

Minutes

For the City Council Meeting

May 13, 2025
Tom Davies Square

Present (Mayor and Councillors)	Councillor Benoit, Councillor Brabant, Councillor Fortin, Councillor Parent, Councillor Lapierre, Councillor Labbé, Councillor Sizer, Councillor McIntosh, Councillor Cormier, Councillor Leduc, Mayor Lefebvre
Absent	Councillor Signoretti, Councillor Landry-Altmann
City Officials	Shari Lichterman, Chief Administrative Officer, Kevin Fowke, General Manager of Corporate Services, Brendan Adair, Acting General Manager of Community Development , Joe Rocca, General Manager of Growth and Infrastructure, Terra Posadowski, Director of Communications & Community Engagement, Liisa Lenz, Director of Finance/CFO, Kris Longston, Director of Planning Services, Guido Mazza, Director of Building Services/Chief Building Official, Meredith Armstrong, Director of Economic Development, Kari Bertrand, Manager of Purchasing/CPO, Kelly Gravelle, Deputy City Solicitor, Ron Foster, Auditor General, Dawn Noel de Tilly, Chief of Staff, Eric Labelle, City Solicitor and Clerk, Regina Sgueglia, Clerk's Services Assistant, Cassandra Pierobon, Clerk's Services Assistant

His Worship Mayor Paul Lefebvre, In the Chair

1. Call to Order

The meeting commenced at 4:00 p.m.

2. Roll Call

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

3. Closed Session

The following resolution was presented:

CC2025-96

Moved By Councillor Lapierre
Seconded By Councillor Brabant

THAT the City of Greater Sudbury moves to Closed Session to deal with one Acquisition or Disposition of Land / Solicitor-Client Privilege item regarding a property on Larch Street, Sudbury in accordance with the *Municipal Act, 2001*, par. 239(2)(c) and (f).

CARRIED

At 4:02 p.m., Council moved into Closed Session.

4. Recess

At 4:32 p.m., Council recessed.

5. Open Session

At 6:00 p.m., Council commenced the Open Session.

6. Moment of Silent Reflection

Those present at the meeting observed a moment of silent reflection.

7. Roll Call

A roll call was conducted.

8. Declarations of Pecuniary Interest and the General Nature Thereof

None declared.

9. Matters Arising from the Closed Session

Deputy Mayor Sizer, Chair of the Closed Session, reported that Council met in Closed Session to deal with one Acquisition or Disposition of Land / Solicitor-Client Privilege item regarding a property on Larch Street, Sudbury in accordance with the *Municipal Act, 2001*, par. 239(2)(c) and (f). The matter was deferred to a later date and no direction or recommendation emanated from the meeting.

10. Consent Agenda

The following resolution was presented:

CC2025-97

Moved By Councillor Benoit
Seconded By Councillor Fortin

THAT the City of Greater Sudbury approves Consent Agenda items 10.1.1 to 10.1.3.

CARRIED

The following are the Consent Agenda items:

10.1 Adoption of Minutes

10.1.1 Planning Committee Minutes of March 24, 2025

CC2025-98

Moved By Councillor Benoit
Seconded By Councillor Fortin

THAT the City of Greater Sudbury adopts Planning Committee meeting minutes of March 24, 2025.

CARRIED

10.1.2 Nominating Committee Minutes of March 25, 2025

CC2025-99

Moved By Councillor Benoit
Seconded By Councillor Fortin

THAT the City of Greater Sudbury adopts Nominating Committee meeting minutes of March 25, 2025.

CARRIED

10.1.3 City Council Meeting Minutes of March 25, 2025

CC2025-100

Moved By Councillor Benoit
Seconded By Councillor Fortin

THAT the City of Greater Sudbury adopts City Council meeting minutes of March 25, 2025.

