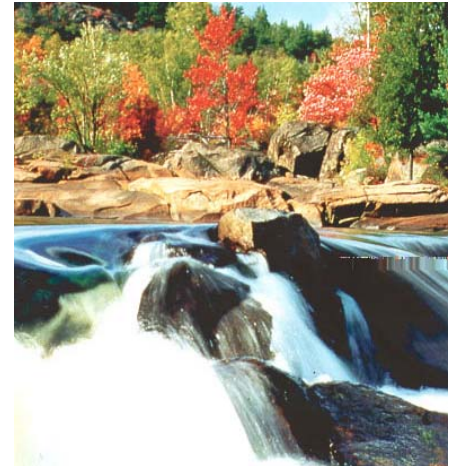
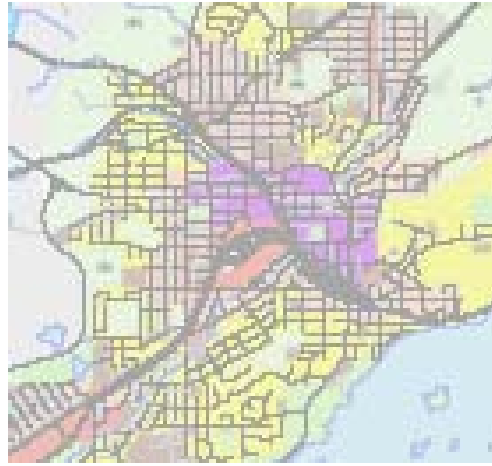


CITY OF GREATER SUDBURY

DRAFT OFFICIAL PLAN



Background Context

1. The City's infrastructure has the capacity to support new growth.
2. Greater Sudbury offers a wide range of choice as to where to live.
3. The community of Sudbury functions as the central urban areas and will continue to be a major focus of growth and change.
4. The heart of Greater Sudbury is the Downtown. Town Centres will continue to serve the needs of local communities.

Background Context

5. Greater Sudbury offers immediate access to natural areas.
6. With 330 lakes within the municipal boundaries, Greater Sudbury must show leadership in lake stewardship.
7. Like Canada as a whole, the population of Greater Sudbury is aging.

Provincial Context - PPS

- Managing and directing land use to achieve efficient development land use patterns
- Ensuring adequate supply of land and opportunities to accommodate range/mix of uses
- Protection of more significant natural features
- Use of watersheds as a meaningful scale for planning
- Protection of prime agricultural areas
- Ensure infrastructure provided to meet current and projected needs

Priorities for the New OP

- Simplify - reduce complexity, increase flexibility
- Policy framework that reduces the need for amendments
- Focus growth in urban areas
- Reader-friendly document

