

Valley East Employment Lands Expansion

Presented To:	Planning Committee
Meeting Date:	April 28, 2025
Type:	Managers' Reports
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Recommended by:	General Manager of Growth and Infrastructure

Report Summary

This report provides recommendations to direct staff to undertake Planning Act processes to swap settlement area, amend the Official Plan, and Zoning By-law to allow for the expansion of the Valley East Industrial Park on City-owned lands, with the intent of offering the land for sale to the respective abutting property owners.

Resolution

Resolution 1:

THAT the City of Greater Sudbury directs staff to undertake the process to swap settlement area land as outlined in the report entitled "Valley East Employment Lands Expansion" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

Resolution 2:

THAT the City of Greater Sudbury directs staff to undertake the process to redesignate the Val Caron and Coniston parcels as outlined in the report entitled "Valley East Employment Lands Expansion" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

Resolution 3:

THAT the City of Greater Sudbury directs staff to undertake the process to rezone the Val Caron parcel as outlined in the report entitled "Valley East Employment Lands Expansion" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

Resolution 4:

THAT the City of Greater Sudbury directs staff to undertake the process to declare surplus the Val Caron parcel land as outlined in the report entitled "Valley East Employment Lands Expansion" from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on April 28, 2025.

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

Expanding the Valley East Employment Lands aligns with Council's Strategic Priorities including "2.1 Build Economic Development Initiatives to Support Existing Businesses, Attract New Businesses and Promote Entrepreneurship". It supports the creation of compact communities (Goal 1) as outlined in the CEEP.

Financial Implications

There are no financial implications associated with this report.

Staff Report

BACKGROUND:

Employment Land Strategy

The City of Greater Sudbury Employment Land Strategy (ELS) was completed in 2022, with three goals:

1. To improve the city's economic competitiveness and encourage the development of employment land;
2. To ensure that the Employment Land Strategy, policies, and incentives, support projected economic growth and development; and,
3. To maintain an employment land inventory by applying a planning methodology that promotes the provision of an appropriate land supply.

Through this work, and based on population and industrial trends analysis, the ELS determined that there is a demand for approximately 35-50 net hectares of industrial land to support growth in industry to 2046. The ELS recommends ensuring a suitable supply of "at least 100 net hectares of industrial land (essentially double the forecast need) to accommodate anticipated demand through 2046". To achieve this growth, the ELS includes the following recommendation:

"The City may wish to explore a mechanism to facilitate expansions to the existing Settlement Area boundary for industrial uses in key locations where demand has historically been observed, where existing infrastructure can be leveraged, and where motivated landowners are eager to pursue opportunities."

Valley East Industrial Park (VEIP)

The Valley East Industrial Park (VEIP) is located in the community of Val Caron and is generally bound by Main Street to the north and Valleyview Road to the south. The lands are all designated General Industrial pursuant to the City's Official Plan, and generally zoned 'M1', Mixed Light Industrial/Service Commercial. The VEIP includes 81 privately owned parcels as well as parcels owned by the City. The parcels are served by local roads being Belisle Drive, White Street, Trudeau Drive, and Lamondin Street.

Lands that form part of the VEIP are highly desirable given the proximity to the higher order road network, the existing municipal water and wastewater services, the generally flat topography, and distance from conflicting land uses, such as residential and institutional lands. The City owns lands within and adjacent to the VEIP that can help support industrial land needs and the expansion of the VEIP if made available for

sale.

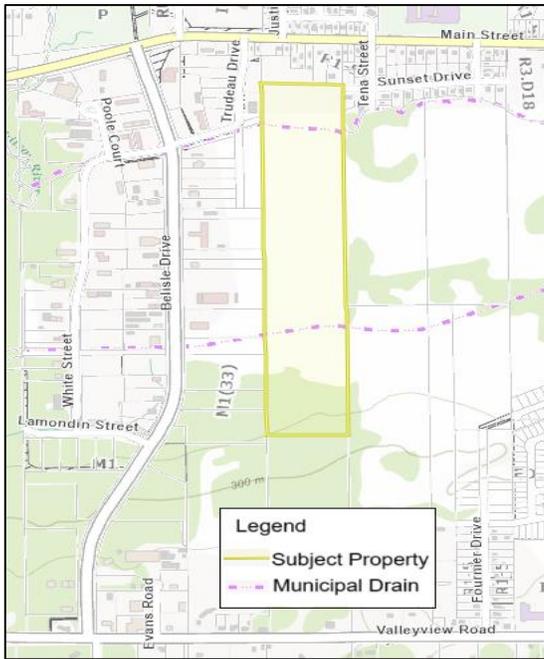


Figure 1 - The Val Caron parcel identified with the bifurcating municipal drains shown.

