shoulder’ area of Downtown as a mix of land uses in low and mid-rise buildings. Enabling the additional use of the property will contribute to its redevelopment and revitalization. It is not anticipated that the proposed additional uses will detract from the overall function of this Downtown area. The applications also align with PPS and Official Plan policies that acknowledge the link between land use planning and economic prosperity and maintaining a range of sites to provide employment opportunities.

The subject lands are within a fully serviced settlement area and within the built boundary. The applications align with the PPS as well as the Official Plan regarding directing development to settlement areas to promote long-term economic prosperity by optimizing the use of land and infrastructure. The Water and Sewer Capacity Analysis confirms sufficient water and sewer capacity for the proposal. The applications will enable the efficient use of the surrounding transportation infrastructure and are not anticipated to cause operational impacts.

Regarding land use compatibility, the PPS and the Official Plan requires separation between industrial and sensitive land uses to protect public health and safety and maintain the long-term operational viability of these areas. Staff has no concerns with the submitted Planning Justification Report which describes the use as a Class I Industry, that there are no sensitive uses within the recommended 20 metre separation distance, and that the proposal is compatible with the surrounding land uses.

The Official Plan and the Downtown Master Plan identify the continued need to enhance the quality of the urban environment, including opportunities to revitalize the Downtown. It is not expected that the proposed additional use will affect the ability to achieve these broader goals.

The lands are a designated heritage property and the exterior of the existing building has cultural heritage value or interest that is protected through a registered site plan control agreement with the City. The proposal to permit light industrial use within the existing building will not compromise the heritage attributes of the building. The additional light industrial use permission will enable the redevelopment of the interior of the building and service to promote the long-term conservation of this heritage resource over the long-term.

Staff recommends that parking be required for the proposed light industrial use at the new rate of 1/110 sq m gfa being implemented through a general amendment to the zoning by-law. The property is located within a Downtown transition area rather than within the Central Business District where requirements are minimal. This will ensure that an adequate amount of parking is maintained on the site for the proposed light industrial use.

Given the timing of the application with respect to general updates to the industrial use definitions in the zoning by-law, staff recommends that the resolution refer to the permitted use as 'light industrial use' or 'manufacturing, processing and assembly 1'. The implementing by-law will likely refer to the use as 'manufacturing, processing and assembly 1'.

Conclusion:

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

The following are the principles of the proposed Official Plan Amendment and Zoning By-law Amendment:

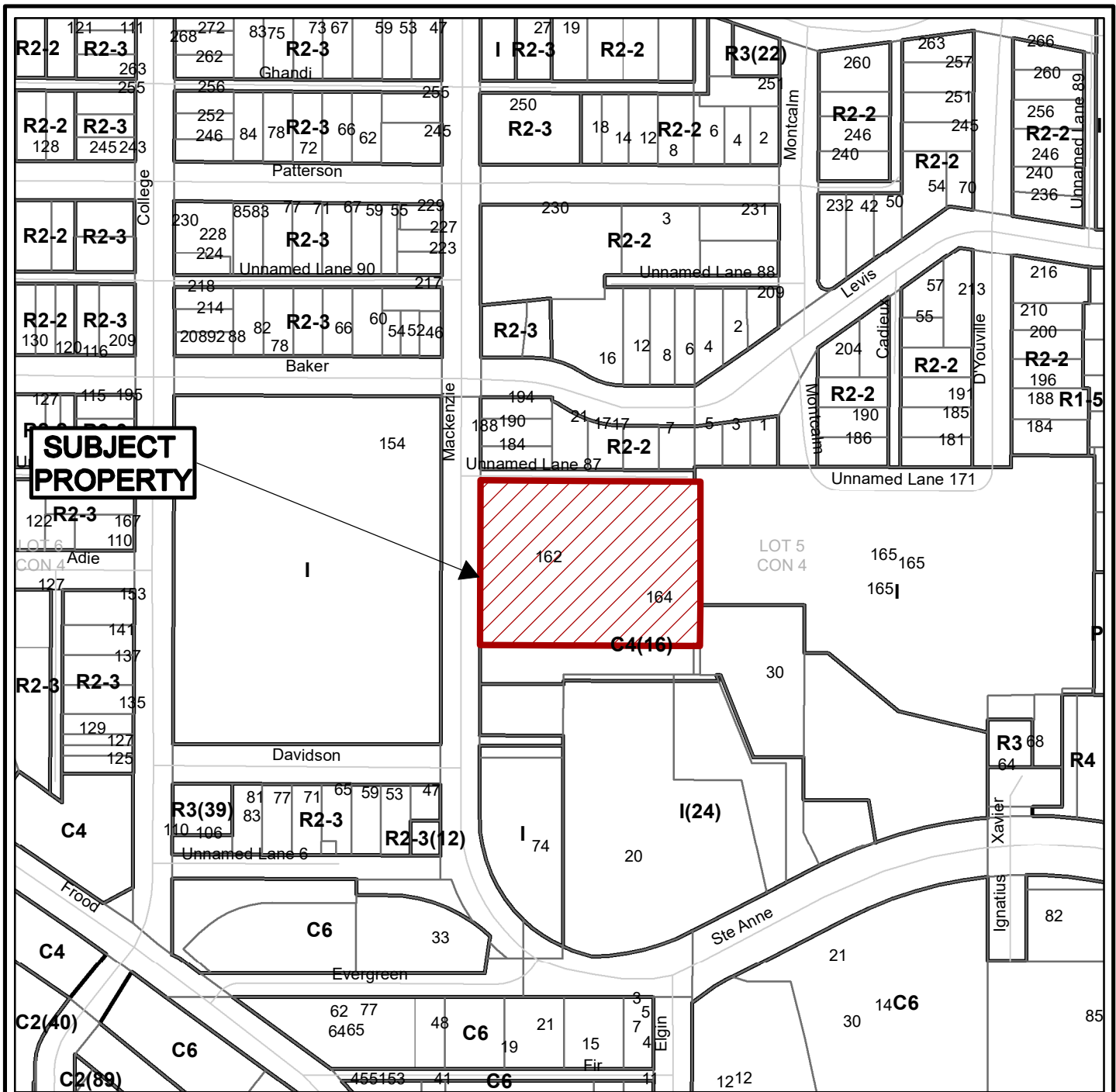
- to permit the development of light industrial use within the existing building, with required parking.

The development of the subject land 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 applications are consistent with the PPS and conform to the Official Plan. Staff is of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment are appropriate based on the following:

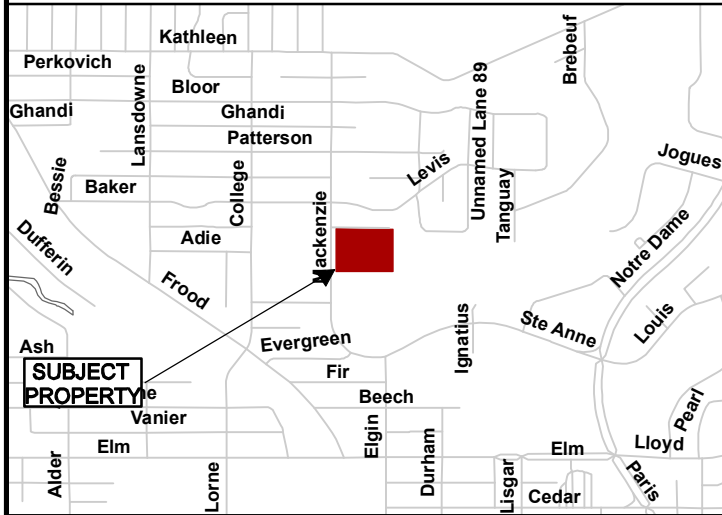
- Enabling additional use of the property will contribute to the overall revitalization of the building.
- It is not anticipated that the proposed additional use will detract from the overall function of the Downtown core.
- There are no identified servicing constraints, and traffic can be accommodated.
- The proposal is compatible with surrounding land uses.

Staff recommends approval of the applications as described in the Resolution section on the basis that they are consistent with the Provincial Planning Statement, conform to the Growth Plan for Northern Ontario, have regard for matters of provincial interest and represent good planning.



SUBJECT PROPERTY

C4(16)



SUBJECT PROPERTY

Growth and Infrastructure Department



SUBJECT PROPERTY BEING PIN 02138-0201(LT),
 LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE
 PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853;
 EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND
 EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT
 OVER PART 1 ON 53R17102 AS IN LT926815;
 162 MACKENZIE STREET, SUDBURY,
 CITY OF GREATER SUDBURY

NTS
 Sketch 1

PL-RZN-2025-00054
 PL-OPA-2025-00021
 Date: 2026 01 22

Green Space:
14,855 ft²

Paved Area:
61,712 ft²

Mackenzie Street

STREET



DWG. NO.	REFERENCE	NO.	REVISION	BY	APPD	DATE
		1	---	JH	---	MM/DD/YY

NOTICE
This document contains information as described in subsection 19(1) of The Freedom of Information and Protection of Privacy Act, including scientific or technical information, which is supplied in strict confidence. Neither this document nor any of its contents may be disclosed without the express written consent of Minewise or otherwise in accordance with Part V of the said Act.

PROJECT-TEAM	APPD	DATE
---		MM/DD/YY
DATE: 2024-05-30		
DWN. BY: J. Henderson		
CHK'D BY:		
APP'D BY:		
APP'D BY:		

MINEWISE TECHNOLOGY LTD.

162 Mackenzie St
Site Plan

SCALE: NTS
ER No:
CRIO No:

MW3009-500128

Site Statistics

Address: McKim Map 1, Lot 5, Conc. 4

ZONING	① 20 STE. ANNE ROAD ② 30 STE. ANNE ROAD ③ 38 XAVIER STREET ④ 162 MACKENZIE STREET	Zoning Institutional I(24) Zoning Office Commercial C4(16) Zoning Office Commercial C4(16) Zoning Office Commercial C4(16)						
LEGAL DESCRIPTION:	Part of Lot 5, Conc. 4, McKim Twp., Sudbury District							
ZONE STANDARDS:	REQUIRED/ALLOWED				PROVIDED			
	①	②	③	④	①	②	③	④
MIN. LOT AREA:	900 m ²	540 m ²	540 m ²	540 m ²	13141 m ²	7318 m ²	6815 m ²	9522 m ²
MIN. LOT FRONTAGE:	30.0 m	18.0 m	18.0 m	18.0 m	90.6 m	46.0 m	99.3 m	84.8 m
MIN. LOT DEPTH:	-	-	-	-	-	-	-	-
MIN. REQUIRED FRONT YARD:	15.0 m	6.0 m	6.0 m	6.0 m	24.3 m (EXIST.)	136.1m (EXIST.)	-	5.6 m (EXIST.)
MIN. REQUIRED REAR YARD:	10.0 m	7.5 m	7.5 m	7.5 m	8.5 m	4.1 m (EXIST.)	-	57.9 m
MIN. REQUIRED INTERIOR SIDE YARD:	10.0 m	SEE ZBL	SEE ZBL	SEE ZBL	4.6 m (EXIST.)	2.1 m (EXIST.)	-	26.2 m (EXIST.)
MIN. REQUIRED CORNER SIDE YARD:	15.0 m	4.5 m	4.5 m	4.5 m	-	-	-	18.0 m (EXIST.)
MAX. LOT COVERAGE:	50 %	50 %	50 %	50 %	36.0 %	18.0 %	-	17.7 %
MAX HEIGHT:	50.0 m	34.0 m	34.0 m	34.0 m	18.0 m	44.0 m	-	12.0 m
MIN. LANDSCAPED OPEN SPACE:	15 %	* SECTION 4.15	* SECTION 4.15	* SECTION 4.15	> 15 %	> 15 %	> 15 %	> 15 %
BUILDING SEPARATION:	15.0 m	-	-	-	13.0 m	13.0 m	-	24.3 m (EXIST.)
MAX GROSS FLOOR AREA:	-	-	-	-	-	-	0 m ²	-
PARKING VEHICLES:	RETAIL/RECREATION: (0.25/UNIT) 207 UNITS=52 MEDICAL: (1/20 SM NFA) 100 SM=5 INSTITUTIONAL: (1/20 SM NFA) 298 SM=15 72	MEDICAL: (1/30 SM NFA) 258 SM=9 INSTITUTIONAL USES: (1/40 SM NFA) 959 SM=23 PLACE OF WORSHIP: (1/30 SM NFA) 1010 SM=34 66	-	MEDICAL: (1/30 SM NFA) 77 SM=3 PERSONAL SERVICE SHOP: (1/33 SM NFA) 337 SM=10 RETAIL: (1/40 SM NFA) 167 SM=4 17	46 ON-SITE 26 OFF-SITE *** 72	50 ON-SITE 87 OFF-SITE ** 137	EXISTING 60	88 ON-SITE 88
BICYCLES:	10	2+(1/500 SM GFA) = 10	-	2+(1/500 SM GFA) = 14	10	10	-	14
ACCESSIBLE PARKING	FOR 72 AUTO SPACES = 2	FOR 155 AUTO SPACES = 4 FOR 66 AUTO SPACES = 2	-	FOR 222 AUTO SPACES = 5 FOR 119 AUTO SPACES = 3	4	4	-	4
LOADING SPACES	1	1	-	1	1	1	-	1
LANDSCAPED PARKING AREA	-	10 %	-	10 %	830 4430 = 18 %	858 2594 = 33 %	-	1650 5450 = 30 %

REFER TO ZONING BY-LAW 2010-100Z
 OFF-SITE PARKING SPACES TO BE PROVIDED FROM 162 MACKENZIE STREET.
 OFF-SITE PARKING SPACES TO BE PROVIDED FROM 30 STE. ANNE ROAD.
 = GROSS FLOOR AREA
 = NET FLOOR AREA
 = SQUARE METRE



Box 5000, Station 'A'
 200 Brady Street
 Sudbury, Ontario P3A 5P3
 (705) 671-2489 ext 4295
 (705) 673-2200 FAX

**COMMENT(S) FOR APPLICATION PL-RZN-2025-00054
 162 Mackenzie Street
 Sudbury, P3C 4X8**

Development Engineering	02/27/2026	<p>Development Engineering has reviewed the above noted application.</p> <p>These areas is presently serviced with municipal water and sanitary sewer.</p> <p>We have no objection to amend By-law 2010-100Z being the City of Greater Sudbury Zoning By-law from "C4(16)", Office Commercial Special, to "C4(16)", Office Commercial Special Zone</p>
Strategic and Environmental Planning	02/24/2026	<p>Staff from SEP do not have concerns with the proposed development. 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.</p> <p>The subject property is designated pursuant to the Ontario Heritage Act, 1990. Section 29 of the Heritage Act prohibits property owners from altering the property (or permit the alteration of the property) if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes in By-law 2020-183. By-law 2020-183 can be found here: https://www.greatersudbury.ca/play/arts-culture-and-heritage/heritage-sites/designated-heritage-sites/by-law-2020-183-mackenzie-st/ . The proposed development does not impact the identified heritage attributes noted in By-law 2020-183.</p> <p>To that end, should any changes to any heritage attributes be proposed through the site plan control process, a heritage impact assessment (HIA) will be required prior to the issuance of a building permit. Approval from Council may be required depending on the impacts to the heritage attributes. This HIA must be prepared by a qualified heritage conservation professional, such as a heritage planner, heritage architect and/or heritage landscape architect, with demonstrated knowledge of accepted heritage conservation standards, and experience with historical research and identification/evaluation of cultural heritage value. The professional should be registered with the Canadian Association of Heritage Professionals and in good standing. The qualifications and background of the professional completing the HIA must be included in the report.</p>
Strategic and Environmental Planning	02/24/2026	<p>Staff in SEP have reviewed the proposed development and do not have any concerns for the proposed OPA.</p>
Building Services	02/20/2026	<p>Based on the information provided, Building Services has no concerns with this application other than the following comments:</p> <ol style="list-style-type: none"> 1) Parking calculations to clearly reflect existing and proposed uses. Parking calculations will be verified at the building permit stage based on the net floor area of the proposed light industrial use, as submitted with the permit application. 2) Proposed construction and alterations require a building permit and submission of all required documents to the satisfaction of the Chief Building Official.

3) The future change of use will require the submission of a Change of Use Permit and all associated documentation, to the satisfaction of the Chief Building Official.

Fire Services	02/03/2026	No Concerns
Conservation Sudbury	01/29/2026	No Concerns
Financial Services	01/28/2026	There are no financial implications associated with this report.
Transit	01/27/2026	No Concerns



Box 5000, Station 'A'
 200 Brady Street
 Sudbury, Ontario P3A 5P3
 (705) 671-2489 ext 4295
 (705) 673-2200 FAX

**COMMENT(S) FOR APPLICATION PL-OPA-2025-00021
 162 Mackenzie Street
 Sudbury, P3C 4X8**

Strategic and Environmental Planning	02/24/2026	Staff in SEP do not have any concerns with the proposed OPA.
Development Engineering	02/19/2026	No Concerns
Building Services	02/12/2026	To amend the Official Plan for the City of Greater Sudbury to provide a site-specific exemption to the Downtown designation policies to permit light industrial use. Building Services has reviewed the application for Official Plan Amendment and can advise that we have no concerns with the request. Comments by R.Armstrong Uploaded by A.Dittrich in her absence
Financial Services	02/05/2026	There are no financial implications associated with this report.
Fire Services	02/04/2026	No Concerns
Conservation Sudbury	01/29/2026	No Concerns
Transit	01/27/2026	No Concerns

Prepared for:

MINEWISE TECHNOLOGY LTD
JAMES HENDERSON
162 Mackenzie Street
Sudbury, ON
P3C 4X8

Prepared by:

J.L. RICHARDS & ASSOCIATES LIMITED
314 Countryside Drive
Sudbury, ON
P3E 6G2
TEL: 705-522-8174

Planning Rationale



Official Plan Amendment & Zoning By-law Amendment

162 Mackenzie Street, Sudbury ON
Minewise Technology Ltd.

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

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Attachment A	Heritage By-law 2020-183 (City of Greater Sudbury)
Attachment B	Open Border Cross-Over Agreement
Attachment C	Sewer and Water Capacity Analysis (City of Greater Sudbury)
Attachment D	Site Plan draft (Minewise Technology Ltd.)
Attachment E	Official Plan Amendment DRAFT By-law
Attachment F	Zoning By-law Amendment DRAFT By-law

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

1.0 INTRODUCTION

1.1 Executive Summary

J.L. Richards & Associates Limited (JLR) has been retained by Minewise Technology Ltd. (Minewise) to prepare a Planning Rationale in support of an Official Plan Amendment application and a Zoning By-law Amendment application to be submitted to the City of Greater Sudbury (City) for the subject property located at 162 Mackenzie Street.

The subject property contains an existing heritage building located in the Downtown designation of the City's Official Plan and is zoned Office Commercial (C4(16)). Minewise is proposing to convert and revitalize the existing building and create usable space inside for its current business, consisting of light industrial manufacturing and office space.

The Official Plan Amendment application is required to address the Downtown policies for permitted uses to include light industrial, specific to the subject property. The Zoning By-law Amendment application is required to permit the addition of light industrial uses in the existing C4(16) Zone.

1.2 Purpose

This Planning Rationale is in support of the Official Plan Amendment and the Zoning By-law Amendment applications submitted to permit a light industrial use in the existing building located at 162 Mackenzie Street. As part of the SPART consultation with the City, a Planning Rationale is required as part of the application submission and aims to assist the City in their review.

The purpose of the applications are to support the existing business practices of Minewise Technologies Ltd. that consist of offices and light industrial manufacturing including small to medium size electronics and electronic testing. We will provide an analysis of the surrounding land uses and existing conditions on the subject lands in order to demonstrate how the applications comply with the Planning Act, the Provincial Planning Statement, the Growth Plan for Northern Ontario, the City's Official Plan and Downtown Master Plan, and the City's Zoning By-law and represent good planning.

2.0 SITE CONTEXT

This section will provide an overview of the subject property, a site description and surrounding land context. This will provide the basis for the applicable policies to demonstrate how the proposed OPA and ZBLA applications support the proposed additional use on the subject property.

2.1 Subject Property Description

The subject property is located at 162 Mackenzie Street in the City of Greater Sudbury (see Figure 1). It is legally described as LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC, AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815. CITY OF GREATER SUDBURY shown approximately in Figure 1 below.