Structure of the Plan

Part I - Basis of the Official Plan

Part II - Managing Growth and Change

Part III - Protecting the Natural Environment

Part IV - Investing in Infrastructure

Part V - Developing Quality of Place

Part VI - Healthy People, Healthy Places

Part VII - Development Review and
Implementation

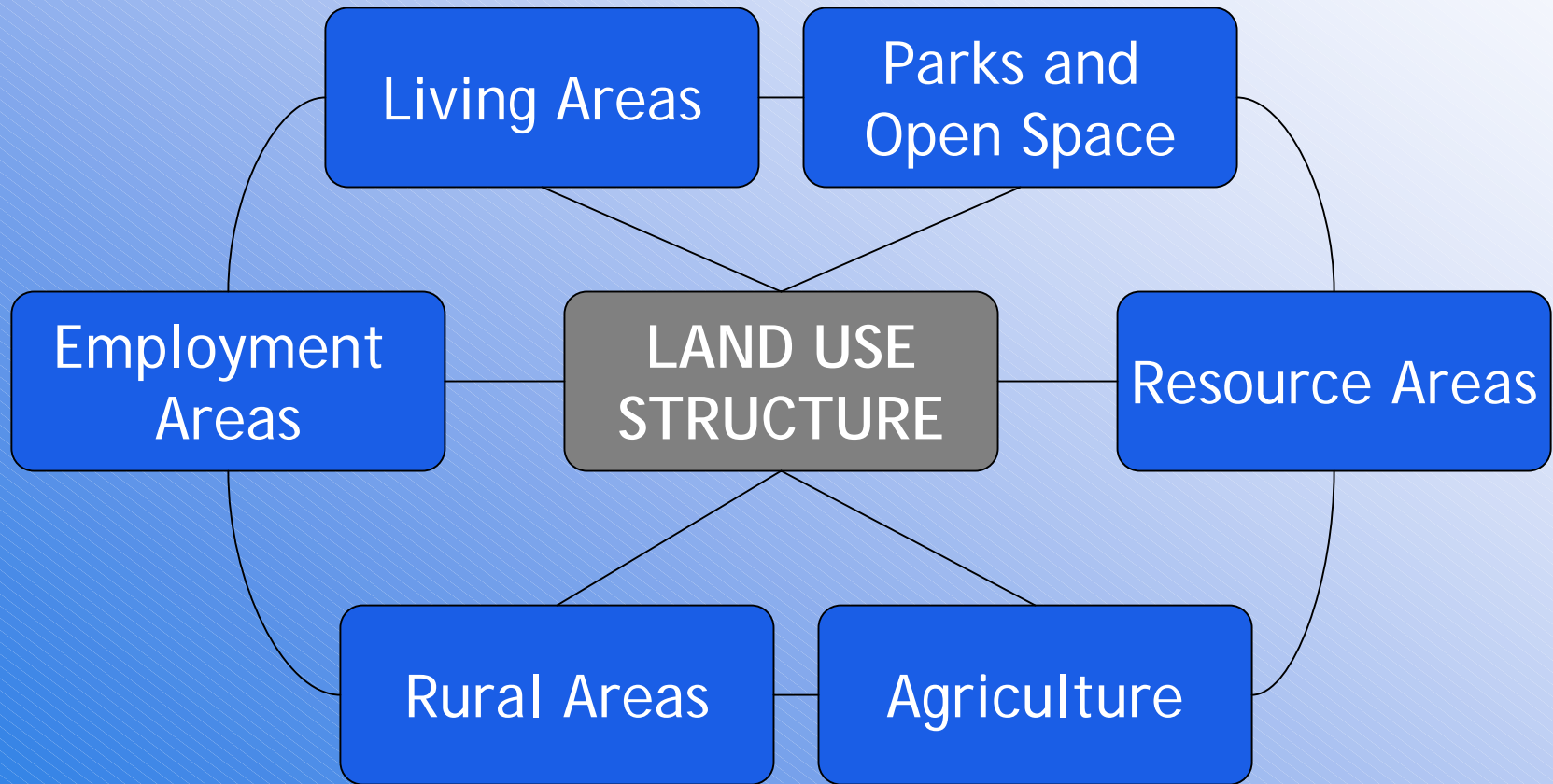
Part VIII - Special Policy Areas and Schedules

Part I - Basis of the Official Plan

Incorporates the Plan's purpose, vision, and principles which are reflective of the City's planning context



Part II - Managing Growth and Change



Living Areas

- Reduced number of designations from 15 to 2 - Living Area I and Living Area II
- Designations are essentially tied to the level of municipal services
- Policies protect the character of the area

Employment
Areas

Institutional
Areas

Industrial Areas

Centres

Mixed Use
Commercial

Mineral and Aggregate
Extraction Areas



Rural and Agriculture

A man wearing a cap and suspenders is operating a red tractor in a field of tall, golden-brown grass. The tractor is moving through the field, and the man is looking down at the controls. The background shows more of the field and some trees in the distance.

Rural Areas

- will continue to accommodate a variety of uses and includes waterfront areas
- new lot creation policies

Agricultural Reserve

- designated based on LEAR exercise and Agricultural Advisory Panel Input
- new policies limit severances in the Agricultural Reserve

Parks and Open Space

- Continue to play an important function in the City
- Linked Open Space System
- Natural Areas form an extensive part of the Open Space System

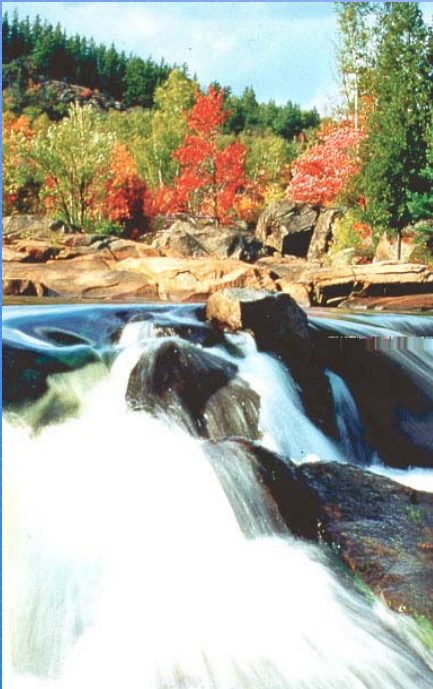


Part III - Protecting the Natural Environment

Water
Resources

Natural
Environment

Public Health
and Safety



Water Resources

Provide drinking water and opportunities for recreation, shoreline living, fish and wildlife habitat