CARRIED

11. Referred & Deferred Matters

11.1 Regulation of Shipping Containers - Additional Information

The following resolution was presented:

CC2025-101

Moved By Councillor Labbé
Seconded By Councillor Lapierre

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

Rules of Procedure

Councillor Benoit presented the following amendment:

CC2025-101-A1

Moved By Councillor Benoit

Seconded By Councillor Labbée

THAT the resolution be amended to replace the wording with the following:

1. THAT the City of Greater Sudbury directs Staff to prepare an amendment to Zoning By-law 2010-100Z to permit shipping containers as accessory uses in the M2 Light Industrial, M3 Heavy Industrial, M4 Mining Industrial, M5 Extractive Industrial, M6 Disposal Industrial, RU Rural, and Residential Zones subject to obtaining a building permit, being located in the rear yard, adequate screening, and, for Rural and Residential Zones a minimum lot size of 1 ac (0.4 ha) and a maximum number of 2 containers applied.
2. AND THAT staff be directed to review and update, if necessary, other by-laws pertaining to the regulation of shipping containers, such as the property standards by-law.
3. AND THAT staff be directed to provide a status update report on shipping containers within a two-year period from the date on the notice of passing the by-law.

CARRIED

The resolution as amended was presented:

CC2025-101

Moved By Councillor Labbée

Seconded By Councillor Lapierre

As Amended:

1. THAT the City of Greater Sudbury directs Staff to prepare an amendment to Zoning By-law 2010-100Z to permit shipping containers as accessory uses in the M2 Light Industrial, M3 Heavy Industrial, M4 Mining Industrial, M5 Extractive Industrial, M6 Disposal Industrial, RU Rural, and Residential Zones subject to obtaining a building permit, being located in the rear yard, adequate screening, and, for Rural and Residential Zones a minimum lot size of 1 ac (0.4 ha) and a maximum number of 2 containers applied.
2. AND THAT staff be directed to review and update, if necessary, other by-laws pertaining to the regulation of shipping containers, such as the property standards by-law.

3. AND THAT staff be directed to provide a status update report on shipping containers within a two-year period from the date on the notice of passing the by-law.

CARRIED

12. By-laws

The following resolution was presented:

CC2025-102

Moved By Councillor Brabant

Seconded By Councillor Lapierre

THAT the City of Greater Sudbury read and pass By-law 2025-80 to By-law 2025-93Z.

CARRIED

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

The following are the By-laws:

2025-80

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

2025-81

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

Community and Emergency Services Committee Resolution #CES2024-24

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

2025-82

A By-law of the City of Greater Sudbury to Authorize the Payment of Grants from the Healthy Community Initiative Fund, Various Wards

Community and Emergency Services Committee Resolution #CES2025-11

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

2025-83

A By-law of the City of Greater Sudbury to Amend By-law 2023-02 being a By-Law of the City of Greater Sudbury to Appoint Councillors to Certain Boards and Corporations

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

2025-84

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

City Council Resolution #CC2025-60

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

2025-85

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

Planning Committee Resolution #PL2025-43

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

2025-86

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

Planning Committee Resolution #PL2025-43

2025-87P

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

Planning Committee Resolution #PL2025-34

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

2025-88Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2025-35

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

2025-89Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2022-136

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

2025-90Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2024-012

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

2025-91

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

Planning Committee Resolution #PL2025-62

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

2025-92

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

Planning Committee Resolution #PL2025-42

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

2025-93Z

A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z being the Comprehensive Zoning By-law for the City of Greater Sudbury

Planning Committee Resolution #PL2025-41

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

13. Members' Motions

13.1 Request for Provincial Action on Freshwater Pollution

Rules of Procedure

Mayor Lefebvre moved to waive reading of the resolution.