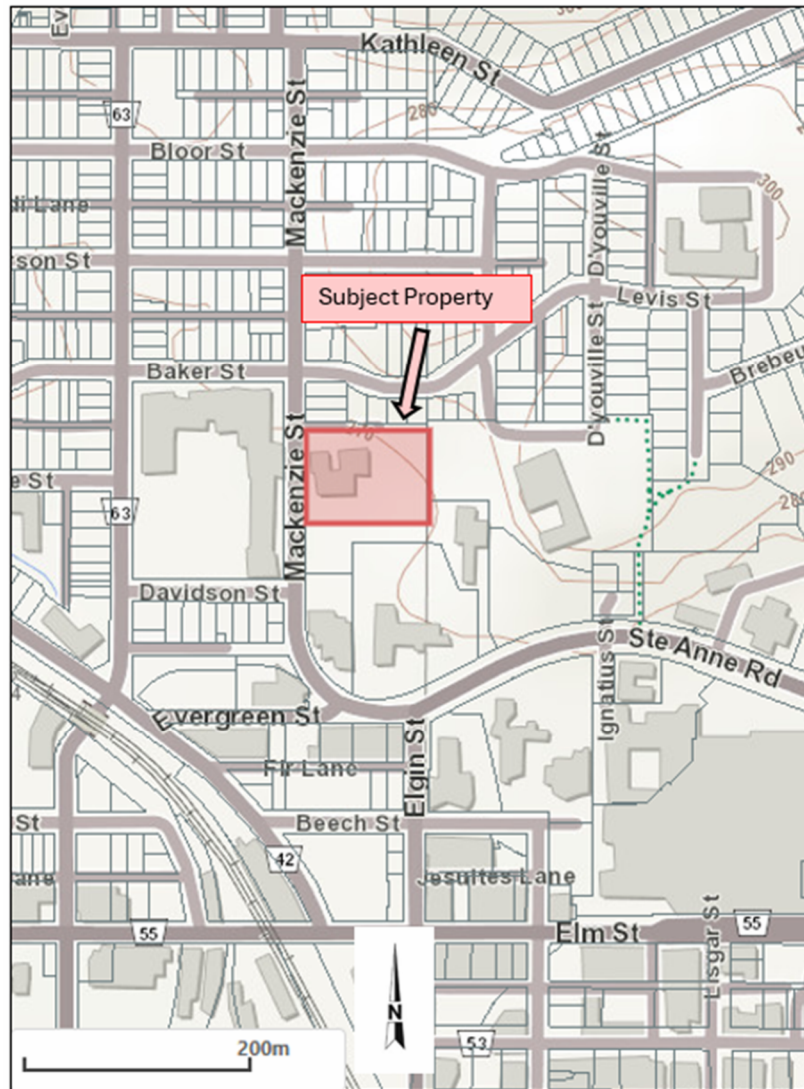


Figure 1 – Subject Property location (source – City’s website [Zone Map](#))

The property is designated Downtown on Schedule 1a – Land Use Overview in the City’s Official Plan. The property is zoned C4(16) on the City’s interactive Zoning Map ([Zone Map](#)).

The property is approximately 0.95 ha in area with frontage on Mackenzie Street of approximately 84 m (see Figure 2). There is an existing building on the property which is designated under the *Ontario Heritage Act*, 1990 and subject to the City’s By-law 2020-183 specific to 162 Mackenzie Street. There are no proposed changes to the building that would affect the attributes of its heritage status. The property is subject to a Site Plan Control Agreement with the City dated 4-OCT-2019 and amended 20-MAY-2021. The agreement captures development that occurred to the property and considered parking requirements, stormwater management, a heritage

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

assessment, landscaping, outdoor garbage storage, onsite lighting and water and sewer connections. The City has a copy of the agreement on file.

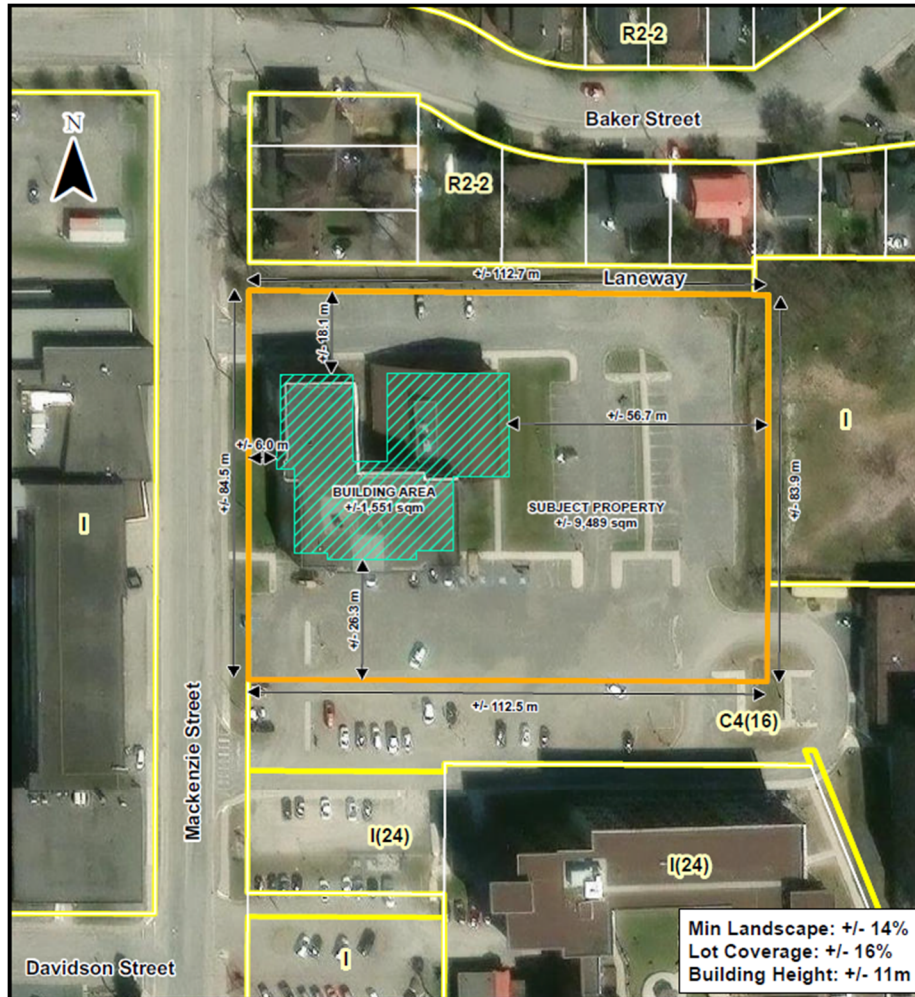


Figure 2 – Subject Property (approximate location and scale)

2.2 Surrounding Lands Context

The subject property is adjacent to:

- residential use to the north
 - Living Area 1 designation on the Official Plan Land Use Schedule
 - R2-2 Zone on the Zoning By-law mapping (Figure 2)
- Institutional designation and Zone to the west known as Marymount Academy of the Sudbury Catholic District School Board
- Institutional designation and Zone across Mackenzie Street to the east known as Sudbury Secondary School
- Properties to the south are:
 - Downtown designation
 - I Zone (Institutional) and I(24) Zone (Special Institutional Zone 24) (Figure 2)

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

3.0 PROPOSED DEVELOPMENT

The applicant proposes to reinvest in upgrades to the inside of the existing building to accommodate their business (office space and light industrial manufacturing) and renovate the rest of the building internally (Figure 3 – Site Plan).

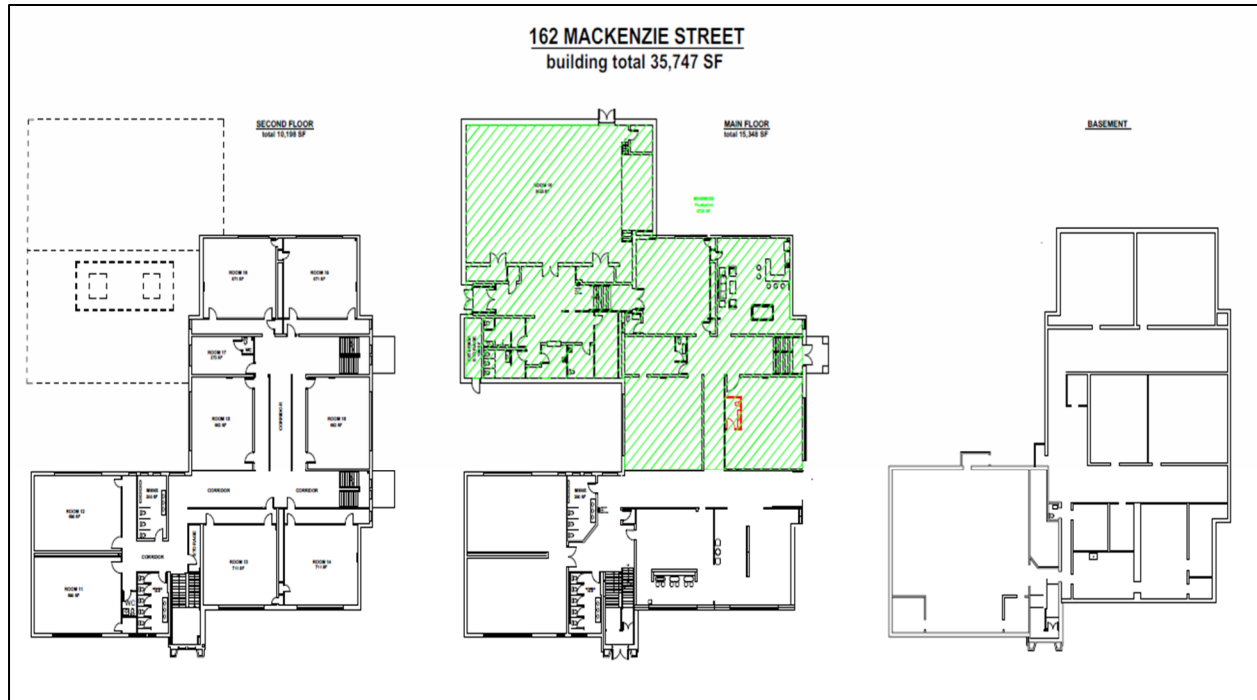


Figure 3 – Proposed Site Plan (internal renovations – applicant supplied)

Minewise specializes in the designing, manufacturing and servicing of industrial control and radio frequency systems for the mining, forestry, agricultural and construction industries. This includes inspection tools that provide 3D scans and video for clients (Figure 4). Their location at 162 Mackenzie Street will require a 'light industrial' use be added to the C4(16) Zone to permit the manufacturing of these systems.

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.



Figure 4 – Examples of radio frequency systems proposed to be assembled
(Source = Minewise website <https://www.minewise.com/>)

Presently, there are three office staff located in the building with the intention of accommodating up to ten staff. The business hours are Monday to Friday, 9am to 5pm. Within the working hours, all operations are to be contained inside the building with no noticeable noise, dust, odours or vibration being generated. Parking on-site is sufficient for the existing and planned staff, rare client visits, daily deliveries (e.g. Purolator) and larger shipments occurring once every six months. There will be no outside storage required, and no additional outdoor lighting planned.

At the pre-consultation stage, the City described the necessary reports and plans to be submitted with the applications for consideration including:

- Applications submitted through Pronto
- Planning Justification Report
- Public Consultation Strategy
- Concept Plan
- Land Use Compatibility Opinion (part of the Planning Justification Report)
- Sewer/Water Capacity Analysis

4.0 POLICY FRAMEWORK

The applications for an Official Plan Amendment and a Zoning By-law Amendment require that they be assessed against current provincial policies to ensure they conform and/or do not conflict with these policies. Below, we will review the *Planning Act*, the Provincial Planning Statement, the City's Official Plan and Zoning By-law as they relate to the request to include light industrial as a permitted use on the subject property.

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

4.1 Planning Act, R.S.O. 1990

The *Planning Act* sets the ground rules for land use planning in Ontario. Its purpose is to provide guidelines for planning processes, promote sustainable economic development in a healthy natural environment, lead land use planning through policy, and integrate matters of provincial interest into provincial and municipal planning decisions by requiring that all decisions be consistent with the Provincial Planning Statement and conform/not conflict with provincial plans. The Act details application procedures, notice requirements and public participation requirements, among other matters. These applications are in accordance and in compliance with the requirements of Sections 16 and 34 of the Act for development of this nature.

Section 2 of the Act requires a municipality of council in carrying out their responsibilities under the Act, to have regard to matters of provincial interest such as:

- c) *the conservation and management of natural resources and the mineral resource base;*
 - There are no natural resource features or mineral resources base identified on the subject property, so there are no potential conflicts.
- d) *the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
 - The subject property is designated under the *Ontario Heritage Act*, 1990. As per By-law 2020-183 (Attachment A), the property is prohibited from being altered in any way that would affect the property's heritage attributes. The applications do not propose any changes to the property or it's building that would alter the Heritage status of the property.
- e) *the supply, efficient use and conservation of energy and water;*
 - The subject property is serviced by existing infrastructure with no new infrastructure being proposed.
- f) *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
 - The subject property is serviced by municipal services and there were no reported concerns noted by City staff through pre-consultation.
- g) *the minimization of waste;*
 - The proposed development will reuse an existing building by renovating internally to repair and modify the existing structure.
- h) *the orderly development of safe and healthy communities;*
 - The proposed change of use is within an existing building within the Downtown core and identified as a transition zone between the traditional Downtown and the more residential area to the north. This aims to support a mix of uses

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

including residential, retail, commercial, institutional and light industrial. In addition, a desktop analysis using the Province's D6 Compatibility between Industrial Facilities Guide. Based on the analysis, there are no anticipated impacts on the sensitive land uses within 70 metres of the building, and there are no sensitive land uses within the Province's recommended 20 metre setback from a Class I industrial facility and a sensitive land use.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- Design considerations and internal renovations will be required to meet AODA requirements.

i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

- The applications to include 'light industrial' as a permitted use will include the interior renovation of the existing building to accommodate the use, and potential space for community use or compatible business rental spaces.

k) the adequate provision of employment opportunities;

- The applications are proposed to increase employment opportunities in the existing building and neighbourhood by relocating a light manufacturing use associated with an existing office use, and by creating useable space within the existing building for other business rental or lease opportunities.

l) the protection of the financial and economic well-being of the Province and its municipalities;

- The applications propose to add an additional use to an existing building that will increase the economic potential of the existing business and create opportunities for other compatible businesses to locate within the renovated building.

o) the protection of public health and safety;

- The applications are compatible with surrounding land uses as confirmed by D-Series desktop review. There are no concerns for public health and safety with the proposed change of use on the subject property.

p) the appropriate location of growth and development;

- The proposed applications are requesting a change of use to an existing property located in the Downtown designation of the City that is currently zoned as C4(16) – Office Commercial Special to expand the use to include 'light industrial' which would permit additional growth and development of the economic potential of the area.

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

- q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- The applications to include an additional use to the existing zoning will provide for sustainable business development of the existing property. The subject property has access to public transit and is located in a designated pedestrian friendly area as Mackenzie Drive is a collector road with sidewalks for pedestrians.
- (r) *the promotion of built form that,*
- (i) *is well-designed,*
 - (ii) *encourages a sense of place, and*
 - (iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
- The applications propose to keep the existing Heritage designation intact and conduct interior renovations and upgrades to the existing building. This in turn, is to support the current business operations and include an expanded use to be situated all in one location. The Heritage building will remain as a community reminder of the past uses and history of the site – supporting a sense of place in the neighbourhood. With interior renovations to the building, there will be future opportunities for other businesses and potentially community organizations to also use a dedicated space inside.
- (s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*
- The proposed change of use will enable an existing business to consolidate its operations within one location – reducing their travel, processing and shipping requirements. Providing space in the existing building for other businesses in the community to rent or lease will enable consolidation of uses in a compact form to reduce climate impacts.

4.2 Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS. The PPS describes the importance of a prosperous Province that includes building more homes for all Ontarians. It includes support for a strong and competitive economy that is prioritized by a compact and transit-supportive design to optimize infrastructure and public service facilities.

Section 2.4 sets out general policies for Strategic Growth Areas in communities that will be the focus of growth and development. To achieve complete communities, planning authorities are

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

encouraged to support employment growth that permits development and intensification, and redevelopment for underutilized lands.

Policy 2.8.1 describes employment policies and that planning authorities shall promote 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 for a diversified economic base of suitable employment sites to support a wide range of economic activities and ancillary uses
- c) identifying strategic sites for investment including market-ready sites
- d) encouraging intensification of employment uses in compatible, compact, mixed-use development
- e) addressing land use compatibility adjacent to employment areas

Policy 2.8.1.2 states that industrial, manufacturing and small-scale warehousing areas that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available.

Section 2.9 directs planning authorities to reduce greenhouse gas emissions through supporting compact, transit-supportive and complete communities.

Section 3.5 describes land use compatibility between sensitive land uses and the potential adverse effects from odour, noise and other contaminants relating to industrial, manufacturing or other major facilities while ensuring the long-term operational and economic viability of major facilities. Mitigation of potential impacts are to be minimized in accordance with provincial guidelines, standards and procedures.

Section 4.6 describes, in part, the importance of cultural heritage, and that protected heritage property shall be conserved.

The Official Plan Amendment and Zoning By-law Amendment applications are consistent with the policies of the PPS as they are proposing to add a 'light industrial' use to an existing building located in the Downtown area of the City. The addition of this use will direct growth and development to a strategic growth area that aims to provide a mix of employment opportunities while providing an opportunity for redevelopment and intensification of the existing building. The applications consider land use compatibility with the surrounding neighbourhood, including residential use to the north, and will minimize any potential impacts identified through provincial guidelines. The heritage designation of the existing building will remain unchanged as upgrades to the building will be internal to preserve the cultural importance of the exterior design.

4.3 Growth Plan for Northern Ontario, 2011

The Growth Plan for Northern Ontario (GPNO) was developed under the *Places to Grow Act, 2005*, to establish a strategic framework to guide decision-making for investments in economic growth. It contains general policies relating to the promotion of economic prosperity, environmental stewardship, and promoting strong, sustainable communities in the north.

Section 2.2 describes the economic action plan and details that the province will focus economic development within the advanced manufacturing sector as an area of distinct competitive

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

advantage. This includes attracting investment, strengthening networks and collaboration, growing and retaining existing competitive businesses, including export development activities and diversification into value-added business opportunities. The advanced manufacturing sector should be supporting innovation, research and commercialization of value-added products and services, and working with prospective investors to identify Northern Ontario opportunities.

Section 3.4 describes the importance of municipalities supporting a healthy population by providing for a diverse mix of land uses, a range and mix of employment and housing types, high-quality open spaces, and ease access to local stores and services.

Section 4 refers to communities in the north, and that they be well-planned and thoughtfully designed to attract investment and support economic development. The City of Greater Sudbury is considered one of the economic hubs in the north that has developed strategies to achieve economic, social and environmental sustainability. The City contains strategic core areas – which should be developed with consideration to a revitalization strategy that includes intensification and investment opportunities. Downtown Sudbury is one of the City’s strategic core areas. As per Section 4.4.2 of the GPNO, planning for these areas so they function as vibrant, walkable, mixed-use districts will be a priority so they can:

- a) attract employment uses and clusters, including office and retail;*
- b) accommodate higher densities;*
- c) provide a broad range of amenities accessible to residents and visitors including vibrant streetscapes, shopping, entertainment, transportation connections, lodging, and educational, health, social, and cultural services.*

The proposed Official Plan Amendment and Zoning By-law Amendment do not conflict with the policies of the GPNO. The applications support the above listed policies and will act to encourage attracting investment, growing competitive businesses, providing for a mix of land uses and a range of employment types in a strategic core area in a major economic hub in the north.

4.4 Official Plan for the City of Greater Sudbury, 2006

The Official Plan for the City (consolidated to March 2025) contains policies to guide land use planning decisions in the municipality. It has regard to matters of provincial interest in the *Planning Act*, is consistent with the Provincial Planning Statement, and conforms to the Growth Plan for Northern Ontario.

The subject property is designated Downtown on Schedule 1a – Land Use Overview in the City’s Official Plan (Figure 5). The Downtown designation is considered a Strategic Core Area and is located within the City’s settlement area.

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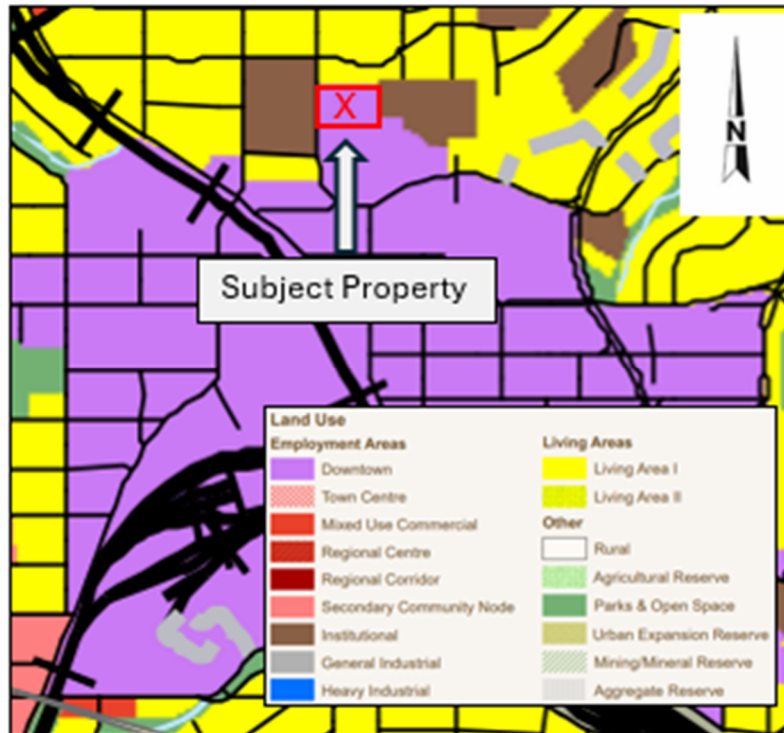


Figure 5 – Official Plan Schedule 1a excerpt (approximate location)

Urban Structure, Section 2.3.3 Reinforcing the Urban Structure describes intensification policies for the development of a property in the settlement area at a higher density than currently exists through redevelopment, development of vacant or underutilized lots or the conversion of existing buildings. Policies include encouraging intensification and development within the Built Boundary, on lands with existing infrastructure and public services, and those that are compatible with the character of an area.

Through these applications, Minewise is proposing to redevelop a building with heritage value by renovating the interior to provide consolidated business operations and offer rental or lease space for community businesses or organizations. They aim to increase the use of an underutilized building in the Downtown area where the character of the building will retain its heritage attributes which are compatible with the surrounding neighbourhood.