Protected through the use of:

- Watershed-based planning approach
- New stormwater management policies and guidelines
- Identification of Wellhead Protection Areas and Sensitive Areas for Groundwater Recharge
- Environmental Impact Studies



Natural Environment

All of the natural features recognized in the Plan are were identified in the Natural Heritage Background Study

Increased protection

Minimizes the loss and fragmentation of natural features

Protecting Public Health and Safety

- Policies to protect the public from naturally occurring and human-made conditions that can result in hazards to human health and safety
- Flood Plain, Unstable Soils, Mine Hazards, Contaminated Lands, Waste Disposal Assessment Areas, Noise, Vibration and Odors

Part IV Investing in Infrastructure

Transportation

- New road improvement priorities and programs for environmental improvements to transportation



Utilities

- New Development should occur on full services but may be allowed on individual systems. Communal systems are now discouraged.
- Policies for the development of windpower and other energy efficiency programs

Part V Quality of Place



Stronger protection of heritage resources

Urban design policies that will improve the aesthetic quality of the City

Community Improvement Plans will be utilized to improve specific areas of the City

Part VI Healthy People, Healthy Places

Healthy Community, Economic Development and Housing

- The Healthy Community Strategy Report that came out earlier this year will be an important implementation tool for the healthy community policies of this Plan
- Economic development initiatives and access to housing are identified as necessary foundations to achieve the healthy community objectives