CARRIED

The following resolution was presented:

CC2025-103

Moved By Councillor McIntosh

Seconded By Councillor Cormier

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

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

AND WHEREAS Canadian Water Quality Guidelines for the Protection of Aquatic Life 2011 state chloride should not exceed 120 mg/L; of the 31 City of Greater Sudbury (CGS) lakes sampled by the Lake Water Quality

Program in 2024, 10 are approaching the guideline limit, with one large urban lake having exceeded it;

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

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

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

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

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

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

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

THEREFORE, BE IT RESOLVED THAT:

1. The City of Greater Sudbury urges the province of Ontario to work urgently with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially endorsed standard Best Management Practices for snow and ice management; and
2. The City of Greater Sudbury urges the province of Ontario to create and fund an expert stakeholder advisory committee to advise the

province and municipalities on the best courses of action to protect freshwater ecosystems and drinking water from the impacts of winter salt pollution; and

3. This resolution be sent to the Association of Municipalities of Ontario (AMO), Ontario Municipal Water Association (OMWA), Conservation Ontario, Premier Doug Ford, Minister Todd McCarthy (MECP), Attorney General Doug Downey, Jamie West Sudbury MPP and France G linas Nickel Belt MPP.

CARRIED

13.2 Sustainable Procurement Strategy

The following resolution was presented:

CC2025-104

Moved By Mayor Lefebvre

Seconded By Councillor Parent

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

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

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

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

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

THEREFORE BE IT RESOLVED THAT the City of Greater Sudbury work with local community organizations, experts, and suppliers

(“Stakeholders”) to propose a Sustainable Procurement Strategy for Council’s consideration by the fourth quarter of 2025 that includes an engagement plan, implementation framework, and additional resource requirements;

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

CARRIED

13.3 Requesting support of joint application for First Nation – Municipal Community Economic Development Initiative (CEDI)

The following resolutions was presented:

CC2025-105

Moved By Mayor Lefebvre

Seconded By Councillor Cormier

WHEREAS the City of Greater Sudbury is committed to Indigenous reconciliation and nurturing the good relationships that exist with First Nation communities and ensuring their participation in community economic development; and

WHEREAS the City is committed to engaging with Atikameksheng Anishnawbek and Wahnapiatae First Nation to explore and identify potential partnerships, approaches to ensure shared economic, social and environmental benefits and other collaboration opportunities; and

WHEREAS all three communities share common objectives to cultivate and further increase collaboration that will result in economic prosperity, innovation, and global competitiveness, and also share a mutual interest in supporting business growth and expansion through cooperation, collaboration and respectful engagement; and

WHEREAS the Council for the Advancement of Native Development Officers (Cando) and the Federation of Canadian Municipalities has launched a call for applications for the First Nation – Municipal Community Economic Development Initiative (CEDI) Phase IV Accelerated 2 Year Participation program to help build respectful and sustainable government-to-government partnerships and increase capacity to engage in long-term collaborative planning in community economic development and land-use;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury support a joint application from Atikameksheng Anishnawbek, Wahnapiatae First

Nation and the City to the CEDI Phase IV program to build stronger relationships between elected officials and staff in each community; and

FINALLY THAT the City express its commitment to advancing this work with the two First Nation communities regardless of the outcome of the CEDI application opportunity.

CARRIED

13.4 Appointment of Member to the Board of Conservation Sudbury

Rules of Procedure

Mayor Lefebvre moved that the notice provisions be waived and that the Motion be dealt with.

CARRIED BY TWO-THIRDS

The following resolution was presented:

CC2025-106

Moved By Councillor Benoit

Seconded By Councillor Leduc

WHEREAS there is a current vacancy on the Board of Conservation Sudbury;

AND WHEREAS Councillor Fortin is prepared to sit on the Board;

THEREFORE BE IT RESOLVED that Council for the City of Greater Sudbury appoint Councillor Fortin to the Conservation Sudbury Board for the term ending November 14, 2026.

CARRIED

14. Correspondence for Information Only

14.1 Request for Expressions of Interest for Cultural Hub Partners

For Information Only.

15. Addendum

No Addendum was presented.

16. Civic Petitions

No Petitions were submitted.

17. Question Period

No Questions were asked.

18. Adjournment

Mayor Lefebvre moved to adjourn the meeting. Time: 6:48 p.m.

CARRIED