Employment Areas, Section 4.2.1 Downtown describes land use policies for the Downtown designated area so that the City retains its function as a local and regional centre. The Downtown Sudbury Master Plan guides development for the future in this area (described below). Policies for the Downtown designation include:

- 4.2.1 - Permitting a wide variety of uses consistent with its function as the most diversified commercial Centre in the City. Permitted uses include residential, commercial, institutional, entertainment and community facilities.
- 4.2.1.1 – Downtown Non-Residential Development is a key priority as a means of stimulating increased investment and business activity and reinforcing the City’s urban structure by achieving a more efficient pattern of development. Office uses foster a strong business environment and provide a customer base for other uses.

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4.2.1.3 – Downtown Urban Environment is characterized by its distinct built form, heritage resources, street configuration, pedestrian spaces and linkages. It is policy to preserve aspects that contribute to the image, character and quality of life including natural features, landmarks, design attributes, heritage resources and other desirable elements of the build environment.

The Official Plan Amendment application is proposing to add 'light industrial' as a permitted site-specific use to an existing property. The 'light industrial' use will complement the existing offices used by Minewise and enable them to consolidate their operations. Being a designated heritage building, there are no proposed modifications to the heritage characteristics of the building, thereby maintaining the image and design attributes expected in the downtown area. Currently, 'light industrial' is a permitted use in Regional Centres and Town Centres with proper landscaping and buffering between adjacent sensitive uses.

Heritage Resources, Section 13 includes built heritage, archaeological resources, and cultural heritage landscapes. The City has a concentration of older buildings in the downtown that are underutilized and offer opportunities for rehabilitation as a symbol of revitalization. Policies for heritage buildings include:

- 13.2.4 – heritage building will be retained for their original use and in the original location. Adaptive reuse of buildings will be encouraged where the heritage attributes are not compromised. This includes methods of conservation that retain and maintain the visual attributes of the property, and retention of built heritage for viewing.
- 13.2.5 Adaptive reuse that conserves the architectural integrity of the heritage building as a means of enhancing the long-term conservation and promoting the rehabilitation of underutilized property is encouraged.

The subject property is designated under the Ontario Heritage Act. By-law #2020-183 details the heritage features and attributes along with the obligations of the owners to conserve them. The applications are not proposing any changes or alterations to the heritage features of the property.

The application to amend the Official Plan to include the site-specific use of 'light industrial' to the existing property will reinforce the downtown's role as a diverse commercial centre in the City. A light industrial use is compatible with the surrounding neighbourhood and complementary to the existing continuing use of the business (Attachment E – Draft Official Plan Amendment).

4.5 Zoning By-law 2010-100Z

The City's Zoning By-law 2010-100Z (consolidated to November 2025) shows the subject property as **C4(16) Zone (Office Commercial Special)** on the interactive zoning map from the City's website (Figure 6 - [Zone Map](#)). It is noted that "164 MacKenzie Street" as shown on Figure 6 is no longer there and appears to have been removed or torn down.

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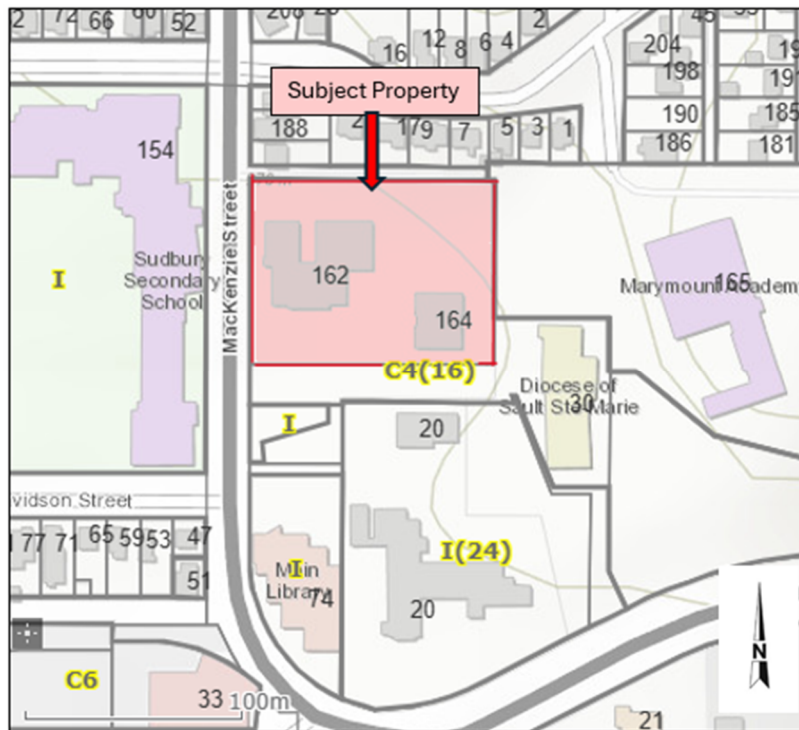


Figure 6 - Zoning By-law online interactive map excerpt
(Approximate location. Source [Zone Map](#))

The C4 Zone permits the following (Tables 7.3 and General Provisions in the Zoning By-law):

C4 Zone Standards	Required	Existing
Minimum Lot Area	540.0 m ²	± 9,489 m ²
Minimum Lot Frontage	18.0 m	± 84.5 m
Minimum Front Yard	6.0 m	± 6.0 m
Minimum Rear Yard	7.5 m	± 57.7 m
Minimum Interior Side Yard	3.0 m (14) and 3.0 m (14)	± 26.3 m and 18.1 m
Maximum Lot Coverage	50%	± 16%
Maximum Height	34.0 m (11)	12.0 m
Minimum Landscaped Open Space (S.4.15)	10% (17)	± 14%
Other Provisions	(10)	n/a
Parking*		
-Business office = 1/30 m ² nfa = 36	47	115
-Light industrial – 1/90 m ² nfa = 11		
Accessible Parking (S.5.2.3.5)	3	4
Parking Aisles (S.5.2.9.2)	6.0 m	6.0 m
Loading Space	1	1
Bikes (s.5.8)	14	14
* note SPART consultation shows no concerns with parking		

- (10) A maximum gross floor area of 2.0 times the lot area will apply
- (11) A minimum building height of 8.0 metres applies.

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- (14) (iii) Exclusively for non-residential purposes – where the interior side lot line abuts a residential lot or Residential Zone, 3 metres plus an additional 0.6 metres for each storey in excess of three storeys, and no minimum in any other case.
- (17) Except as required by Section 4.15 of this By-law.

The C4(16) Zone states the following:

Notwithstanding any other provision hereof to the contrary, within any area designated C4(16) on the Zone Maps, all provisions of this By-law applicable to C4 Zones shall apply subject to the following modifications:

- (i) *In addition to the uses permitted in the C4 zone, the following uses shall also be permitted: Assembly hall, audio/visual studio, bake shop, commercial recreation centre, commercial school, retail store including accessory outdoor display and sales, tavern, theatre, and related accessory uses;*
- (ii) *Notwithstanding Section 7.3, Table 7.3, Special Provision (10), there shall be no limit on gross floor area;*
- (iii) *Notwithstanding Sections 5.3 and 5.5 of the Zoning By-law, the parking standards of the “C6”, Downtown Commercial zone shall apply subject to the following exceptions:*
- (a) *Day care centre: 1 per 40 m² of net floor area;*
 - (b) *Institutional uses: 1 per 40 m² of net floor area;*
 - (c) *Medical office: 1 per 30 m² of net floor area;*
 - (d) *Personal service shop: 1 per 33 m² of net floor area;*
 - (e) *Retail: 1 per 40 m² of net floor area;*
 - (f) *Place of worship: 1 per 30 m² of net floor area;*
 - (g) *All other uses including residential: applicable C6 parking standard; and,*
 - (h) *The accessible parking requirements of Section 5.2.3.5 shall apply.*

The application proposes to change the permitted non-residential uses in the C4(16) Zone to include 'light industrial' as a permitted use in the form of manufacturing/assembly of small to medium size electronics, electronic testing and supporting clerical work and office space in the existing building. The proposed operations will include:

- Currently there are three on-site staff with up to ten staff planned
- Hours of operation are Monday to Friday, 9am to 5pm
- Anticipated parking and loading space demand is sufficient to accommodate the planned number of staff and to include client visits, daily parcel deliveries and loading space for larger shipments occurring once every six months

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- There are no proposed changes to the outdoor space including no additional lighting and no outdoor storage as all operations are contained within the building.

Parking spaces for the subject property are described in an agreement with the City and are registered on title as an Open Border Cross-Over Agreement (Attachment B). The easements address open access and cross over easements, easements for parking on 162 Mackenzie (with 30 Ste. Anne Road) and discusses maintenance obligations in the existing Site Plan Control Agreement. There are no proposed changes to these easements with these applications. It is noted that current site-specific parking does not require additional parking for the proposed development. The proposed development will not require more parking spaces than are already available on site due to the limited number of staff required (up to 10) and the limited number of visitors anticipated.

The subject property is located in the northern limit of the Downtown area and should be considered for redevelopment and intensification to revitalize the neighbourhood. Compatibility of a 'light industrial' use with surrounding residential use has been considered through the D6 Series Guidelines set out by the Province to guide development. By using a 70 m area of influence for the subject property, the owner/applicant has addressed the potential impacts of a Class 1 industrial use and has addressed the potential for noise, dust, odour, vibration, outside storage and operating times (refer to Section 4.7 below). See Attachment F – Draft Zoning By-law Amendment.

4.6 Other Applicable City Policies or Studies

The City of Greater Sudbury has a Downtown Master Plan, developed in 2012 that sets out a blueprint to guide the revitalization of the City for the next decade and beyond. One of the goals is to reinforce the City's position to become the 'Capital of the North'. The subject property lands within the "Area of Influence" of the Downtown area shown in Figure 7.



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Figure 7 – Study Area for the Downtown Masterplan

The North-West District (Figure 8 below) is described in Section 5.5 as being a transition zone between the traditional Downtown and the more residential area to the north. This aims to support a mix of uses including residential, retail, commercial, institutional and **light industrial**. The area aims to incorporate multi-unit residential uses when opportunities arise for road alignment projects. While it appears on Figure 8 that the subject property is just outside of the North-West District zone, it is important to consider its location as being within the transitional area between the Downtown core and residential uses to the north.

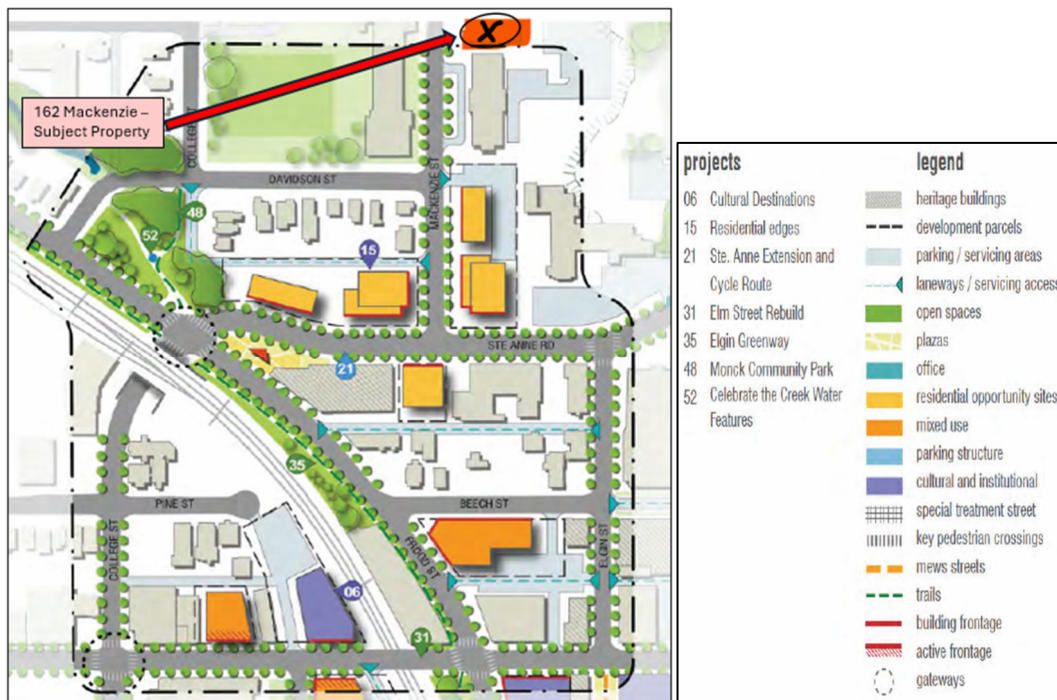


Figure 8 – Excerpt from the Downtown Masterplan “North-West District”

4.7 D-6 Compatibility Desktop Analysis

As requested by the City, a desktop analysis for land use compatibility has been completed following the Province’s D6 Compatibility between Industrial Facilities Guide.

Minewise specializes in the designing, manufacturing and servicing of industrial control and radio frequency systems for the mining, forestry, agricultural and construction industries. This includes inspection tools that provide 3D scans and video for clients (Figure 4).

Presently, there are three office staff located in the building with the intention of accommodating up to ten staff. The business hours are Monday to Friday, 9am to 5pm. Within the working hours, all operations are to be contained inside the building with no noticeable noise, dust, odours or vibration being generated. Parking on-site is sufficient for the existing and planned staff, rare client visits, daily deliveries (e.g. Purolator) and larger shipments occurring once every six months. There will be no outside storage required, and no additional outdoor lighting planned.

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Proposed details of the operation are the following:

- Proposed total employees: 10
- Business Hours: Monday to Friday, 9am to 5pm
- All operations are to be contained within the building
- No noticeable noise, dust, odours or vibration will be generated
- No outside storage is proposed
- No additional lighting is proposed

Appendix D-6-1 Industrial Categorization of the guide provides guidance on how to determine the Class of Industrial facility for the purposes of using the D6 guide. The following criteria are noted for a Class I Industrial Facility.

Outputs	Scale	Process	Operation/Intensity
<ul style="list-style-type: none"> • Noise: Sound not audible off the property • Dust and/or Odour: infrequent and not intense • Vibration: No ground borne vibration on plant property 	<ul style="list-style-type: none"> • No outside storage • Small scale plant or scale is irrelevant in relation to all other criteria for this Class 	<ul style="list-style-type: none"> • Self contained plant or building which produces/stores a packaged product. Low fugitive emissions 	<ul style="list-style-type: none"> • Daytime operations only • Infrequent movement of products and/or heavy trucks

Based on the operational requirements for Minewise, it is our opinion that the proposed Minewise operation would fall within the Class I category using the Industrial Categorization Criteria.

The guide recommends using an influence area of 70 metres for a Class I industrial facility to determine whether there would be any adverse effect. The proposed operation will be entirely contained within the existing building, with no noise, dust, odours or vibration expected beyond the building. The hours of operation are within normal business hours, and there is limited traffic expected. Therefore, it is not anticipated that there will be an adverse impact on the sensitive land uses within the 70 metre influence area.

For Class I industrial facilities, the Province recommends a minimum setback of 20 metres from a sensitive land use. The site has been evaluated to determine whether any sensitive land uses are present within 20 metres of the existing building which will be occupied by the light industrial use (see Figure 9). As illustrated in Figure 9, the 20 metre separation distance from the existing building is contained within the existing site, Mackenzie Street to the east and a small encroachment into the laneway to the north. No sensitive land uses have been identified within the 20 metre separation distance from the existing building.

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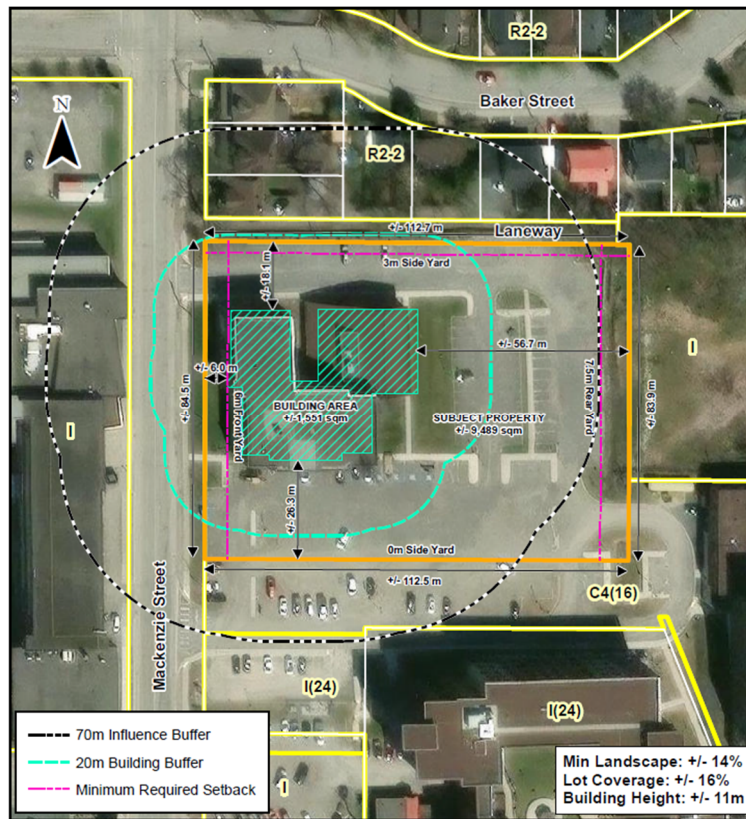


Figure 9 – 20 and 70 metre setbacks from Existing building

The existing zoning requires an interior side yard setback of 3 metres for a non-residential building abutting a Residential Zone plus an additional 0.6 metres for each storey above three stories. There is a laneway between the subject property and the residential properties to the north which measures approximately 6.2 metres. There are four properties to the north zoned R2-2 and have a required rear yard setback of 7.5 metres for single detached dwellings. There is one property to the north which fronts on Mackenzie Street which is zoned R2-2 and has a required interior side yard of 1.2 metres. There is an access/egress drive aisle at the north-west corner of the subject property which provides access to parking and serves as a fire route located between the northern building line and the property line. All of these are constraints that would prevent the existing building from expanding closer to the residential properties to the north. Any further encroachment would require significant changes to the functionality of the site and/or require a Planning Act application, at which time further analysis on land use compatibility could be required by the City. Therefore, it is our opinion that the existing zoning constraints, physical constraints and functional constraints protect the existing sensitive land uses from further encroachment of the light industrial use from future expansion.

The desktop analysis has demonstrated that the operations for the proposed light industrial use will be contained within the existing building, will not result in any noticeable noise, vibration, dust, odours or emissions beyond the building, that there are no sensitive land uses within the recommended 20 metre setback between a Class I industrial facility and a sensitive land use and the existing site is constraint by zoning requirements, physical constraints, and functional constraints from future development encroachment.

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4.8 Water and Sewer Analysis

As part of the requirements for this application, JLR submitted a Water and Sewer Capacity Analysis to the City. The analysis was completed based on the drawings provided by the applicant with respect to proposed changes to the interior of the building. The city has provided a letter dated September 23rd, 2025 (Attachment C) confirming the following:

- The sewage mains downstream from the proposed connection is capable of conveying the additional 1.80 L/s of flow expected from the proposed development.
- A capacity analysis performed by the City's Water CAD model indicate that sufficient water capacity and pressure exist for the proposed development.
- The Fire flow available based on the model is 500+ l/s.

JLR completed calculations to estimate the required fire flow for fire fighting purposes to support the building in accordance with the 2020 edition of Water Supply for Public Fire Protection from Fire Underwriters Survey (FUS). Based on the calculations completed for the building, the available fire flow in the City's system exceeds the calculated fire flow requirement estimated for the building.

4.9 Supporting Studies/Plans

Below are studies that were reviewed and/or are included as attachments or were addressed in the report as part of the justification and background of the subject property:

- Heritage By-law 2020-183 – City of Greater Sudbury
- Open Border Cross-Over Agreement (dated 19-SEPT-2019)
- Sewer and Water Capacity Analysis – City of Greater Sudbury (dated 23-SEP-2025)
- D-6 Compatibility Desktop Analysis – JLR (Section 4.7 of this report)
- Floor Plans – Minewise Technology Ltd. (dated 29-JULY-2025, Figure 3 of this report)
- FUS Fire Flow Calculations – JLR (dated 30-SEP-2025)
- Site Plan – Minewise Technology Ltd. (dated 30-MAY-2024)

5.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy has been developed in accordance with the City of Greater Sudbury's recommendations through the SPART consultation. Public consultation is a requirement under Section 16 and Section 34 of the *Planning Act* for Official Plan Amendments and Zoning By-law Amendments. As such, the statutory requirements including a public meeting will be undertaken to offer the public an opportunity to provide feedback on the proposal. This includes a Notice of the public meeting to be sent to landowners within 120 m of the subject property and posted on site a minimum of 20 days prior to the meeting date or published in a local newspaper. The Notice will also be circulated to relevant agencies.

JLR will circulate an information letter to all landowners within 120 m of the subject site providing a description of the proposed change in land use, general operational details, and clarification on the proposed amendment.

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JLR will also reach out to the local Councillor to provide information on the proposed application and to obtain feedback.

6.0 CONCLUSION

This Planning Rationale has been prepared in support of an Official Plan Amendment application and a Zoning By-law Amendment application to permit a 'light industrial' use as a permitted use in the Downtown designation and in the C4(16) Zone in the City of Greater Sudbury. The proposed additional permitted use will enable the existing owner to consolidate their business operations through revitalization of the interior of the building for office and light industrial manufacturing.

