

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.

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

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 27, 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 27, 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.