The Val Caron Parcel – VEIP Expansion

The City owns a large parcel of land directly to the east of the VEIP known municipally as 0 Valleyview Road in Val Caron ('Val Caron parcel'). The Val Caron parcel is legally described as PINs 73501-2139 & 73501-2142 SRO, Parts 2 & 3 on Plan 53R-19366, Part Lot 8, Concession 5, Township of Blezard. The Val Caron parcel (shown in Figure 1) is located east of Belisle Drive, north of Valleyview Road, and is accessed via Sunset Drive. The Val Caron parcel is generally rectangular in shape and is approximately 21.4 ha (52.9 acres). The Val Caron parcel is relatively flat, is bifurcated by two municipal drains, and contains natural hazards regulated by Conservation Sudbury. The northerly municipal drain, Val Caron Drain A, has a mapped floodplain and an erosion hazard as shown in Figure 2. The southerly municipal drain, Horizon Drain A, has an assumed flood plain as well as an erosion hazard. The site also contains wetland, generally coincidental with the extent of the floodplain south of Val Caron Drain A as shown in Figure 3 below. The Val Caron parcel is not within the settlement area, is designated Rural per the City of Greater Sudbury's Official Plan, and is zoned 'RU', Rural, pursuant to Zoning By-law 2010-100Z.

Proposal

To allow for the expansion of the VEIP to include the Val Caron parcel, staff are proposing a settlement area exchange, an Official Plan Amendment, and a Zoning By-law Amendment to redesignate and rezone the Val Caron parcel to General Industrial and 'M1', Mixed Light Industrial/Service Commercial consistent with lands within the VEIP. The settlement area exchange is proposed to be with City-owned lands that are designated General Industrial and located in the community of Coniston ('Coniston parcel').

The Coniston parcel is known municipally as 4092 Bancroft Drive, Coniston and is legally described as PIN 73560-1290, Parcel 21098A SEC SES, Part Lot 5, Concession 3, Township of Neelon. The Coniston parcel is within the settlement