The proposed Official Plan Amendment is appropriate to permit a 'light industrial' use in the Downtown designation – as an area planned and designed for economic growth, intensification, and compatible development. The subject property is located in the northern limit of the Downtown area with residential properties abutting the northern lot line. Potential issues that may arise from this light industrial use in close proximity to sensitive residential use have been discussed using the D-6 Guidelines as set out by the Province. Consideration of the subject property being adjacent to lands described in the City's Downtown Masterplan point to 'light industrial' as an acceptable use in this area to support a mix of development.

The proposed Zoning By-law Amendment is appropriate to permit a 'light industrial' use as a site-specific use in the C4(16) Zone. The use has been evaluated for compatibility in the neighbourhood and there are no adverse impacts expected on adjacent properties.

It should be noted the heritage designation of the property is to be maintained by restricting development to areas inside the building to uphold the character of the outside of the building.

In our opinion, the proposed amendments will be appropriate for the subject lands and represent good land use planning.

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:



Tara Michauville, MSc
Planner

TM:jb

Reviewed by:



Jamie Batchelor, RPP, MCIP
Senior Planner

Official Plan Amendment & Zoning By-law Amendment Minewise Technology Ltd.

Attachments

Attachment A - Heritage By-law 2020-183 (City of Greater Sudbury)

Attachment B - Open Border Cross-Over Agreement (19-SEPT-2019)

Attachment C – Sewer and Water Capacity Analysis (City of Greater Sudbury)

Attachment D – Site Plan draft (Minewise Technology Ltd.)

Attachment E – Official Plan Amendment DRAFT By-law

Attachment F – Zoning By-law Amendment DRAFT By-law

This report has been prepared by J.L. Richards & Associates Limited for Minewise Technology Ltd.'s exclusive use. Its discussions and conclusions are summary in nature and cannot properly be used, interpreted or extended to other purposes without a detailed understanding and discussions with the client as to its mandated purpose, scope and limitations. This report is based on information, drawings, data, or reports provided by the named client, its agents, and certain other suppliers or third parties, as applicable, and relies upon the accuracy and completeness of such information. Any inaccuracy or omissions in information provided, or changes to applications, designs, or materials may have a significant impact on the accuracy, reliability, findings, or conclusions of this report.

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Ottawa

343 Preston Street
Tower II, Suite 1000
Ottawa ON Canada
K1S 1N4
613-728-3571
ottawa@jlrichards.ca

Kingston

203-863 Princess Street
Kingston ON Canada
K7L 5N4
613-544-1424
kingston@jlrichards.ca

Sudbury

314 Countryside Drive
Sudbury ON Canada
P3E 6G2
705-522-8174
sudbury@jlrichards.ca

Timmins

834 Mountjoy Street South
Timmins ON Canada
P4N 7C5
705-360-1899
timmins@jlrichards.ca

North Bay

122 Main Street West, Suite 3
North Bay ON Canada
P1B 2T5
705-495-7597
northbay@jlrichards.ca

Guelph

107-450 Speedvale Avenue West
Guelph ON Canada
N1H 7Y6
519-763-0713
guelph@jlrichards.ca

London

380 Wellington Street
Tower B, 7th Floor
London ON Canada
N6A 5B5
226-700-5127
london@jlrichards.ca

Attachment A

Heritage By-law 2020-183

By-Law 2020-183

**A By-Law of the City of Greater Sudbury to Designate the Property
Municipally Known as 162 Mackenzie Street as a Property of Cultural Heritage
Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act***

Whereas Section 29, Part IV of the *Ontario Heritage Act* authorizes the council of a municipality to design a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

And Whereas council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets one or more of the criteria as prescribed under O.Reg 9/06;

And Whereas 162 MacKenzie Street was evaluated against the criteria in O.Reg 9/06, and Council for the City of Greater Sudbury determined that the property has cultural heritage value or interest;

And Whereas notice of intent to designate 162 MacKenzie Street as being of cultural heritage value or interest was published in a newspaper having general circulation in the municipality on November 14, 2020 and was also served on the owner and on the Ontario Heritage Trust, in accordance with the requirements of section 29 of the *Ontario Heritage Act*;

And Whereas no notice of the objection to the proposed designation has been served on the Clerk of the City of Greater Sudbury, and the time for filing such objections has passed;

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

Designation

1. Pursuant to the authority granted under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended, Council for the City of Greater Sudbury hereby designates, as being of cultural heritage value and interest, the property:

- (a) municipally known as 162 MacKenzie Street, Sudbury;
- (b) legally described as PIN 02138-0201(LT), Being Lots 308-322 Plan 1SC; Lowe Street and Part A Lane Plan 1SC as in S5129; Part Lot 5, Con 4, as in S55853; excepting Part 1 on Plan 53R-16310 as in LT87281 and Excepting Parts 2, 3 and

4 on Plan 53R-20995 and as shown in the aerial view attached hereto as Schedule "A";

- (c) owned by Red Oak Villa 2015 Inc.; and
- (d) further described in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as set out in Schedule "B" attached hereto

Schedules Incorporated

2. Schedule "A" and Schedule "B" attached hereto are incorporated into and form a part of this By-law. A copy of Schedule "A" can also be viewed at the office of the City Clerk.

Registration

3. The City Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the land registry division of Sudbury (No. 53).

Notice

4. The City Clerk is hereby authorized and directed to cause:
- (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust;
 - (b) notice of the passing of this By-law to be published in a newspaper of general circulation within the City of Greater Sudbury; and
 - (c) the property to be entered into the municipal register of property in accordance with section 27 of the *Ontario Heritage Act*.

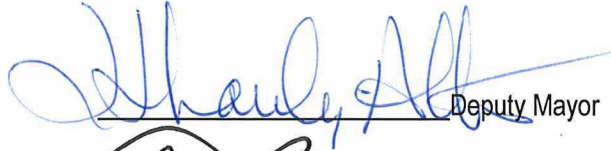
Plaque

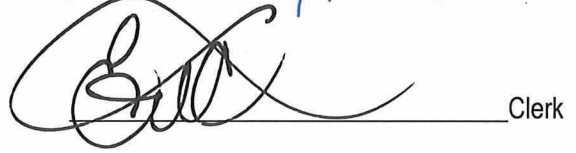
5. The General Manager, Growth and Infrastructure is authorized to install a plaque or interpretive panel reflecting the designation of the building as of cultural heritage value or interest, on the building at 162 MacKenzie Street, of a type and in a location to be determined by the General Manager, Growth and Infrastructure.

Effective Date

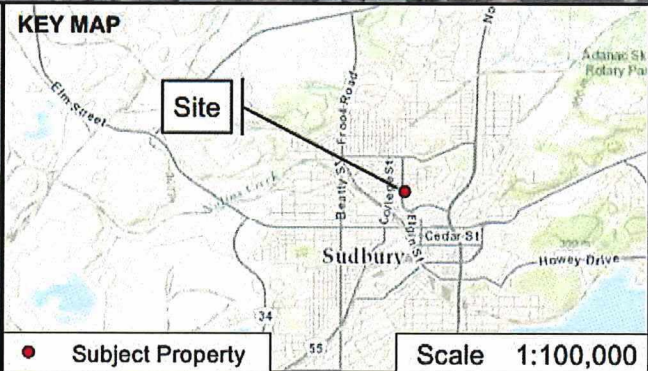
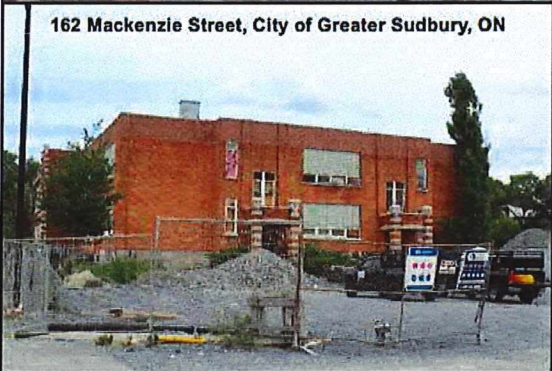
6. This By-law shall come into full force and effect upon passage.



Read and Passed in Open Council this 15th day of December, 2020


Deputy Mayor


Clerk

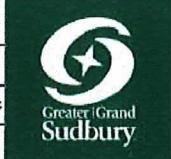
Schedule "A"
to By-law 2020-183 of the City of Greater Sudbury



Legend	
	162 Mackenzie Street, City of Greater Sudbury, ON
	Area of Cultural Heritage Value or Interest

REFERENCE(S)	
1. Service Layers Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.	
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.	
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162 Mackenzie Street, City of Greater Sudbury, ON	
YYYY-MM-DD	2020-10-15
PREPARED	LHC
DESIGNED	JG
NOTE(S)	
1. All locations are approximate.	



Description and Statement of Cultural Heritage Value or Interest: 162 MacKenzie Street

Civic Address: 162 MacKenzie Street, Sudbury

Legal Description: PIN 02138-0201(LT), Being Lots 308-322 Plan 1SC; Lowe Street and Part A Lane Plan 1SC as in S5129; Part Lot 5, Con 4, as in S55853; excepting Part 1 on Plan 53R-16310 as in LT87281 and Excepting Parts 2, 3 and 4 on Plan 53R-20995 and as shown on the aerial view attached as Schedule "A" to this By-law and also available for viewing in the office of the City Clerk, heritage file;

Description of Property

The Subject Property known as 162 MacKenzie Street is an "L" shaped property and approximately 12,489 square metres. The Subject Property is located on the east side of MacKenzie Street between Baker and Davidson Street. There is currently one structure located on the Subject Property, the 20th century brick former school known as St. Louis de Gonzague.

Summary of Cultural Heritage Value or Interest

The Subject Property known as 162 MacKenzie Street has cultural heritage value or interest for its physical/design values, its historical/associative values, and its contextual values.

162 MacKenzie Street has design value or physical value because it is a unique and early example of an evolved vernacular school building that exhibits the influences of various styles including Collegiate Gothic and Art Deco architecture. 162 MacKenzie Street also appears to be the third oldest surviving school building in Sudbury.

162 MacKenzie Street has historical or associative value because it has direct associations with the theme, activity, and institution of education in Sudbury – specifically, French-language education of the Sudbury Francophone community. The former school is an example of separate bilingual Catholic Francophone education and the coordinated efforts of Anglophone and Francophone School Board members to defy Regulation 17. The former school also

contributed to the repeal of Regulation 17 through the 1927 Royal Commission Inquiry which used the Sudbury Separate Board as an example of positive bilingual instruction. Operating from 1915 to its closure in 2000, 162 MacKenzie Street is directly associated with the events of Regulation 17 and the teaching of French and English language in the community.

162 MacKenzie Street has historical or associative value as it demonstrates the work of architect P.J. O'Gorman who was significant to the creation of institutional buildings, such as schools, churches, and commercial structures, in Sudbury and Northern Ontario. Many of O'Gorman's works are still present in Sudbury and Timmins, Ontario. St. Louis de Gonzague was one of O'Gorman's earliest institutional buildings constructed in Sudbury and appears to have been the first in a series of educational (as well as other institutional, ecclesiastic, and commercial) buildings designed over a prolific career.

162 MacKenzie Street has contextual value because it is important in defining, maintaining, and supporting the character of the area. The area, defined as the Institutional Block, has a mixture of residential, commercial, and institutional buildings. These buildings include churches, schools, and public/government buildings. Eight schools and six public/government buildings are currently within this block. A higher concentration of these structures reinforces this area as an Institutional Block. The Institutional Block, located in the centre of Sudbury, fulfilled the needs of the community by providing educational, religious, leisure, and governmental needs.

162 MacKenzie Street also has contextual value because it is physically, visually, and historically linked to the Institutional Block. The Institutional Block is defined by its multiple schools and public and government buildings, including 162 MacKenzie Street. The overall relationship of the buildings on this Block reinforces these links.

Heritage Attributes

Heritage attributes that illustrate the cultural heritage value or interest of 162 MacKenzie Street lie in the 20th century brick school building, previously known as St. Louis de Gonzague, including:

- Its location, orientation, and scale and massing (*which illustrates its physical/design and contextual values*);
- Monochromatic brickwork (*which illustrates its physical/design values*);

Schedule "B"
to By-law 2020-183 of the City of Greater Sudbury

Page 3 of 3

- Art Deco-influenced parapet (*which illustrates its physical/design values*);
- Twin entrances and porticoes located on the south elevation(*which illustrates its physical/design values*);
- Tower entrance located on the west elevation (*which illustrates its physical/design values*); and,
- The locations and configuration of large window openings (*which illustrates its physical/design values*).

Attachment B

Open Border Cross-Over
Agreement (2019)

The applicant(s) hereby applies to the Land Registrar.

Properties

- PIN* 02138 - 0077 LT
Description LOT 94 RCP 85S; CITY OF SUDBURY
Address 38 XAVIER STREET
SUDBURY

- PIN* 02138 - 0198 LT
Description PART OF BLOCK Z ON PLAN 1SC AND PART OF LOT 93 ON PLAN RCP85S
TOWNSHIP OF MCKIM PART 6, PLAN 53R-20995; CITY OF GREATER SUDBURY
Address 30 STE ANNE ROAD
SUDBURY

- PIN* 02138 - 0199 LT
Description LOT 93 ON PLAN RCP 85S AND PART OF BLOCK Z ON PLAN 1SC DESIGNATED AS
PARTS 1, 2 & 3 53R16526 EXCEPT PTS 2 AND 3 53R16526 EXCEPT PTS 6 AND 7
53R20995; CITY OF GREATER SUDBURY
Address 30 STE ANNE ROAD
SUDBURY

- PIN* 02138 - 0200 LT
Description PART OF LOT 319 AND LANE ON PLAN 1-SC TOWNSHIP OF MCKIM PART 2, PLAN
53R-20995; PART OF LOTS 319 TO 322 INCLUSIVE ON PLAN 1-SC AND PART OF
LOT 92, PLAN RCP 8559 TOWNSHIP OF MCKIM PART 3, PLAN 53R-20995; PART OF
LOTS 315 AND 318 AND ALL OF LOTS 316 AND 317, PLAN 1-SC, TOWNSHIP OF
MCKIM PART 4, PLAN 53R-20995; S/T EASEMENT OVER PART 2, PLAN 53R-20995
AS IN LT926815 CITY OF GREATER SUDBURY
Address 30 STE ANNE ROAD
SUDBURY

- PIN* 02138 - 0202 LT
Description PT BLK Z, PLAN 1SC, TOWNSHIP OF MCKIM PART 5, PLAN 53R-20995 CITY OF
GREATER SUDBURY
Address 30 STE ANNE ROAD
SUDBURY

- PIN* 02138 - 0201 LT
Description LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC,AS IN S5129; PT LOTS,
CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND
EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON
53R17102 AS IN LT926815. CITY OF GREATER SUDBURY
Address 162 164 MACKENZIE STREET
SUDBURY

- PIN* 02138 - 0197 LT
Description PART OF LOT 93 ON PLAN RCP 85S AND PART OF BLOCK Z ON PLAN 1SC
DESIGNATED AS PARTS 7 AND 8 53R20995; CITY OF GREATER SUDBURY
Address 20 STE ANNE ROAD
SUDBURY

- PIN* 02138 - 0203 LT
Description LT 95, RCP 85S, PT 23, 53R8612; PT BLK Z, PLAN 1SC, PTS 5 TO 22, PLAN 53R8612
EXCEPT PT 5 53R20995 S/T S88858; CITY OF SUDBURY
Address 20 STE ANNE ROAD
SUDBURY

Consideration

Consideration \$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name RED OAK REAL ESTATE INC.
Address for Service SUITE 300, 30 STE. ANNE ROAD
SUDBURY, ONTARIO, P3C 5E1
I, JOE DIPIETRO, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Name RED OAK VILLA 2014 INC.
Address for Service SUITE 300, 30 STE. ANNE ROAD
SUDBURY, ONTARIO, P3C 5E1
I, JOE DIPIETRO, President, have the authority to bind the corporation.

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

This document is not authorized under Power of Attorney by this party.

Name RED OAK VILLA 2015 INC.
 Address for Service SUITE 300, 30 STE ANNE ROAD
 SUDBURY, ONTARIO, P3C 5E1
 I, JOE DIPIETRO, President, have the authority to bind the corporation.
 This document is not authorized under Power of Attorney by this party.

Party To(s) Capacity Share

Name RED OAK REAL ESTATE INC.
 Address for Service SUITE 300, 30 STE. ANNE ROAD
 SUDBURY, ONTARIO, P3C 5E1
 I, JOE DIPIETRO, President, have the authority to bind the corporation
 This document is not authorized under Power of Attorney by this party.

Name RED OAK VILLA 2014 INC.
 Address for Service SUITE 300, 30 STE. ANNE ROAD
 SUDBURY, ONTARIO, P3C 5E1
 I, JOE DIPIETRO, President, have the authority to bind the corporation
 This document is not authorized under Power of Attorney by this party.

Name RED OAK VILLA 2015 INC.
 Address for Service SUITE 300, 30 STE. ANNE ROAD
 SUDBURY, ONTARIO, P3C 5E1
 I, JOE DIPIETRO, President, have the authority to bind the corporation
 This document is not authorized under Power of Attorney by this party.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.
 This notice is for an indeterminate period
 Schedule: See Schedules

Signed By

Ian MacGregor George Sinclair 214 Alder St. acting for Signed 2019 09 20
 Sudbury Applicant(s)
 P3C 4J2
 Tel 705-674-7597
 Fax 705-674-4916
 I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

SINCLAIR & SINCLAIR 214 Alder St. 2019 09 20
 Sudbury
 P3C 4J2
 Tel 705-674-7597
 Fax 705-674-4916

Fees/Taxes/Payment

Statutory Registration Fee \$64.40
 Total Paid \$64.40

File Number

Applicant Client File Number : R-164 (R-R-1010)

APPENDIX "A"

FORM

LAND TITLES ACT

**Application to register Notice of an
Unregistered estate, right, interest or equity
Section 71 of the Act**

To: The Land Registrar for the Land Titles Division of Sudbury (No. 53)

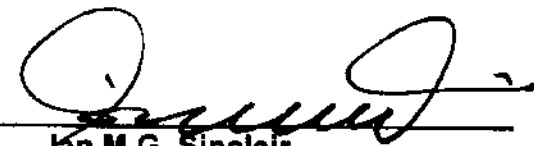
I, IAN M.G. SINCLAIR, am the solicitor for the Applicants, RED OAK REAL ESTATE INC., RED OAK VILLA 2014 INC. and RED OAK VILLAGE 2015 INC.

I confirm that all applicants have an unregistered estate, right, interest or equity in the lands described as PIN 02138-0077 (LT), PIN 02138-0198 (LT), PIN 02138-0199 (LT), PIN 02138-0200 (LT), PIN 02138-0202 (LT), PIN 02138-0201 (LT), PIN 02138-0197 (LT) and PIN 02138-0203 (LT).

The lands described as PINs 02138-0197 (LT) and 02138-0203 (LT) are registered in the name of RED OAK REAL ESTATE INC., the lands legally described as PINs 02138-0077 (LT), 02138-0198 (LT), 02138-0199 (LT), 02138-0200 (LT) and 02138-0202 (LT) are registered in the name of RED OAK VILLA 2014 INC., and the lands described as PIN 02138-0201 (LT) are registered in the name of RED OAK VILLA 2015 INC. I hereby apply under Section 71 of The Land Titles Act for the entry of a Notice in the register for the said PINs, a copy of which is attached hereto.

This notice will be effective for an indeterminate time.

