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**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