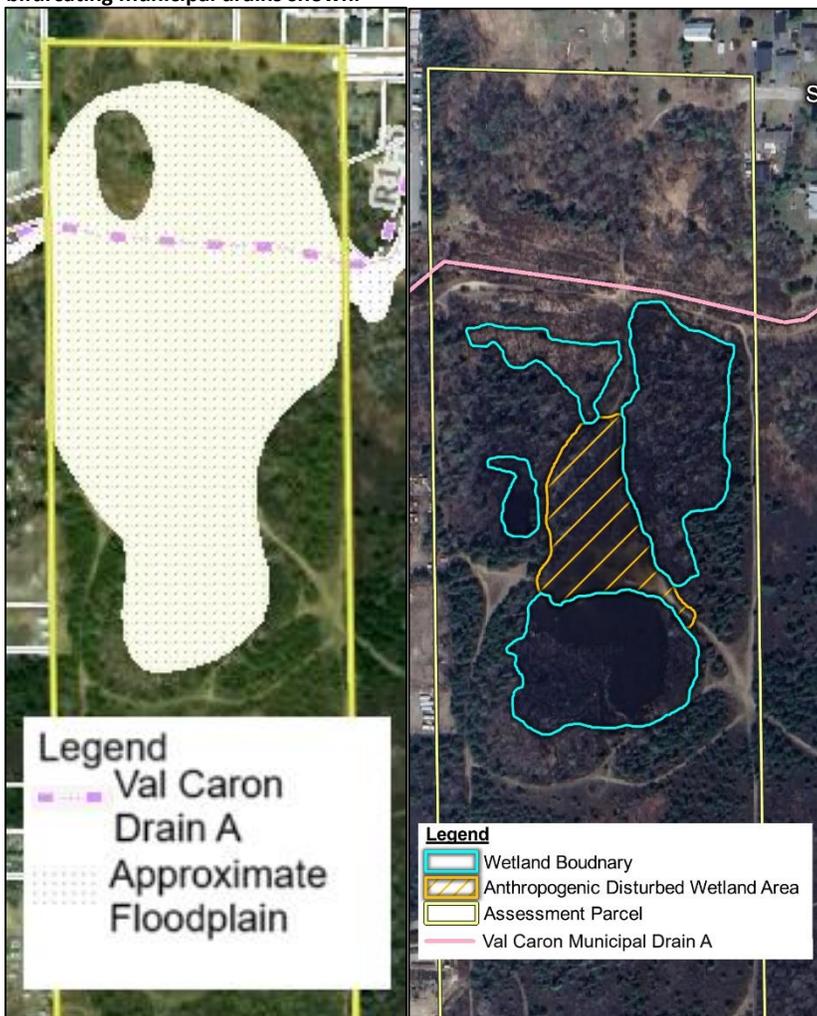


Figure 3 - Approximate extent of floodplain associated with Val Caron Drain A.

Figure 3 - Approximate extent of wetlands on the Val Caron parcel.

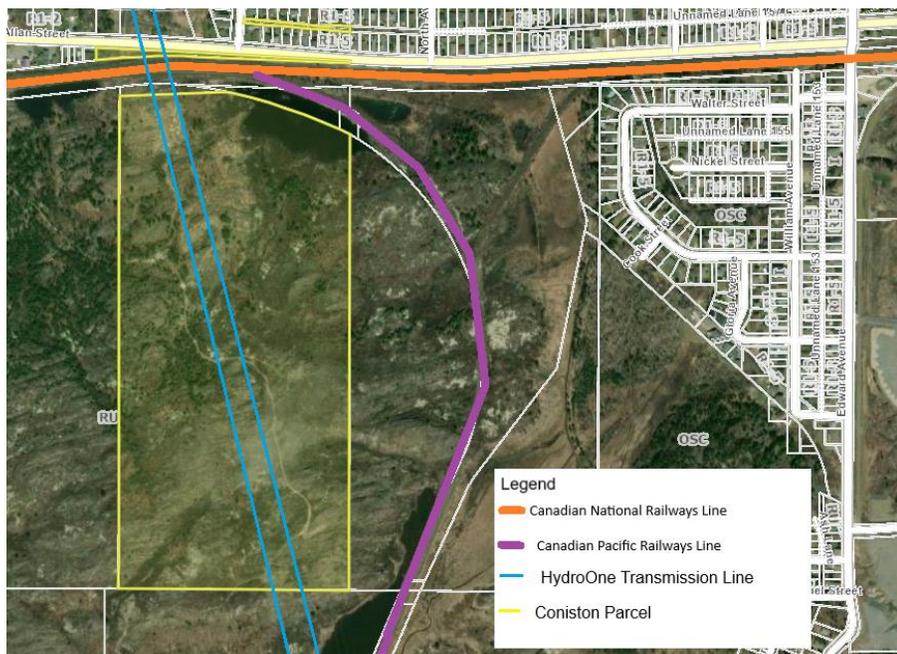


Figure 4 - The Coniston Parcel

area but is not serviced, is not accessible by road, and is bifurcated by two HydroOne transmission lines (shown in Figure 4). The Coniston parcel is approximately 41.7 ha (103 acres), is generally rectangular in shape, and contains changes in elevation across the parcel. The Coniston parcel is adjacent to a Canadian National Railways line to the north, which connects with a Canadian Pacific Railways line to the east. The Coniston parcel has limited marketability because it lacks road access and essential services, resulting in fewer opportunities for development.

Staff are proposing to remove land from the settlement area at the southwest corner of the Coniston parcel. The area of land to be

removed is to be equal with the amount of land to be added to the settlement area of the Val Caron parcel to maintain a net-zero balance in the settlement area of the City. The lands to be removed from the settlement area on the Coniston parcel are proposed to be redesignated Rural, consistent with the adjacent lands. The Coniston parcel is already zoned 'RU', Rural, so a rezoning for these lands is not required.

By maintaining the north quadrant within the settlement boundary, the City preserves future development opportunities if access to the land can be secured.

Other Considerations

As noted earlier in the report, the Val Caron parcel contains natural hazards that may limit development. Through the review process, staff will work with Conservation Sudbury to establish the limits of development and ensure that lands offered for sale are developable.

CONCLUSION

To support industrial development in a highly desirable area, staff are proposing Planning Act processes to support the expansion of the Valley East Industrial Park on City-owned lands. A complete planning analysis will be offered at that time with any further recommendations. Once complete, staff are proposing to offer the lands for sale to the respective abutting property owners, subject to Council approval.