Dated: September 19, 2019


Ian M.G. Sinclair
Solicitor for the Applicant

OPEN BORDER CROSS-OVER AGREEMENT

THIS AGREEMENT made the 19th day of September, 2019

B E T W E E N:

RED OAK REAL ESTATE INC.

a corporation incorporated under the laws of Ontario
(hereinafter called "Red Oak Real Estate")

OF THE FIRST PART

- and -

RED OAK VILLA 2014 INC.

a corporation incorporated under the laws of Ontario,
(hereinafter called "Red Oak 2014")

OF THE SECOND PART

- and -

RED OAK VILLA 2015 INC.

a corporation incorporated under the laws of Ontario,
(hereinafter called "Red Oak 2015")

OF THE THIRD PART

WHEREAS:

- A. Red Oak 2014, Red Oak 2015 and Red Oak Real Estate are, respectively, the registered owners of certain adjacent lands and premises located at the intersection of Mackenzie Street and Ste. Anne Road, in the City of Greater Sudbury, all as more particularly hereinafter set out and described;
- B. The parties hereto have agreed to enter into this Agreement for the purpose of governing the access between the Properties and the use, maintenance and repair of the Entrances servicing the Properties.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the mutual covenants, terms, conditions and agreements herein contained, the sum of One Dollar (\$1) now paid by each party to the other and for other good and valuable consideration, (the receipt and sufficiency of which is hereby acknowledged), the parties covenant as follows:

ARTICLE 1 - INTERPRETATION

1.1 Definitions

In this Agreement, the terms in quotation marks, which are set out below, shall have the following respective meanings:

- (a) **"Access Driveways"** shall mean, collectively, the Entrances, the Red Oak 2014 Access Driveway, the Red Oak 2015 Access Driveway and the Red Oak Real Estate Access Driveway;
- (b) **"Agreement"**, **"this Agreement"**, **"the Agreement"**, **"hereto"**, **"hereof"**, **"herein"**, **"hereby"**, **"hereunder"**, and similar expressions mean or refer to this Agreement as amended from time to time in writing and any indenture, instrument or instrumental supplemental or ancillary hereto or in implementation hereof, and the expressions **"Article"**, **"Section"**, and **"Schedule"** followed by a number or letter mean and refer to the specified Article, Section or Schedule of this Agreement;
- (c) **"Assigns"** shall mean the applicable Party's successors in title and/or interest, agents, servants, workmen, employees, invitees, customers, tenants, subtenants and licensees;
- (d) **"Entrances"** shall mean collectively, the the Red Oak Real Estate Entrance, the Red Oak 2014 Entrance and the Red Oak 2015 Entrance;
- (e) **"Heavy Vehicle"** shall mean any truck, automobile, tanker, bus, van, cab and/or tractor trailer, transport or other trailer (or any combination of the foregoing), or any other vehicle whatsoever, having 6 axles or more;
- (f) **"Properties"** shall mean the the Red Oak Real Estate Lands, the Red Oak 2014 Lands and the Red Oak 2015 Lands, and **"Property"** refers to any of the Red Oak Real Estate Lands, the Red Oak 2014 Lands and the Red Oak 2015 Lands;
- (g) **"Red Oak 2014 Access Driveway"** shall mean those areas of the Red Oak 2014 Lands, not occupied by buildings and structures or designated as parking from time to time, intended for vehicular use and access to allow a means of vehicular ingress and egress between Mackenzie Street and Ste. Anne Road, through the Red Oak 2014 Lands;
- (h) **"Red Oak 2014 Entrance"** means that certain parcel or tract of lands owned by Red Oak 2014 or its successors in title and situate, lying and being in the City of Greater Sudbury, in the District of Sudbury in the Province of Ontario, being Part 4 on Reference Plan 53R-20995;

- (i) **“Red Oak 2014 Lands”** shall mean that certain parcel or tract of lands and premises owned by Red Oak 2014 and being legally described in the attached Schedule “B”;
- (j) **“Red Oak 2015 Access Driveway”** shall mean those areas of the Red Oak 2015 Lands, not occupied by buildings and structures or designated as parking from time to time, intended for vehicular use and access to allow a means of vehicular ingress and egress on to Mackenzie Street, through the Red Oak 2015 Lands;
- (k) **“Red Oak 2015 Entrance”** means that certain parcel or tract of lands owned by Red Oak 2015 or its successors in title and situate, lying and being in the City of Greater Sudbury, in the District of Sudbury in the Province of Ontario, and which have access on to Mackenzie Street;
- (l) **“Red Oak 2015 Lands”** shall mean that certain parcel or tract of lands and premises owned by Red Oak 2015 and being legally described in the attached Schedule “C”;
- (m) **“Red Oak Real Estate Access Driveway”** shall mean those areas of the Red Oak Real Estate Lands, not occupied by buildings or structures or designated as parking from time to time, intended for vehicular use and access to allow a means of vehicular ingress and egress on to Ste. Anne Road, through the Red Oak Real Estate Lands;
- (n) **“Red Oak Real Estate Entrance”** means that certain parcel or tract of lands owned by Red Oak Real Estate or its successors in title and situate, lying and being in the City of Greater Sudbury, in the District of Sudbury in the Province of Ontario, being Part 8 on Reference Plan 53R-20995;
- (o) **“Red Oak Real Estate Lands”** shall mean that certain parcel or tract of lands and premises owned by Red Oak Real Estate and being legally described in the attached Schedule “A”;
- (p) **“Registry Office”** shall mean the Land Registry Office for the Land Title Division of Sudbury (No. 53) located on the third floor at 199 Larch Street, Sudbury, Ontario;

1.2 Extended Meanings

Grammatical variations of any terms defined herein have similar meanings to such defined terms; words imparting number include the singular and the plural; and, words imparting gender include the feminine, neuter and masculine genders.

1.3 Headings

The division of this Agreement into separate Articles, Sections and Schedules and the insertion of headings are for convenience or reference only and shall not affect the construction or interpretation of this Agreement.

1.4 Severability

If any covenant, obligation or agreement contained in this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such covenant, obligation or agreement to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby. Each covenant, obligation and agreement contained in this Agreement shall be separately valid and enforceable to the fullest extent permitted by law.

1.5 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.

ARTICLE 2 - OPEN BORDER CROSS-OVER

2.1 Open Access and Cross-Over Easements

The Parties hereto have agreed to enter into this Agreement for the purpose of governing the access between and through the Access Driveways and the maintenance and repair of the Entrances. The Parties hereby agree, at all times hereafter, to maintain free, easy and open access between and through the Access Driveways so that Red Oak 2014, Red Oak 2015 and Red Oak Real Estate, and their Assigns, and all customers doing business with the parties hereto and their tenants and subtenants, shall be able to pass freely over the Access Driveways on foot and/or with motor vehicles to, from and between the Properties. For the purposes of the foregoing:

- (a) Each of Red Oak 2014, Red Oak 2015 and Red Oak Real Estate subject to the provisions hereof, hereby grant to the other and their respective Assigns an easement in the nature of a right-of-way (in common with all others entitled thereto) for the purposes of access over, along and upon their respective Access Driveway. In addition, Red Oak 2014, Red Oak 2015 and Red Oak Real Estate agree that for those portions of the Entrances owned by Red Oak 2014 or Red Oak 2015 or Red Oak Real Estate and subsequent owners of all or part of the Red Oak 2014 Lands, the Red Oak 2015 Lands and Red Oak Real Estate Lands will not construct on the Entrances any buildings, structures, or any other impediment to vehicular access notwithstanding any other provision contained in this Agreement;
- (b) The Parties herein each covenant that at no time shall they construct, place or maintain a barrier or other obstacle or erect any building or structure within their respective Access Driveway, which as a result, prevents the continuous access route to and from the Mackenzie Street and Ste. Anne Road. Except for those portions of

the Entrances owned by them which may be redirected for repair purpose only, Red Oak 2014, Red Oak 2015 and Red Oak Real Estate reserve the right to direct, from time to time, the flow of traffic and to designate restricted access points over and upon their respective Access Driveway to insure vehicular and pedestrian safety, the orderly flow and control of traffic, and for repair purposes;

- (c) The easement rights granted in paragraph 2.1(c) above are each declared to run individually with and be appurtenant to and for the benefit of each of the Red Oak 2014 Lands, the Red Oak 2015 Lands and the Red Oak Real Estate Lands (as the case may be), as the Dominant Tenement, and are declared to each run separately and individually with and bind the Red Oak 2014 Lands, the Red Oak 2015 Lands and the Red Oak Real Estate Lands, as the Servient Tenement (individually).

2.2 No Fences, etc.

Red Oak 2014, Red Oak 2015 and Red Oak Real Estate each covenant with the other that they shall not permit any obstacles along the Access Driveways, and covenant not to in any way impede the Access Driveways. Provided that the foregoing does not apply to such temporary barricades, as may reasonably be required or necessary for safety purposes in connection with any work carried out from time to time on the Access Driveways.

2.3 Red Oak 2014, Red Oak 2015 and Red Oak Real Estate Negative Covenants

The negative covenants of each of Red Oak 2014, Red Oak 2015 and Red Oak Real Estate, set out in Sections 2.1(b), (c), (d), 2.2 and 2.7.1 are declared to run with and be appurtenant to and for the benefit of the other parties' Lands, as the Dominant Tenement, and are declared to run individually and separately with and bind each of the Red Oak 2014 Lands, the Red Oak 2015 Lands and the Red Oak Real Estate Lands, as the Servient Tenements (individually) as the case may be.

2.4 Maintenance

2.4.1 Subject to Section 2.6, each party covenant with each other that each of them shall at all times hereafter keep and maintain in good order, condition and repair, and renew, rebuild, replace and maintain promptly, if necessary and forthwith upon reasonable written request of the other, their respective Access Driveway and Entrance and every part thereof (including, without limitation, the driveways and all parking areas, sidewalks, pavement, asphalt, curbs, landscape, signs, lighting and similar improvements thereon) in good order, repair and first class condition, free of ice and snow, as would a careful and prudent owner, at their respective sole cost and expense.

2.4.2 Subject to Section 2.6, for the above purposes, each of Red Oak 2014, Red Oak 2015 and Red Oak Real Estate further covenant that all such repairs, maintenance and replacements required of each of them hereunder shall be carried out as expeditiously as possible and without unreasonable interference with the other's business on its own Property.

2.4.3 If any of the parties herein refuses or neglects within fifteen (15) days after receipt of written notice from the other parties, (no prior written notice shall be required in the event of an

emergency) to carry out any maintenance, repairs and replacements and other work properly as required pursuant to this Section 2.5 or pursuant to Section 2.6, then that party may, but shall not be obliged to, perform such construction, maintenance, repairs and replacements without being liable for any loss or damage that may result (except due to negligence during such entry) and, upon completion thereof, the defaulting party shall pay to the party completing the work on demand that party's actual costs incurred in such maintenance, repairs and replacements, together with an administrative fee of ten percent (10%) of the costs thereof and interest pursuant to Section 3.4.

2.5 Construction and Maintenance of Entrances

Forthwith following execution and delivery of this Agreement, Red Oak 2014, Red Oak 2015 and Red Oak Real Estate shall:

- (a) jointly retain a qualified engineer to prepare plans and specifications for the design and construction of the Entrances, such plans and specifications to be approved by Red Oak 2014, Red Oak 2015 and Red Oak Real Estate, each acting reasonably (the "Approved Plans");
- (b) instruct the engineer to jointly tender the construction contract for the Entrances in accordance with the Approved Plans (the "Proposed Work") to at least three contractors approved by Red Oak 2014, Red Oak 2015 and Red Oak Real Estate, each acting reasonably;
- (c) jointly retain the lowest bidder for the Proposed Work (unless otherwise unanimously agreed by Red Oak 2014, Red Oak 2015 and Red Oak Real Estate) to complete the Proposed Work in a first class good and workmanlike manner, as expeditiously as possible, in accordance with applicable laws and in accordance with a construction schedule approved by Red Oak 2014, Red Oak 2015 and Red Oak Real Estate, each acting reasonably; and
- (d) each pay one-third of the hard and soft costs of the preparation of the Approved Plans and completion of the Proposed Work in a timely manner on a monthly progress draw basis as such plans and work are completed.

2.6 Closing or Relocation of the Open Border

2.6.1 The parties each covenant with the other that they shall not permit any of the existing Access Driveways, to be closed-up, narrowed, barricaded, fenced or materially altered in any other manner, except as may be required by any relevant governmental authority having jurisdiction, subject to the reasonable consent of the then owner of the other parties' Properties, from time to time in the future, for the purpose of maintaining proper traffic control and flow to and from the Properties and the adjoining public highways.

2.6.2 Notwithstanding anything hereinbefore in Section 2.6.1 contained, it is acknowledged that each of Red Oak 2014, Red Oak 2015 and Red Oak Real Estate shall have the right, from time to time in the future, to alter and relocate the portion of the Access Driveway on their respective Property, at their own cost and expense, provided that:

- (a) Any such relocation does not materially and/or adversely affect the traffic flow to and from any other party's Property;
- (b) The revised site plan with the altered and/or relocated Access Driveways has been approved as required by each relevant governmental authority having jurisdiction; and
- (c) Each Property shall itself comply with the parking standards in the applicable City of Greater Sudbury zoning by-law.

2.7 Insurance

2.7.1 Red Oak 2014, Red Oak 2015 and Red Oak Real Estate herein shall each place, maintain and carry public liability for death of, or injury to, any person or damage to the property of any person occurring in, upon or about their Properties, respectively. The name of the other of them shall be endorsed on the policy or policies as an additional insured, together with a cross-liability endorsement. Each such policy of insurance shall cover each party in respect of its Property and its operations thereon to the extent of not less than \$5,000,000 (Five Million Dollars) with respect to any one occurrence, and each party on written request shall produce a certificate of such insurance to the other from time to time. Notwithstanding anything hereinbefore contained, any party hereto, acting reasonably, shall have the right during a period of 60 (sixty) days following the end of each five (5) year period during the term of this Agreement, to give notice to the other party requiring the amount of the coverage of the liability insurance to be increased; provided that the amount of such increase shall be in an amount commensurate with the then current standards of liability insurance coverage with respect to the operation of cross-access uses in connection with commercial operations.

2.8 Non -Liability

2.8.1 It is acknowledged that none of the parties to this Agreement shall be liable for any death or injury arising from or out of any occurrence in, upon, at or relating to the Access Driveways of the other, or damage to personal property of the other or others located on the Access Driveways of the other, nor shall they be responsible for any loss of or damage to any personal property of any other party from any cause whatsoever, unless such death, injury, loss or damage results from the negligence of Red Oak 2014, Red Oak 2015 or Red Oak Real Estate, as the case may be, or those for whom Red Oak 2014, Red Oak 2015 or Red Oak Real Estate are at law responsible.

2.9 Construction Rights and Future Development

2.9.1 Red Oak 2014, Red Oak 2015 and Red Oak Real Estate each acknowledge that this Agreement is intended to apply to the Access Driveways and that, subject only to compliance with Sections 2.2, 2.4, 2.7.1 and 2.7.2 above and with all applicable municipal or other relevant governmental by-laws and requirements in connection therewith, Red Oak 2014, Red Oak 2015 and Red Oak Real Estate each covenant and acknowledge that each of them shall have the right, at their own expense, to construct other buildings, improvements or structures, and/or to make alterations and additions to any buildings existing thereon from time to time, and to alter, reduce, redesign or relocate all or any portion of their respective improvements thereon from time to time

(including, without limitation, Access Driveways, the automobile parking areas, sidewalks, loading and service areas and other outside areas and facilities therein and thereon).

2.10 Shared Parking between Red Oak 2014 Lands, Red Oak 2015 Lands and Red Oak Real Estate Lands

Red Oak 2014, Red Oak 2015 and Red Oak Real Estate each acknowledge and agree that there will be sharing of parking over the Red Oak 2014 Lands and the Red Oak 2015 Lands. For purposes of clarification, clients of Red Oak Real Estate shall have the right to park on the Red Oak 2014 Lands and clients of Red Oak 2014 shall have the right to park on the Red Oak 2015 Lands, in places designated from time to time for parking. There are a total of 113 parking spaces which are to be shared as follows:

- (1) Red Oak 2014 will share with Red Oak Real Estate twenty-six (26) parking spaces that are part of the Red Oak 2014 Lands; and,
- (2) Red Oak 2015 will share with Red Oak 2014 eighty-seven (87) parking spaces that are part of the Red Oak 2015 Lands.

ARTICLE 3- MISCELLANEOUS PROVISIONS

3.1 Duration

This Agreement shall, subject to compliance with the *Planning Act*, commence on the date of execution hereof (the "Commencement Date"), and shall continue thereafter in full force and effect in perpetuity.

3.2 Building Scheme

It is hereby declared that the provisions of this Agreement have been entered into for the purpose of bringing into effect a building scheme, and the intention of this Agreement is that the covenants contained herein shall, during the term of this Agreement, run with and bind each of the respective Properties, and to be appurtenant to and be for the benefit of each of the other Properties.

3.3 Notice

Where this Agreement requires any notice, demand or request to be delivered by one party to the other, such notice, demand or request shall be in writing and delivered either personally, by courier, or by prepaid registered mail by the party wishing to give such notice, or by the solicitor acting for such party, to the other party, at the addresses noted below. Such notice shall be deemed to have been given, in the case of personal or courier delivery, on the date of delivery and, where given by registered mail, on the 4th (fourth) business day (which, for the purposes of this Agreement, shall be deemed to exclude Saturdays, Sundays and statutory holidays) following the posting thereof. It is understood that in the event of an actual or threatened disruption in the postal service in the

postal area through which such notice must be sent, notice must be given personally or by courier as aforesaid:

- (a) To Red Oak 2014 at: 30 Ste. Anne Road, Suite 300
Sudbury, Ontario
P3C 5E1
Attention: Joe DiPietro

- (b) To Red Oak 2015 at: 30 Ste. Anne Road, Suite 300
Sudbury, Ontario
P3C 5E1
Attention: Joe DiPietro

- (c) To Red Oak Real Estate at: 30 Ste. Anne Road, Suite 300
Sudbury, Ontario
P3C 5E1
Attention: Joe DiPietro

Any party may at any time give written notice in the manner set out in this Section 3.3 to the other of any change of address of the party giving such notice and from and after the date such notice is deemed to have been given as set out in this Section 3.3, the address herein specified shall be deemed to be the address of such party for the giving of such notices herein.

3.4 Amounts Past Due

If any party fails to pay, when the same is due and payable, any amount payable under the provisions of this Agreement such unpaid amount shall bear interest from the due date thereof to the date of payment at the lesser of: (i) an annual rate which is five percent (5%) above the prime rate of interest charged from time to time by the Bank of Nova Scotia, at its main branch in Toronto, Ontario, on commercial demand loans made in Canadian dollars to its most favored commercial borrowers, or (ii) the maximum annual rate permitted by law.

3.5 Registration

This Agreement shall be registered against the title to the Properties at the shared cost of Red Oak 2014, Red Oak 2015 and Red Oak Real Estate hereto, and each party covenants, within one hundred and twenty (120) days after the execution and delivery of this Agreement, to deliver an acknowledgement of such priority or postponement of interest from any mortgagee having an interest in its Property. Both Red Oak 2014, Red Oak 2015 and Red Oak Real Estate acknowledge and agree that this Agreement cannot be removed from title without the express written consent of the City of Greater Sudbury.

3.6 Successors and Assigns

This Agreement shall extend to and be binding upon the parties hereto and their respective successors, assigns in title and/or interest, and other permitted assigns. For these purposes, it is agreed that each party is required to assign this Agreement and that party's rights and obligations hereunder, to any successor in title to all or part of the assigning party's lands and to obtain an assumption agreement from any assignee. Upon such assignment and the execution and delivery by the assignee of an assumption agreement in respect of the assignor's obligations under this Agreement, the assignor shall be released from all obligations under this Agreement arising from and after the date of such assignment as it relates to the lands assigned to such successor in title.

3.7 Mortgage

It shall be a condition precedent to any mortgage or charge, whether by way of leasehold mortgage, assignment, sublease or otherwise (the "Mortgage") by a party (the "Mortgagor") of any of the Properties (the "Mortgaged Property") that the mortgagee or chargee (the "Mortgagee") enter into an agreement (the "Mortgagee Agreement") with the parties whose Properties are not being mortgaged or charged by the Mortgage (the "Non-Mortgaging Parties"), in a form acceptable to the Non-Mortgaging Parties, acting reasonably.

Each party to this Agreement, within ten (10) Business Days after receipt of a written request by any other party or a prospective purchaser, or mortgagee or other encumbrancee of that party's interest in the Properties (the "Requesting Party"), shall execute and make available to the Requesting Party, a certificate stating:

- (i) whether or not this Agreement has been modified and, if this Agreement has been modified, the certificate shall identify the nature of the modification;
- (ii) whether or not this Agreement has been terminated; and
- (iii) whether or not the party executing the certificate has given or received a notice of default under this Agreement and, if such notice has been either given or received, stating the nature of the default set out in the notice and whether or not the defaulting party has taken or commenced all reasonable steps necessary to cure such default, whether or not the party executing the certificate has elected to take steps to cure such default, and if so, the amount of the costs and expenses actually or anticipated to be paid or incurred by such party in curing such default.

3.8 Recitals and Schedules

The parties further agree that the recitals to this Agreement are incorporated as terms hereof, and the schedules attached hereto form part of this Agreement.

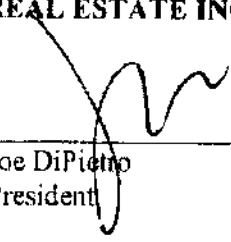
3.9 Entire Agreement

This Agreement constitutes the entire agreement among the parties hereto with respect to the subject matter hereof.

IREMAINDER OF PAGE INTENTIONALLY LEFT BLANK

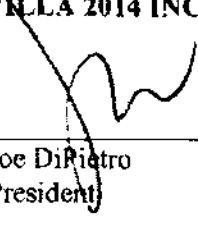
IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the date first above written.

RED OAK REAL ESTATE INC.

Per: 
Name: Joe DiPietro
Title: President

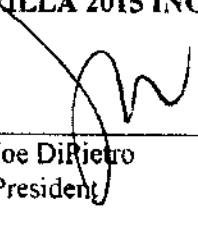
I have authority to bind the Corporation

RED OAK VILLA 2014 INC.

Per: 
Name: Joe DiPietro
Title: President

I have authority to bind the Corporation

RED OAK VILLA 2015 INC.

Per: 
Name: Joe DiPietro
Title: President

I have authority to bind the Corporation

SCHEDULE "A"

Legal Description of Red Oak Real Estate Lands

Firstly: PIN 02138-0197 (LT)
Part of Lot 93 on Plan RCP 85S and Part of Block Z on Plan 1SC
Designated as Parts 7 & 8, Plan 53R-20995
City of Greater Sudbury
District of Sudbury

Secondly: PIN 02138-0203 (LT)
Lot 95, Plan RCP 85S, Part 23, Plan 53R-8612
Part of Block Z, Plan 1SC, Parts 5 to 22, Plan 53R-8612
Except Part 5, Plan 53R-20885
Subject to Inst. No. S88858
City of Greater Sudbury
District of Sudbury

SCHEDULE "B"

Legal Description of Red Oak 2014 Lands

- Firstly:** PIN 02138-0077 (LT)
Lot 94, Plan RCP 85S
City of Greater Sudbury
District of Sudbury
- Secondly:** PIN 02138-0198 (LT)
Part of Block Z on Plan 1SC and Part of Lot 93 on Plan RCP85S
Township of McKim
Part 6, Plan 53R-20995
City of Greater Sudbury
District of Sudbury
- Thirdly:** PIN 02138-0199 (LT)
Lot 93 on Plan RCP85S and Part of Block Z on Plan 1SC
Designated as Parts 1, 2 & 3, Plan 53R-16526
Except Parts 2 & 3, Plan 53R-16526
Except Parts 6 & 7, Plan 53R-20995
City of Greater Sudbury
District of Sudbury
- Fourthly:** PIN 02138-0200 (LT)
Part of Lot 319 and lane on Plan 1-SC,
Township of McKim, Part 2, Plan 53R-20995
Part of Lots 319 to 322 inclusive on Plan 1SC
and Part of Lot 92, Plan RCP8559, Township of McKim, Part 3, Plan 53R-20995
Part of Lots 315 and 318 and all of Lots 316 and 317, Plan 1SC,
Township of McKim, Part 4, Plan 53R-20995
Subject to Easement over Part 2, Plan 53R-20995 as in Inst. No. LT926815
City of Greater Sudbury
District of Sudbury
- Fifthly:** PIN 02138-0202 (LT)
Part of Block Z, Plan 1SC
Township of McKim
Part 5, Plan 53R-20995
City of Greater Sudbury
District of Sudbury

SCHEDULE "C"

Legal Description of Red Oak 2015 Lands

Firstly:

PIN 02138-0201 (LT)
Lots 308 to 322 on Plan 1SC
Lowe Street & Part of A Lane, Plan 1SC, as in Inst. No. S5129
Part of Lots 5, Conc. 4 as in Inst. No. S55853
Excepting Part 1, Plan 53R-16310 as in Inst. No. LT874281
Excepting Parts 2, 3 & 4, Plan 53R-20995
Subject to Easement over Part 1, Plan 53R-17102 as in Inst. No. LT926815
City of Greater Sudbury
District of Sudbury

Attachment C

Sewer and Water Capacity Analysis
(City of Greater Sudbury)

September 23, 2025

Attention: Joseph McCabe

Re: Sewer and Water Capacity Analysis
162 Mackenzie
City of Greater Sudbury, ON

The Development Engineering Section has reviewed your request for a Sewer and Water Capacity Analysis at the above noted location and have the following to report:

A review of the sewage mains downstream from the proposed connection at MH 9-675 Mackenzie Street revealed downstream mains are capable of conveying the additional 1.80 L/s of flow expected from your development.

A capacity analysis performed by our WaterCAD model, developed the following results at the 300mm watermain in front of property 162 Mackenzie at an elevation of 267.69m.

Values Obtained from Model

Max Hour: 77 psi
Max Day: 78 psi
Fire Flow: 500+ l/s

C.G.S. Minimum Requirements

- 40 psi
- 50 psi

The results of the WaterCAD analysis indicate that sufficient water capacity and pressure exist for the proposal in question.

It should be noted that these results are derived at by using a theoretical computer model based on our best available data, and should be field verified by the Developers Engineer. In the event that these developments do not proceed within a one (1) year period, then you should make the necessary arrangements to have a current analysis carried out to take into account any changes made in our sewer or WaterCAD models and to ensure that there is sufficient Sewage, Fire Flows and/or Domestic Pressures available for your proposal(s).

Should you have any questions or concerns please contact me at 671-2489 ext 2409.

Yours truly,

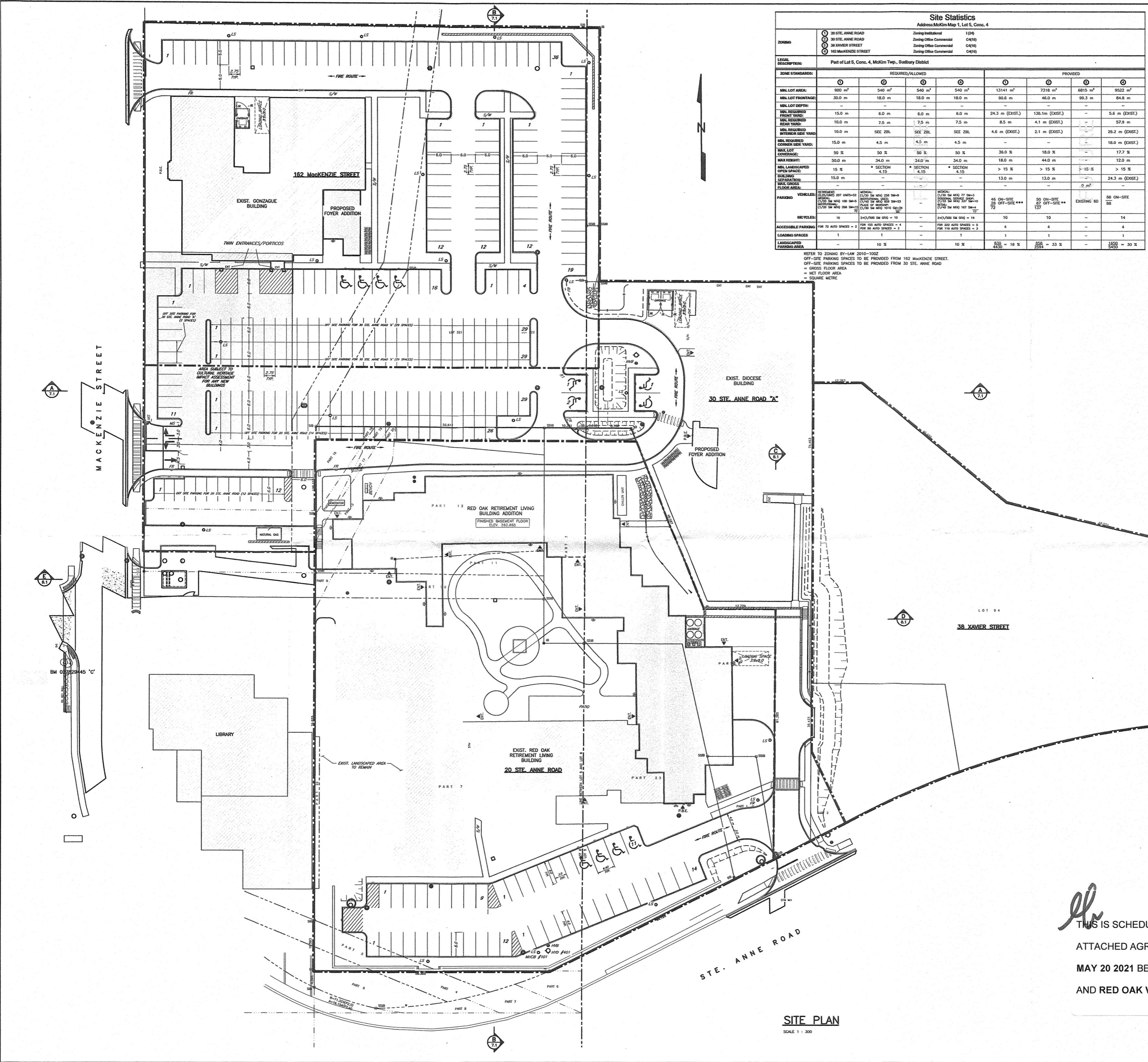


David Longarini
Development Engineering Technician

Attachment D

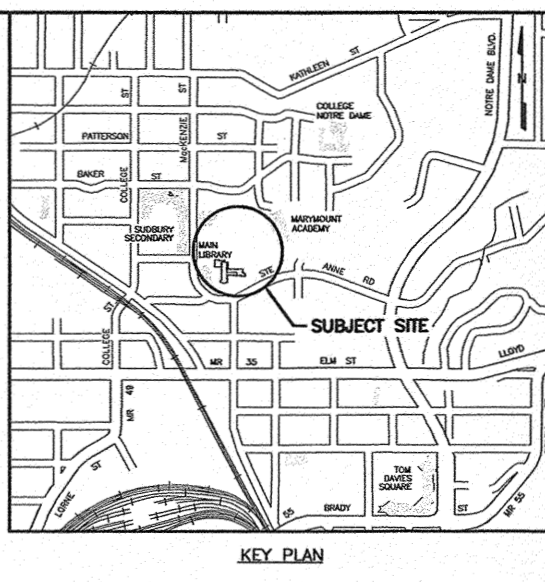
Site Plan Draft
(Site plan agreement)

DRAWING NOT TO BE SCALED. 100 mm ON ORIGINAL DRAWING.



Site Statistics
Address: McKim Map 1, Lot 5, Conc. 4

ZONING	REQUIRED/ALLOWED		PROVIDED	
	①	②	③	④
MIN. LOT AREA:	900 m ²	540 m ²	540 m ²	13141 m ²
MIN. LOT FRONTAGE:	30.0 m	18.0 m	18.0 m	90.6 m
MIN. LOT DEPTH:	15.0 m	6.0 m	6.0 m	24.3 m (EXIST.)
MIN. REQUIRED FRONT YARD:	15.0 m	6.0 m	6.0 m	136.1m (EXIST.)
MIN. REQUIRED REAR YARD:	10.0 m	7.5 m	7.5 m	4.1 m (EXIST.)
MIN. REQUIRED INTERIOR SIDE YARD:	10.0 m	SEE ZBL	SEE ZBL	4.8 m (EXIST.)
MIN. REQUIRED CORNER SIDE YARD:	15.0 m	4.5 m	4.5 m	2.1 m (EXIST.)
MAX. LOT COVERAGE:	50 %	50 %	50 %	36.0 %
MAX. HEIGHT:	50.0 m	34.0 m	34.0 m	18.0 m
MIN. LANDSCAPED OPEN SPACE:	15 %	SECTION 4.15	SECTION 4.15	> 15 %
BUILDING SEPARATION:	15.0 m	---	---	13.0 m
MAX. GROSS FLOOR AREA:	---	---	---	0 m ²
PARKING VEHICLES:	241/200 5M SPA = 12	---	---	46 ON-SITE
BICYCLES:	10	---	---	10
ACCESSIBLE PARKING:	---	---	---	---
LANDSCAPED PARKING AREA:	---	---	---	---



GENERAL NOTES:

- DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN.
- EXISTING SITE DETAILS AND ELEVATIONS SHOWN HEREON ARE BASED ON A COMPILED SURVEY COMPLETED BY TULLOCH ENGINEERING ON FEBRUARY 13, 2017.
- ELEVATIONS ARE OF GEODETIC ORIGIN.
- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD.
- REFER TO DWG. SPA-8.1 FOR LEGEND.

RECEIVED
 MAY 10 2021
 PLANNING SERVICES

- LIST OF DRAWINGS:**
- SPA-1.1 MASTER SITE PLAN
 - SPA-2.1 SITE SKETCHING PLAN
 - SPA-3.1 SITE GRADING PLAN
 - SPA-4.1 LIGHTING PLAN AND DETAILS
 - SPA-5.1 LANDSCAPING DETAILS
 - SPA-6.1 SILTATION CONTROL PLAN
 - SPA-7.1 SITE SECTIONS
 - SPA-8.1 MISCELLANEOUS SECTIONS & DETAILS
 - SPA-9.1 STE. ANNE ROAD RETAINING WALL

THIS IS SCHEDULE "K" TO THE
 ATTACHED AGREEMENT DATED
 MAY 20 2021 BETWEEN THE CITY
 AND RED OAK VILLA 2015 INC.

SITE PLAN
SCALE 1 : 300

DATE: 2021-05-31
 DRAWN: VS
 CHECKED: VS
 APPROVED: VS

TULLOCH
 CIVIL ENGINEERING
 1000 UNIVERSITY AVENUE, SUITE 100
 WILLOWDALE, ONTARIO M2H 1C7
 TEL: 416-491-1111
 WWW.TULLOCHENGINEERING.COM

C2S ENGINEERING
 CIVIL ENGINEERING
 1000 UNIVERSITY AVENUE, SUITE 100
 WILLOWDALE, ONTARIO M2H 1C7
 TEL: 416-491-1111
 WWW.C2SENG.COM

SCALE: AS NOTED
 CONTRACT NO.:
 DRAWING NO.:
 SHEET NO.: SPA-H

REVISIONS
 NO. DATE DESCRIPTION
 1. 05/10/21

NOTES
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE INDICATED.
 2. EXISTING UTILITIES ARE NOT SHOWN ON THIS DRAWING.
 3. ALL UTILITIES ARE SHOWN AS SHOWN ON THE DRAWING.
 4. ALL SANITARY CONNECTIONS ARE TO BE MADE TO THE MAINS UNLESS OTHERWISE INDICATED.

Attachment E

DRAFT Official Plan Amendment

**AMENDMENT NO. TO THE
CITY OF GREATER SUDBURY OFFICIAL PLAN**

Prepared for:

City of Greater Sudbury

December 1st, 2025

Prepared by:

J J.L. RICHARDS & ASSOCIATES LIMITED

Engineers • Architects • Planners

314 Countryside Drive

Sudbury, Ontario

P3E 6G2

JLR 33173-000

BY-LAW NO. 2025-XX

The Council of the City of Greater Sudbury in accordance with the provisions of Section 17 of the *Planning Act*, hereby enacts as follows:

1. Amendment No. ___ to the City of Sudbury Official Plan, consisting of the attached map and text, is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this _ day of _____, 2025.

READ a third time and finally passed this _ day of _____, 2025.

SEAL

Paul Lefebvre
Mayor

xx
Clerk

CITY OF GREATER SUDBURY
OFFICIAL PLAN

AMENDMENT No.

This amendment was adopted by the CITY OF GREATER SUDBURY by By-law No.
in accordance with Sections 17 and 22 of the *Planning Act*, on the __ day of _____, 2025.

SEAL

Paul Lefebvre
Mayor

xx
Clerk

This is the Original of Amendment No. ___ to the City of Greater Sudbury Official Plan.

xx
Clerk

PART A - THE PREAMBLE gives an explanation of the purpose and basis for the amendment, as well as the lands affected, but does not constitute part of this Amendment.

PURPOSE

The purpose of the proposed Official Plan Amendment No. ___ is to permit 'light industrial' as a permitted use in the Downtown designation specific to 162 Mackenzie Street. The effect of the amendment is to permit a light industrial use on the subject property.

LOCATION

The Official Plan Amendment affects the property described as LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC, AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815. CITY OF GREATER SUDBURY with municipal address of 162 Mackenzie Street, City of Greater Sudbury.

BASIS

The subject property is designated as "Downtown" and is located within the shoulder area that is generally characterized by mixed land uses. Non-residential development is a key priority for the Downtown to stimulate investment and business activity. The existing building has a heritage designation which will remain, as only interior updates to the building are proposed. The City's Downtown Master Plan describes supporting growth of a mix of land uses including light industrial in the area of influence in the Downtown. This would support the application to add a light industrial use to an existing building that satisfies the general intent of the Official Plan and Downtown development.

All other provisions of the Official Plan are met, and a concurrent Zoning By-law Amendment application has been proposed to add 'light industrial' as a permitted use. The proposed site development will be compliant with all other zoning requirements as set out in the City's Zoning By-law.

PART B - THE AMENDMENT consisting of the following text and Schedule 'A' to Official Plan Amendment No. ___ constitutes Amendment No. ___ to the City of Greater Sudbury Official Plan.

All of this part of the document entitled "Part B - The Amendment", consisting of the following text and attached map constitutes Amendment No. ____ to the City of Greater Sudbury Official Plan.

The Details of the Amendment

The City of Greater Sudbury Official Plan is hereby amended as follows:

1. By adding in Section 21.0 Site Specific Policies a new Policy 21.121 as follows: Notwithstanding anything to the contrary on those lands described as PIN 021380201; LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC, AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815. CITY OF GREATER SUDBURY (known as 162 Mackenzie Street), light industrial shall be a permitted use. (OPA XXX)

PART C - THE APPENDICES, which are attached hereto, do not constitute a part of this amendment. These appendices include the public involvement associated with this Amendment.

The listing of public involvement (copy of public notice).

Insert Schedule "A" to amendment

Attachment F

DRAFT Zoning By-law Amendment

Proposed Draft By-law

By-law No. xx

Being a By-law to amend By-law No. 2010-100Z

WHEREAS By-law No. 2010-100Z regulates the use of land and the use and erection of buildings and structures within the City of Greater Sudbury;

AND WHEREAS the Council of the City of Greater Sudbury deems it advisable to amend By-law No. 2010-100Z as hereinafter set forth;

NOW THEREFORE the Council of the City of Greater Sudbury enacts as follows:

- 1. By-law No. 2010-100Z is hereby amended as follows:
 - a) By adding “light industrial” after “commercial school” in Part 11, Section 2, Subsection (4), Paragraph (p), Clause (i) as a permitted use in the C4(16) Zone.
- 2. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first, and second time this ____ day of _____ 2025.

Read a third time and finally passed this ____ day of _____, 2025.

Paul Lefebvre
Mayor

xx
Clerk



Photo 1. Existing building on the subject lands, facing northwest from the south of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 2. Existing building on the subject lands, facing southeast from the laneway north of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 3. Low density residential use to the north of subject lands, facing northeast from the northwest corner of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 4. Low density residential use fronting on Mackenzie Street to the north of subject lands, facing northeast from the northwest corner of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 5. Institutional and commercial uses east of the subject lands (Marymount Academy, former Diocese building (office), Red Oak Villa) facing east from the east side of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 6. Institutional and commercial uses south of the subject lands (Red Oak Villa, Main Public Library, office) facing south from the south of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 7. Sudbury Secondary School to the west of the subject lands, facing southwest from the northwest corner of the subject lands. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 8. Existing building on the subject lands, facing north from the south side of the existing building. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.



Photo 9. Existing building on the subject lands, facing northeast from the west side of the existing building. CGS Files PL-OPA-2025-00021 & PL-RZN-2025-00054). Photo taken February 26, 2026.

**AMENDMENT NUMBER 159
TO THE CITY OF GREATER SUDBURY OFFICIAL PLAN**

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

Part B, the Amendment, which consists of the following map entitled Schedule "A", constitutes Amendment 159 to the City of Greater Sudbury Official Plan.

PART A - THE PREAMBLE

Purpose of the Amendment: The proposed amendment is a site-specific application to provide a site-specific exemption to the Downtown designation policies to permit a light industrial use on the subject property.

Location: PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE STREET, CITY OF GREATER SUDBURY

Basis: An Application for Official Plan Amendment (File #PL-OPA-2025-00054) has been submitted for consideration by Planning Committee and Council in order to provide a site-specific exemption to the Downtown designation policies to permit a light industrial use on the subject property. The application, together with a concurrent Application for Zoning By-Law Amendment (File #PL-RZN-2025-00021), would permit the development of light industrial uses.

PART B - THE AMENDMENT

1) By adding to Part 21, Site Specific Policies the following Section:

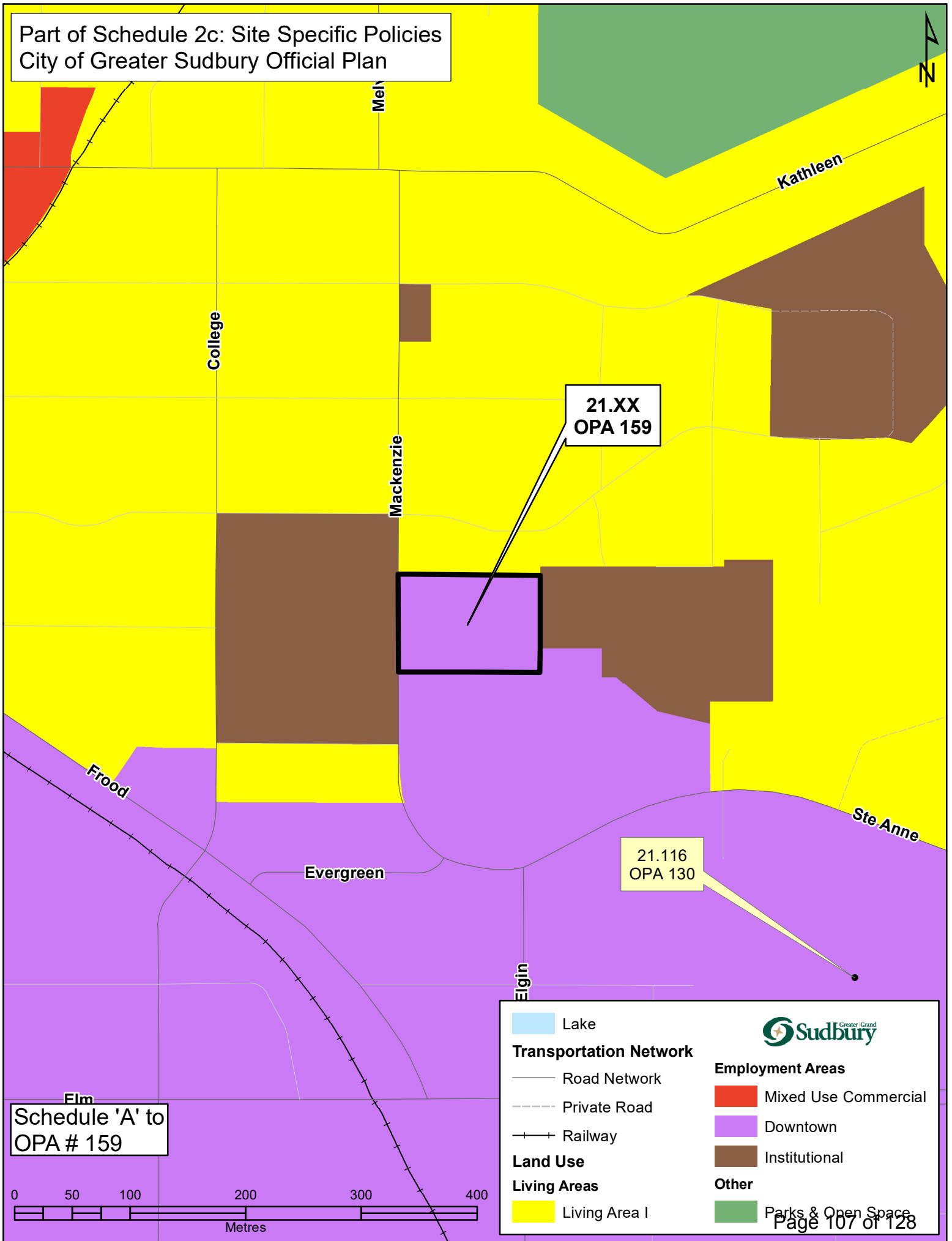
21.XXX Notwithstanding anything to the contrary on lands described as PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE

STREET, SUDBURY, CITY OF GREATER
SUDBURY, light industrial shall be a permitted use.

- 2) Schedule 2 Site Specific Policies of the Official Plan for the City of Greater Sudbury is hereby amended by adding a site specific policy 21.XXX on PIN 02138-0201(LT), LTS 308-322 PLAN 1SC; LOWE ST & PT A LANE PLAN 1SC AS IN S5129; PT LOT5, CON 4, AS IN S55853; EXCEPTING PART 1 ON 53R-16310 AS IN LT874281 AND EXCEPTING PARTS 2,3 AND 4 53R20995; S/T EASEMENT OVER PART 1 ON 53R17102 AS IN LT926815; 162 MACKENZIE STREET, SUDBURY, CITY OF GREATER SUDBURY, as shown on Schedule "A" attached to this amendment.

DRAFT

Part of Schedule 2c: Site Specific Policies
City of Greater Sudbury Official Plan



Schedule 'A' to
OPA # 159

21.XX
OPA 159

21.116
OPA 130

City of Greater Sudbury

Lake	Employment Areas
Transportation Network	Mixed Use Commercial
Road Network	Downtown
Private Road	Institutional
Railway	Other
Land Use	Parks & Open Space
Living Areas	
Living Area I	

0 Algonquin Road, Sudbury

Presented To: Planning Committee

Meeting Date: April 13, 2026

Type: Public Hearing

Prepared by: Stephanie Poirier
Planning Services

Recommended by: General Manager of
Planning and Growth

File Number: PL-RZN-2025-00040

Report Summary

This report provides a recommendation regarding an application to rezone the subject lands in order to permit the construction of seven semi-detached dwellings (14 dwelling units) within an existing draft plan of subdivision.

This report is presented by Stephanie Poirier, Senior Planner.

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

Resolution

THAT the City of Greater Sudbury approves the application by Dalron Homes to amend Zoning By-law 2010-100Z by changing the zoning classification from the “R1-5”, Low Density Residential One Zone to the “R2-2”, Low Density Residential Two Zone, on lands described as Part of PIN 73478-1121, Part of Parcel 11257, Reference Plan 53R-20906 Part 2, Lot 3, Concession 5, Township of Broder, as outlined in the report entitled “0 Algonquin Road, Sudbury”, from the General Planning and Growth, presented at the Planning Committee meeting on April 13, 2026, subject to the following site-specific provisions:

Where dwellings on adjacent lots are attached together by a common wall extending along the side lot line separating such lots, the minimum lot area of each lot shall be 270 m².

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 housing by adding to the range and mix of housing available in this area. The application aligns with the Community Energy and Emissions Plan by supporting the strategy of creating compact, complete communities.

Financial Implications

If approved, staff estimates approximately \$70,300 in taxation revenue, based on the assumption of 14 semi-detached dwelling units, based on an estimated assessed value of \$300,000 per each dwelling unit, at the 2025 property tax rates.

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 time of building permit issuance.

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

An application for rezoning has been submitted to rezone the lands from the "R1-5", Low Density Residential One Zone to the "R2-2", Low Density Residential Two Zone in order to permit semi-detached dwellings.

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Planning 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.

Staff Report

Proposal:

The purpose and effect of the application is to rezone the subject lands from the 'R1-5', Low Density Residential One Zone to the 'R2-2', Low Density Residential Two Zone in order to permit the construction of seven semi-detached dwellings (14 dwelling units) within an existing draft plan of subdivision.

In order to accommodate the semi-detached built form, the applicant has proposed to reduce the number of lots abutting Algonquin from eight residential with a park block to seven residential with a park block.

The subject lands are designated 'Living Area 1' within the City's Official Plan, are zoned 'R1-5', Low Density Residential One Zone within the City of Greater Sudbury Zoning By-law, and are regulated by Conservation Sudbury.

The subject lands are vacant of buildings and structures. The subject lands will be serviced by a municipal water and sanitary connection. The subject lands are proposed to be accessed by shared driveways off Algonquin Road.

The lands are subject to Plan of Subdivision file 780-6/12004, which was draft plan approved on December 23, 2013 and most recently extended in 2024 for a three year period with a lapsing date of December 23, 2027. The 2017 draft plan consists of 10 lots for single detached dwellings and 44 lots for double residential use, for a total of 54 lots (98 dwelling units). Lots 9 and 10 were subsequently rezoned in 2018 to permit semi-detached dwellings (File 751-6/18-3) bringing the dwelling unit total to 100. No phases have been registered to date. The effect of this application would result in a reduction of one lot bringing the total number of residential lots to 53 and a total of 106 dwelling units.

Surrounding uses are low density residential and Institutional in nature.

The following documents were submitted as part of the application package and are attached to the report:

- Plan 53R-20906
- Concept Plan

A location map has been attached for reference.

Policy & 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](#); and,
- [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 (PPS).

The PPS acknowledges the Province's goal of getting at least 1.5 million homes built by 2031 and identifies that Ontario will increase the supply and mix of housing options. "Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."

Several sections of the PPS are relevant to the application and intended residential use of the lands.

Policy 2.1.6 identifies that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses to meet long term needs, which improves accessibility for people of all ages and abilities, and improves social equity and overall quality of life for people of all ages, abilities, and incomes.

Policy 2.2 speaks to housing and requires planning authorities to provide an appropriate range and mix of housing options to meet social, health, and economic needs of current and future residents by permitting densities for new housing and residential intensification which efficiently use land, resources, infrastructure, public service facilities, and transit.

Policy 2.3 speaks to settlement areas and requires that settlement areas be the focus of growth and development. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and are transit supportive. Intensification and redevelopment to achieve complete communities shall be supported.

Policy 2.9 speaks to energy conservation, air quality, and climate change and requires planning authorities to reduce greenhouse gas emissions by supporting compact and complete communities that are transit supportive, conserve and use energy efficiently, protect the environment, and improve air quality.

Policy 3.6 speaks to sewage, water, and stormwater and includes a servicing hierarchy where municipal sewage and water services are the preferred form of servicing within settlement areas to support protection of the environment and minimize potential risk to human health and safety.

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 with the Growth Plan for Northern Ontario. The Growth Plan encourages Municipalities to plan communities that achieve accommodation of the diverse needs of all residents, now and in the future, optimize use of existing infrastructure, and result in a high quality of place.

Official Plan for the City of Greater Sudbury:

The subject property is designated as 'Living Area 1' in the City of Greater Sudbury Official Plan.

Living Area I includes residential areas located in urbanized Communities that are fully serviced by municipal water and sewer. Given the desire to utilize existing sewer and water capacity and reduce the impacts of unserviced rural development, Areas designated Living Area I in Communities are seen as the primary focus of residential development.

Section 3.1 speaks to the objectives of the Living Area designations, including providing for a diverse range of housing and ownership types to meet the City of Greater Sudbury's housing needs that has consideration for good community design and located in areas that have sufficient infrastructure and public service capacity.

Section 3.2 contains policies on the Living Area designations. The general policy section states that low and medium density housing are permitted in Living Area I and that new residential development must be compatible with the existing physical character of established neighbourhoods, with consideration given to the size and configuration of lots, predominant built form, building setbacks, building heights and other provisions applied to nearby properties under the Zoning Bylaw.

Section 3.2.1 contains policies on the Living Area I designation. The following policies apply to proposed low density development proposals:

3.2.1.1 Low density development permits single detached dwellings, semi-detached dwellings, duplexes and townhouses generally up to a net density of 36 units per hectare.

3.2.1.5 In considering applications to rezone land in Living Area I, Council will ensure amongst other matters that:

- a) the site is suitable in terms of size and shape to accommodate the proposed density and building form; b) the proposed development is compatible with the surrounding neighbourhood in terms of scale, massing, height, siting, setbacks, and the location of parking and amenity areas;
- c) adequate on-site parking, lighting, landscaping and amenity areas are provided; and,
- d) the impact of traffic on local streets is minimal.

Section 2.3 speaks to the reinforcement of the urban structure. Growth must continue to be directed to reinforce the urban structure, 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 will have other benefits including the creation of a more energy efficient land use pattern and climate change mitigation. An objective of reinforcing the urban structure is to maintain urban growth boundary and to direct growth in settlement areas.

Section 2.3.2 contains settlement area policies and states that future growth and development will be focused in the Settlement Area through intensification, redevelopment and, if necessary, development in designated growth areas. 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. Intensification and development within the Built Boundary is encouraged in accordance with the policies of this Plan.

Section 2.3.3 speaks to intensification policies. Intensification is the development of a property, site or area at a higher density than currently exists through redevelopment, the development of vacant or underutilized lots, infill and the expansion or conversion of existing buildings will continue to occur across the city. Intensification is essential to completing our communities, making the most efficient use of land, resources, infrastructure and public service facilities, minimizing negative impacts on air quality and climate change, promoting energy efficiency and supporting public transit, active transportation and the efficient movement of goods. The City will aim to have 20% of residential growth by way of intensification within the built boundary. Intensification is permitted within the 'Living Area I' designation. Intensification will be compatible with the existing and planned character of an area in terms of the size and shape of the lot, as well as the siting, coverage, massing, height, traffic, parking, servicing, landscaping and amenity areas of the proposal. The following criteria, amongst other matters, may be used to evaluate applications for intensification:

- a. the suitability of the site in terms of size and shape of the lot, soil conditions, topography and drainage; b.
- the compatibility proposed development on the existing and planned character of the area;
- c. the provision of on-site landscaping, fencing, planting and other measures to lessen any impact the proposed development may have on the character of the area;
- d. the availability of existing and planned infrastructure and public service facilities ;
- e. the provision of adequate ingress/egress, off street parking and loading facilities, and safe and convenient vehicular circulation;

- f. the impact of traffic generated by the proposed development on the road network and surrounding land uses;
- g. the availability of existing or planned, or potential to enhance, public transit and active transportation infrastructure;
- h. the level of sun-shadowing and wind impact on the surrounding public realm;
- i. impacts of the proposed development of surrounding natural features and areas and cultural heritage resources;
- j. the relationship between the proposed development and any natural or manmade hazards; and,
- k. the provision of any facilities, services and matters if the application is made pursuant to Section 37 of the Planning Act.

Residential intensification proposals will be assessed so that the concerns of the community and the need to provide opportunities for residential intensification are balanced.

Section 12 contains policies on Utilities. Section 12.2.2 states that Municipal sewer and water services are the preferred form of servicing for all new developments. Development in urban areas is permitted provided that existing and planned public sewage and water services have confirmed capacity to accommodate the demands of the proposed development. Alternatively, the proponent of the development will upgrade, at their own expense, the existing sewage and water systems to ensure adequate delivery and treatment facilities consistent with City standards, including the adequacy of fire flows.

Section 17 identifies a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure, including encouraging the production of smaller (one and two bedroom) units to accommodate the growing number of smaller households. The Official Plan is intended to provide direction as to how housing needs and issues can be addressed in concert with the CGS Housing and Homelessness Plan.

Zoning By-law 2010-100Z:

The subject lands are zoned 'Low Density Residential One (R1-5)' within the City's Zoning By-law.

The development standards for a semi-detached dwelling in the requested zone being the 'R2-2', Low Density Residential Two Zone' are as follows:

- Minimum lot area of 275 m² per dwelling unit
- Minimum lot frontage of 9 m per dwelling unit
- Minimum lot depth of 30 m
- Minimum front yard setback 6 m
- Minimum rear yard setback 7.5 m
- Minimum interior side yard setback for a one-storey building 1.2 m
- Maximum lot coverage 45%
- Maximum height 11 m

Semi-detached dwellings require one parking space per dwelling unit.

Landscaping provisions require a 3.0 m landscape area along the right-of-way of Algonquin Road.

Consultation

Public Consultation:

The statutory notice of the application was provided by newspaper on January 3, 2026 along with a courtesy mail-out to surrounding property owners and tenants within 122 m of the property on December 17, 2025. The statutory notice of the public hearing was provided by newspaper on March 19, 2026, and courtesy mail-out within 122 m of the property on March 21, 2026.

At the time of writing this report, one phone call and one written submission with respect to this application have been received by the Planning Services Division. Concerns received were in regard to compatibility with the existing character of the neighbourhood and traffic safety concerns due to the curve of the road.

Department/Agency Review:

The application including relevant accompanying materials has been circulated to all appropriate agencies and departments. Responses received from agencies and departments have been used to assist in evaluating the application and to inform and identify appropriate development standards in an amending zoning by-law should the application be approved. Comments received from departments generally had no concerns with the rezoning request. Building Services and Conservation Sudbury have advised of additional information required prior to building permit.

Detailed comments can be found in Appendix 1 to this report.

Planning Analysis:

The Provincial Planning Statement, Growth Plan for Northern Ontario, and City of Sudbury Official Plan all encourage appropriate growth and residential intensification to occur within settlement areas on full municipal services. The subject lands are located in an existing residential area within the City of Sudbury and will be serviced by municipal water and sanitary connections. The development supports climate change and reduction of greenhouse gases by adding housing that contributes to compact and complete communities that are transit supportive.

The Provincial Planning Statement and the Official Plan encourage municipalities to provide a range and mix of housing types and densities. The Official Plan identifies that a key housing goal is to maintain a balanced mix of ownership and rental housing, and to encourage a greater mix of housing types and tenure. The proposal represents an opportunity to contribute to a more diverse range of housing types available within the City of Sudbury. Additionally, this proposal supports the City's Municipal Housing Pledge to achieve the target of 3800 new homes constructed by 2031.

The subject lands are designated 'Living Area I' within the Official Plan which is intended for residential use. The density of the proposal is approximately 14 units per hectare (106/7.70 ha), which is within the range for low density development (generally a maximum of 36 units per ha). Low density residential is permitted in the 'Living Area I' designation.

Staff are of the opinion that the proposed built form of semi-detached dwelling is compatible with the surrounding single detached dwellings, as both forms of housing are considered to be ground oriented and have the same maximum height permissions of 11 m.

Traffic and Transportation did not identify any concerns with the proposed shared driveways.

As part of the proposal the applicant is proposing to decrease the number of draft approved residential lots from 8 to 7 in order to increase lot size to accommodate the semi-detached built form. Staff have reviewed the lot fabric against the 'R2-2' Zone standards and are of the opinion that the minimum lot frontage of 9 m per dwelling unit and lot depth of 30 m is being adhered to. The minimum lot area per dwelling unit of 275 m² is not however being met and as such staff recommend that a site-specific 'R2-2(S)' Zone apply in order to permit a minimum lot area per dwelling unit of 270 m² (18 m X 30/2). The applicant has also provided a building envelope on the concept plan, demonstrating ability to comply with building setbacks. Staff are of the opinion that the applicant has demonstrated that the proposed lot fabric is able to appropriately accommodate semi-detached buildings.

Conclusion:

Staff recommends approval of the application as described in the Resolution section on the basis that it is consistent with the Provincial Planning 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.

Appendix 1:

Departmental & Agency Comments

a) Building Services

Building Services has no objections to the proposed rezoning.

However, Applicant/Owner to be advised of the following comments:

1) Upon review of the 2017 draft plan, Building Services acknowledges a reduction in the number of lots from the originally proposed eight residential lots plus one parkland block (nine lots total) to the revised concept for this application, which shows seven residential lots plus one parkland block (eight lots total). It is our understanding that the lot widths have been increased from 15 m to 18.3 m to accommodate semi-detached dwellings, resulting in the reduction of one residential lot.

As limited information has been provided on the site plan with respect to building area and setbacks, Building Services reserves further comment and detailed zoning review until the time of Building Permit application. For the proposed construction of seven semi-detached dwellings (14 dwelling units), a building permit application and all required supplementary documentation shall be submitted to the satisfaction of the Chief Building Official.

b) Conservation Sudbury

Based on the updated drawing, titled Site Alteration General Layout Algonquin Rd, prepared by RV Anderson Ltd dated July 4, 2017, and uploaded to Pronto on February 18, 2026, Conservation Sudbury can be supportive of the proposed rezoning at the subject property. The updated drawing depicts the hazards regulated by Conservation Sudbury, as well as the conceptual approach to relocate the watercourse and associated hazard features in order to facilitate a building envelope on the proposed lands to be rezoned.

However, please be aware that the full design of the watercourse relocation has yet to be reviewed by Conservation Sudbury, and the feasibility of the proposed watercourse layout as depicted cannot be confirmed at this time. Potential modifications to the proposed watercourse layout may be required following detailed review, which could impact the hazard limits and associated development envelope on each of the proposed parcels.

The proponent has submitted a Section 28 Permit application and is currently engaged in discussion with Conservation Sudbury regarding the proposed site development. No physical development may proceed at the subject property until permission is issued by Conservation Sudbury under Section 28 of the Conservation Authorities Act.

c) Development Engineering

Development Engineering has reviewed the application and has no concerns. Municipal water and sanitary sewer is available in the right of way.

d) Fire Services

No concerns.

e) Strategic & Environmental Planning

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.

f) Traffic and Transportation

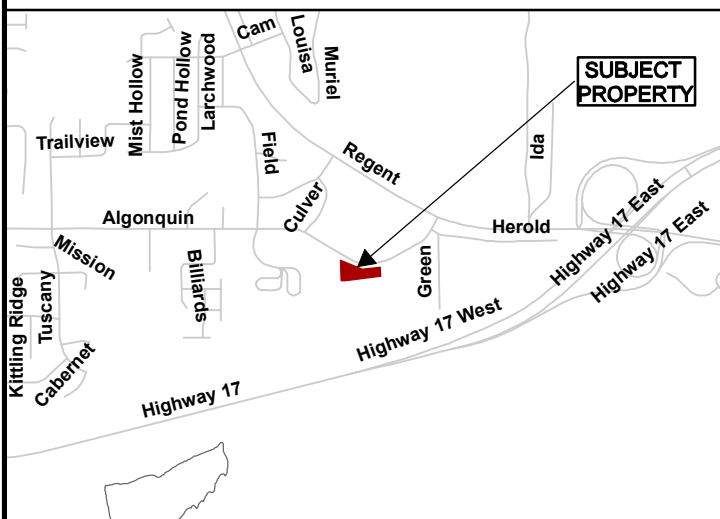
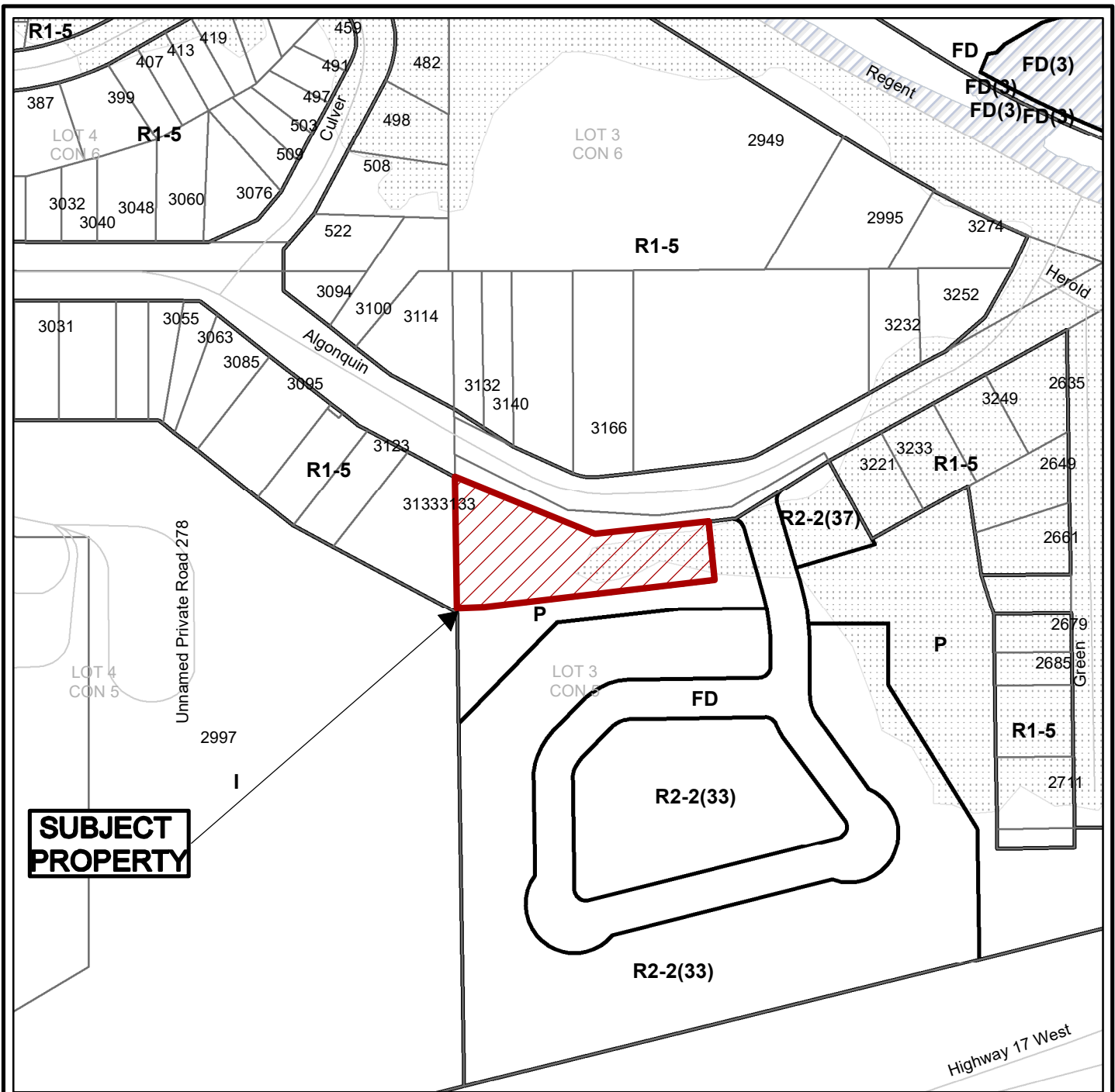
No concerns.

g) Transit Services

No concerns.

h) Source Water Protection

No concerns.



<h2>Growth and Infrastructure Department</h2>	
<p>Subject Property being part of PIN 73478-1121, Part of Parcel 11257, Part 2, Plan 53R-20906 Lot 3, Concession 5, Township of Broder, 0 Algonquin Road, Sudbury, City of Greater Sudbury</p>	
<p>NTS Sketch 1</p>	<p>PL-RZN-2025-00040 Date: 2025 10 22</p>

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, MGRS (CSRS) (2010.0).
 COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
ORP A	N 5142360.974	E 5015116.495
ORP B	N 5142331.573	E 5015901.037

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM 17, MGRS (CSRS) (2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999998106

SCALE 1 : 750



PLAN OF SURVEY OF
PART OF
LOT 3
CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF BRODER
 CITY OF GREATER SUDBURY
 DISTRICT OF SUDBURY
 TERRY DEL BOSCO, ONTARIO LAND SURVEYOR
 2017

53R 20906

RECEIVED AND DEPOSITED
 DATE September 25, 2017
 BY Terryl Del Bosco
 REPRESENTATIVE FOR THE LAND REGISTRY
 FOR THE LAND TITLES DIVISION OF SUDBURY

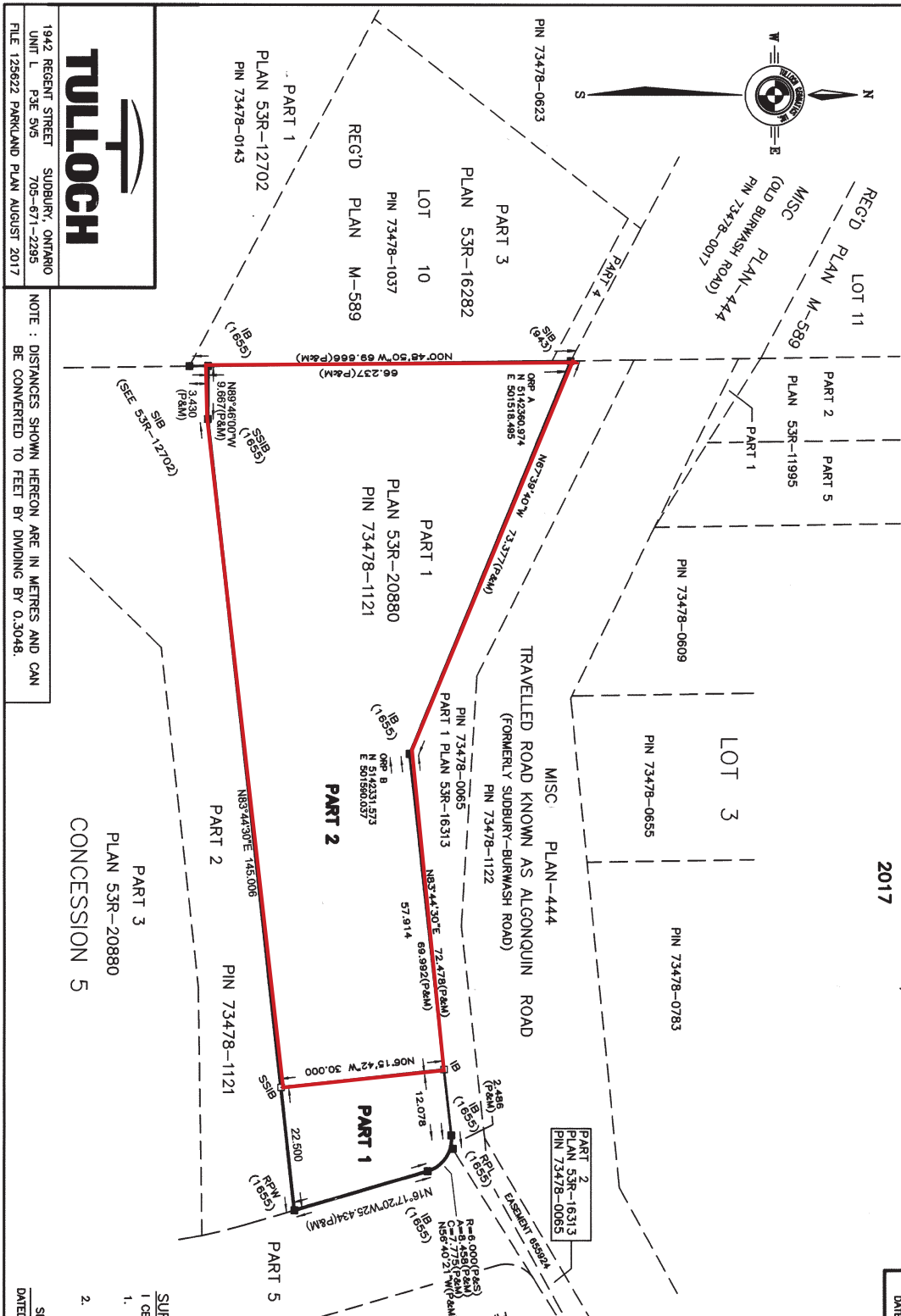
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 SEPTEMBER 7, 2017
 DATE

SCHEDULE			
PART	LOT	CONCESSION	AREA
1	PART OF LOT 3	5	390±50.0 M.
2			5241±50.0 M.

TOWNSHIP OF BRODER

LEGEND

- DENOTES SURVEY MONUMENT ROUND
- DENOTES SURVEY MONUMENT SET
- ▣ DENOTES STATION SPANWARD IRON BAR
- ▢ DENOTES IRON BAR
- ▧ DENOTES ROCK PLUG
- ▨ DENOTES MEASURED
- M DENOTES NO VISIBLE MARKINGS
- N/M DENOTES NO MONUMENT
- WIT DENOTES WITNESS MONUMENT
- PROP DENOTES PROPORTIONED
- 1655 DENOTES PROPERTY IDENTIFIER NUMBER
- 707 DENOTES T. I. LANE, O.L.S.
- 943 DENOTES D.W. ENDLEMAN, O.L.S.
- 1542 DENOTES L. A. COLE, O.L.S.
- PLAN 53R-20880 NOT TO SCALE



1942 REGENT STREET SUDBURY, ONTARIO
 UNIT L PCE 5N5 705-671-2295
 FILE 129692 PARKLAND PLAN AUGUST 2017

NOTE : DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 1
 PLAN 53R-20880
 CONCESSION 5

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF SEPTEMBER, 2017

SEPTEMBER 6, 2017
 DATED AT SUDBURY, ONTARIO

Terry Del Bosco
 TERRY DEL BOSCO, O.L.S.



KEY PLAN 1:10000

DRAFT PLAN
OF PROPOSED SUBDIVISION OF
CONCESSION 5 P.I.N. 73478-0809
PART OF LOT 3 CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY

SCALE 1 : 1000



METRIC
DISTANCES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY
0.3048

OWNER
DALRON CONSTRUCTION LIMITED
RON ARNOLD, PRESIDENT
130 ELM STREET
SUDBURY, ONTARIO
P3C 1T6

PREPARED BY
R.V. ANDERSON ASSOCIATES LIMITED
436 WESTMOUNT AVENUE
SUDBURY, ONTARIO
P3A 5Z8

ONTARIO LAND SURVEYOR
TULLOCH GEOMATICS INC.
1942 REGENT STREET A
SUDBURY, ONTARIO
P3E 5V5

ADDITIONAL INFORMATION
AS REQUIRED BY SECTN 51(17) OF THE PLANNING ACT

- A) AS SHOWN
 - B) AS SHOWN
 - C) AS SHOWN
 - D) LOTS 1-10: R1
LOTS 11-54: R2-2
BLOCK 56 & 57: FIK/CONSERVATION/DRAINAGE (AREA 1.36ha)
 - E) NORTH - R1-5
SOUTH - RURAL
EAST - R1-5, M(HEAVY INDUSTRIAL)
 - F) DIMENSIONS OF PROPOSED PROPERTIES AS SHOWN
 - G) ARTIFICIAL FEATURE AS SHOWN
 - H) WATER TABLE EXISTING OVER BEDROCK/RECENT FILL PLACEMENT
 - I) CONTOURS AS SHOWN, THE LOW LYING NORTH AREA HAS BEEN FILLED
 - J) MUNICIPAL SERVICE TO BE AVAILABLE, INCLUDES WATER, SEWER, HYDRO, BELL, GAS, GARBAGE COLLECTION, POLICE, FIRE, AMBULANCE
 - K) AS SHOWN
 - L) AS SHOWN
- NOTE: RADIAL DISTANCES AT 6m SETBACK ARE CHORD DISTANCES, UNLESS OTHERWISE NOTED.
- AREA OF APPLICATION: 7.70 ha.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - RB DENOTES ROCK BAR
 - RPL DENOTES ROCK PLUG
 - CC DENOTES CUT CROSS
 - M DENOTES MEASURED
 - S DENOTES SET
 - WIT DENOTES WITNESS MONUMENT
 - P.I.N. DENOTES PROPERTY IDENTIFICATION NUMBER
 - 707 DENOTES LANE & LANE, O.L.S.
 - 943 DENOTES D. W. ENDELMAN, O.L.S.
 - 981 DENOTES R. G. HOLDER, O.L.S.
 - 1230 DENOTES D. R. BRUCE, O.L.S.
 - 1400 DENOTES D. S. DORLAND, O.L.S.
 - 1542 DENOTES J. ANNE COLE, O.L.S.
 - 1655 DENOTES TERRY DEL BOSCO, O.L.S.
 - P DENOTES REGISTERED PLAN 54-S
 - P2 DENOTES PLAN OF SURVEY BY ENDELMAN HOLDER GOSSLING, O.L.S. DATED FEBRUARY 9, 1989
 - P3 DENOTES REGISTERED PLAN M-131
 - P4 DENOTES PLAN 53R-11140
 - P5 DENOTES PLAN SR-954
 - CGS DENOTES CITY OF GREATER SUDBURY CONTROL MONUMENT

OWNER'S CERTIFICATE
I HEREBY APPROVE OF THE MANNER IN WHICH THE LAND SHOWN ON THIS PLAN IS PROPOSED TO BE SUBDIVIDED AND REQUEST THE APPROVAL OF THE CITY OF GREATER SUDBURY.

DATE _____ RON ARNOLD - DALRON CONSTRUCTION LIMITED

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE _____ TERRY DEL BOSCO O.L.S.

TULLOCH
1942 REGENT STREET SUDBURY, ONTARIO
UNIT L P3E 5V5 705-671-2295
PREPARED BY TDS

R.V. Anderson Associates Limited
engineering · environment · infrastructure

RVA PROJECT # 142905 DATE: JANUARY 11, 2017



Photo 1: Frontage along Algonquin Road. File PL-RZN-2025-00040 Photography: January 30, 2026.



Photo 2: Frontage along Algonquin Road. File PL-RZN-2025-00040 Photography: January 30, 2026.

Karen Cardinal

From: Jane Folino <[REDACTED]>
Sent: Sunday, January 18, 2026 6:32 PM
To: Alex Singbush
Subject: Formal Opposition to Proposed Zoning Amendment - R1-5 to R2-2

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

City of Greater Sudbury
Alex Singbush
Manager of Development Approvals
Planning Services Division
P.O. Box 5000, Station A
200 Brady Street
Sudbury, ON P3A 5P3

Dear Mr. Singbush,

We are writing to formally express our strong opposition to the proposed zoning amendment application seeking to change the subject lands from R1-5 (Low Density Residential) to R2-2 (Low Density Residential Two Zone) to permit the construction of seven semi-detached dwellings (14 residential units).

Our primary concern is the requested zoning change itself. The existing R1-5 zoning accurately reflects and protects the long-established character of this neighbourhood, which is comprised of single-family homes on larger lots with significant surrounding open space and natural landscape. This low-density form has been consistent for many years, and residents have reasonably relied on the stability of this zoning when choosing to live here.

A change to R2-2 represents a significant increase in permitted density and a fundamental shift in land use permissions. Introducing semi-detached dwellings would result in a built form and intensity that is not compatible with the surrounding development pattern and would substantially alter the character of the neighbourhood. This is not a minor or technical amendment, but a material departure from the intent of the existing zoning.

Our property is located directly across from the proposed development, and we are therefore particularly concerned about the immediate and long-term impacts of this zoning change. Of significant concern is road safety. The roadway in this area includes a pronounced curve, which already creates limited sightlines and visibility challenges for drivers.

It is our understanding that when development in this area was previously discussed, concerns were raised regarding the safety risks associated with this curve, and that these concerns influenced where development could appropriately occur. Despite this known issue, the current proposal seeks to increase residential density in the same location.

These safety concerns are not theoretical. There has been an accident at or near this curve, and family members leaving our property have experienced multiple close calls due to limited visibility and existing traffic conditions. Increasing density through R2-2 zoning would inevitably lead to increased vehicle traffic, including daily commuting, visitor traffic, and service vehicles, thereby exacerbating an already demonstrated safety

risk. In our view, the existing road alignment and infrastructure are not suitable to safely accommodate the traffic volumes associated with higher-density development.

Approving this zoning amendment would also establish an undesirable precedent. Once lands are rezoned from R1-5 to R2-2, it becomes increasingly difficult to prevent similar applications along the street or in surrounding areas. This gradual intensification would undermine the intent of the current zoning framework and erode the low-density, single-family residential nature of the neighbourhood over time.

For these reasons, we firmly believe that the existing R1-5 zoning is appropriate and should remain in place. It aligns with the historical development pattern of the area, protects neighbourhood character, and prioritizes public safety. We respectfully request that the City deny the proposed amendment to R2-2.

Thank you for considering our comments as part of your review of this application.

Sincerely,
Francesco and Giovanna Folino
3166 Algonquin Rd.
Sudbury, ON
P3E 4X4

Part of Lasalle Service Road, Sudbury – Road Closure and Declaration of Surplus Land

Presented To:	Planning Committee
Meeting Date:	April 13, 2026
Type:	Routine Management Reports
Prepared by:	Tanya Rossmann-Gibson Real Estate
Recommended by:	Chief Administrative Officer
File Number:	N/A

Report Summary

This report provides a recommendation to close and declare surplus part of unopened Lasalle Service Road, Sudbury.

Resolution

THAT the City of Greater Sudbury declares surplus to the City's needs part of unopened Lasalle Service Road, Sudbury, legally described as part of PIN 02171-0288(LT), part of Lot 3, Concession 5, Township of McKim, City of Greater Sudbury;

AND THAT the City of Greater Sudbury directs staff to present a by-law to close part of unopened Lasalle Service Road, Sudbury;

AND THAT the unopened road allowance be offered for sale to the abutting landowner, pursuant to the procedures governing the sale of limited marketability surplus land, in accordance with Property By-law 2008-174, as amended, as outlined in the report entitled "Part of Lasalle Service Road, Sudbury – Road Closure and Declaration of Surplus Land", from the Chief Administrative Officer, presented at the Planning Committee meeting of April 13, 2026.

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

This report refers to operational matters and has no connection to the Climate Action Plans.

Financial Implications

There are no financial implications associated with this report.

Location and Property Description

Lasalle Service Road is an open municipal road. The portion proposed to be declared surplus is located on

the south side of the service road and is not open or utilized for roadway purposes. Notwithstanding this, the land remains legally classified as a municipal road allowance and must be formally closed by by-law prior to being conveyed.

The subject land has an approximate area of 206 square metres (2,220 square feet) and is irregular in configuration, measuring approximately 1.5 metres (5 feet) in width along the west side and approximately 10.7 metres (35 feet) along the east side. The land is zoned C2(120) – General Commercial.

The location of the subject land is shown on the attached Schedule 'A', and photographs of the site are provided in Schedule 'B'.

Background

The former Municipal Corporation of the Township of McKim acquired a portion of the subject land through a transfer in 1955, with the remaining land acquired by the former City of Sudbury in 1972 through expropriation.

The City has received a request from the owner of the abutting property to the south, municipally known as 697 LaSalle Boulevard, Sudbury (the "Applicant"), to purchase the subject land. The intent of the request is to square off the Applicant's property boundaries to facilitate a proposed site plan for a multi-unit apartment development.

The proposal to close the unopened road allowance by by-law, declare it surplus to the City's needs and offer it for sale, was circulated to all internal departments and external agencies in accordance with Property By-law 2008-174, as amended. The following comments and requirements were received:

- Housing Services advised that they have no objection to the subject land being declared surplus and noted that additional rental housing units are needed within the community.
- Planning Services raised no concerns from an affordable housing perspective and advised that, although the subject land includes the terminus of a sanitary main, Planning has no objection to the land being declared surplus, provided that an easement is retained over the existing manhole and the portion of the sanitary sewer located within the subject area.
- Building Services expressed no objection to the subject land being declared surplus. For information purposes, Building Services advised that any future multi-unit development would require a building permit, completion of a Phase 1 Environmental Site Assessment as part of the Site Plan Control process, and registration of a Site Plan Control Agreement prior to permit issuance.
- Linear Infrastructure Service – Operations Engineer – Distribution & Collections advised that municipally owned and maintained sanitary sewer and watermain infrastructure are located within the subject land. As a result, a blanket municipal easement is required to ensure continued access for the operation, maintenance, and repair of the existing municipal infrastructure.
- Transit Services, Environmental Services, and Wastewater Services reported no concerns with the proposal. Wastewater Services confirmed that no structures are located in close proximity to the subject land, aside from the sanitary infrastructure identified above.
- Conservation Sudbury confirmed that neither the subject road allowance nor the adjacent property contains features regulated by the Authority and advised that they have no concerns with the land being declared surplus.
- Utility providers, including Greater Sudbury Utilities, Hydro One, and Bell Canada, advised that they have no objections to the proposal and do not require easements over the subject land.

No further comments or objections were received. The circulation results demonstrate broad support for the proposed surplus declaration, subject to the protection of existing municipal infrastructure.

Due to the size, configuration, and requirement for a blanket municipal easement, the subject road allowance has limited marketability and can only be sold to the abutting landowner to the south (the Applicant).

All comments and requirements identified through the circulation process will be incorporated into the future agreement of purchase and sale.

Should the Planning Committee recommend approval of the resolution, the matter will be presented to Council for ratification. Subject to Council approval, the road allowance will be declared surplus to the City's needs and offered for sale to the Applicant. The road closing by-law will be presented to Council once a registerable description of the subject road allowance is obtained.

A subsequent report will be presented outlining the terms and conditions of the sale transaction for Council's consideration and approval.

Resources Cited

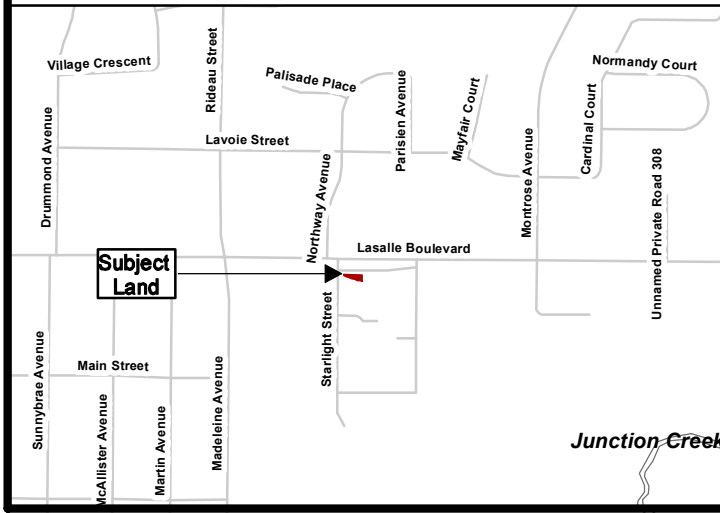
Property By-law 2008-174, as amended.

<https://www.greatersudbury.ca/do-business/available-lands-and-buildings/general-procedures/bylaw-2008-174/>

SCHEDULE 'A'



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Vacant Land South of Lasalle Service Road, Sudbury (abutting 697 Lasalle Blvd.)



Part of PIN 02171-0288 (LT),
Part of Lot 3, Concession 6, Township of McKim,
City of Greater Sudbury

NTS

Date: 2025 10 23

Schedule 'B'

Re: Part of Lasalle Service Road, Sudbury
Road Closure and Declaration of Surplus Land



View looking south west from the corner of Lasalle Service Road and Starlight Street, Sudbury



View looking west from Starlight Street, Sudbury