Part VII Development Review and Implementation

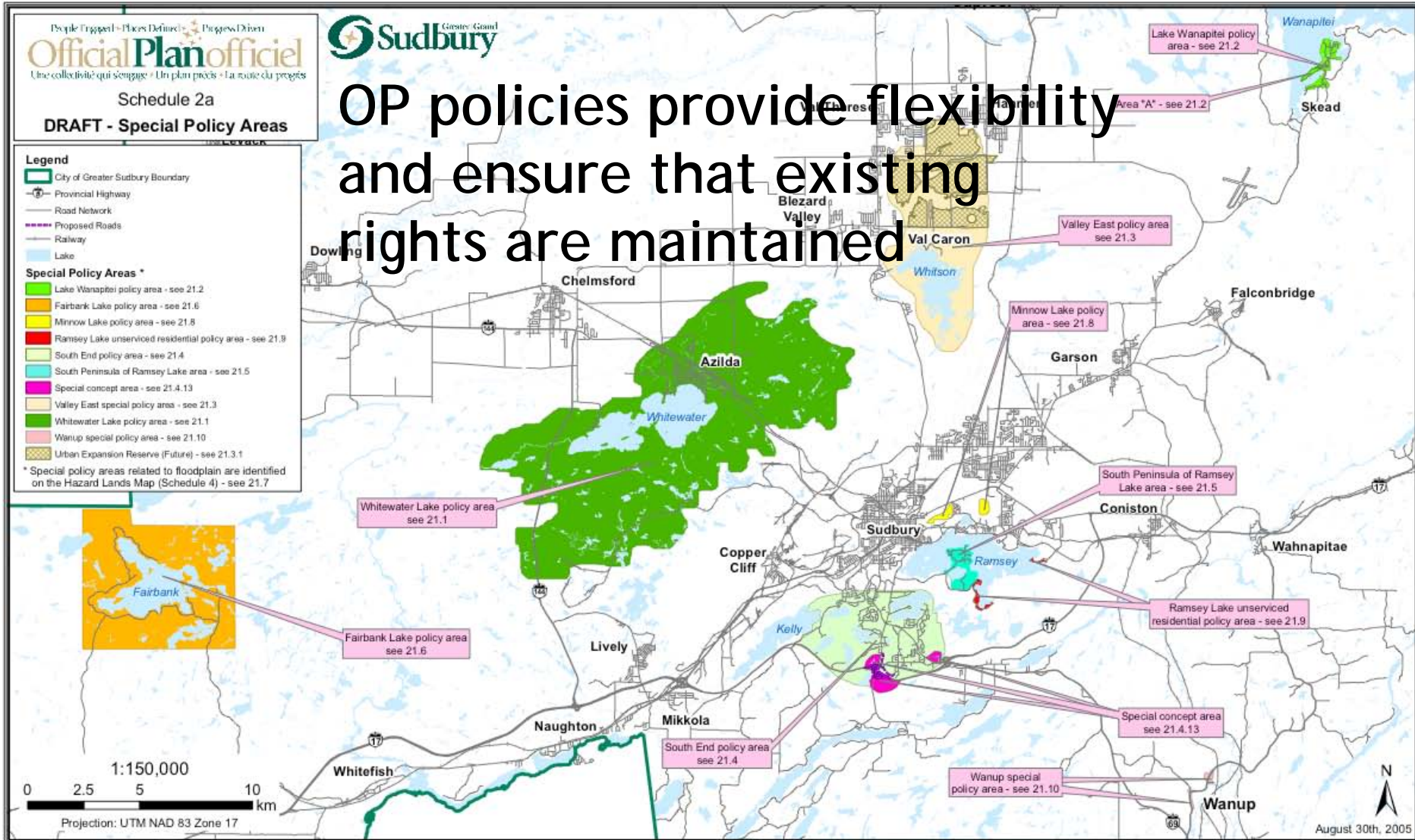
Finance

- Takes into consideration the City's long-term economic plan

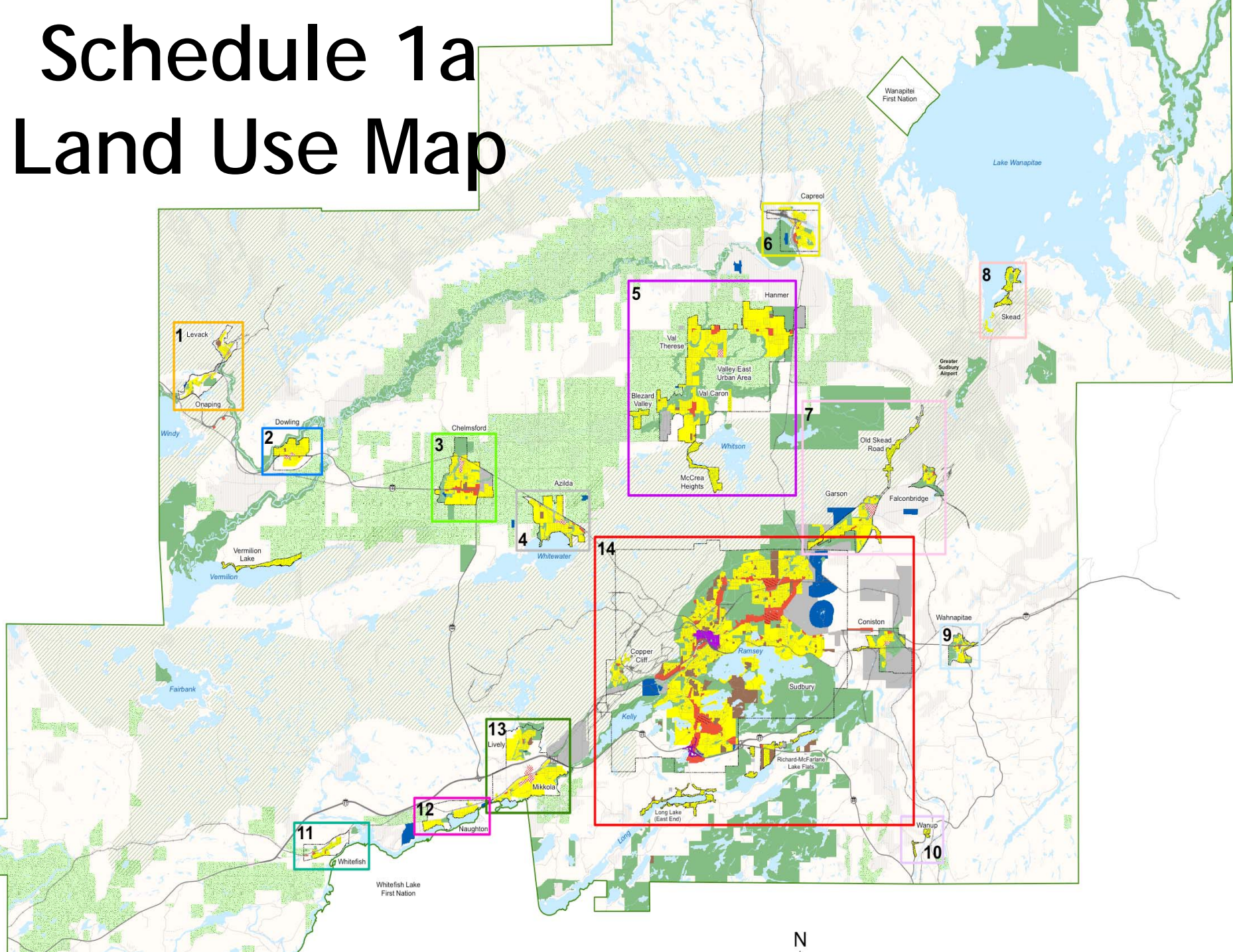
Implementation

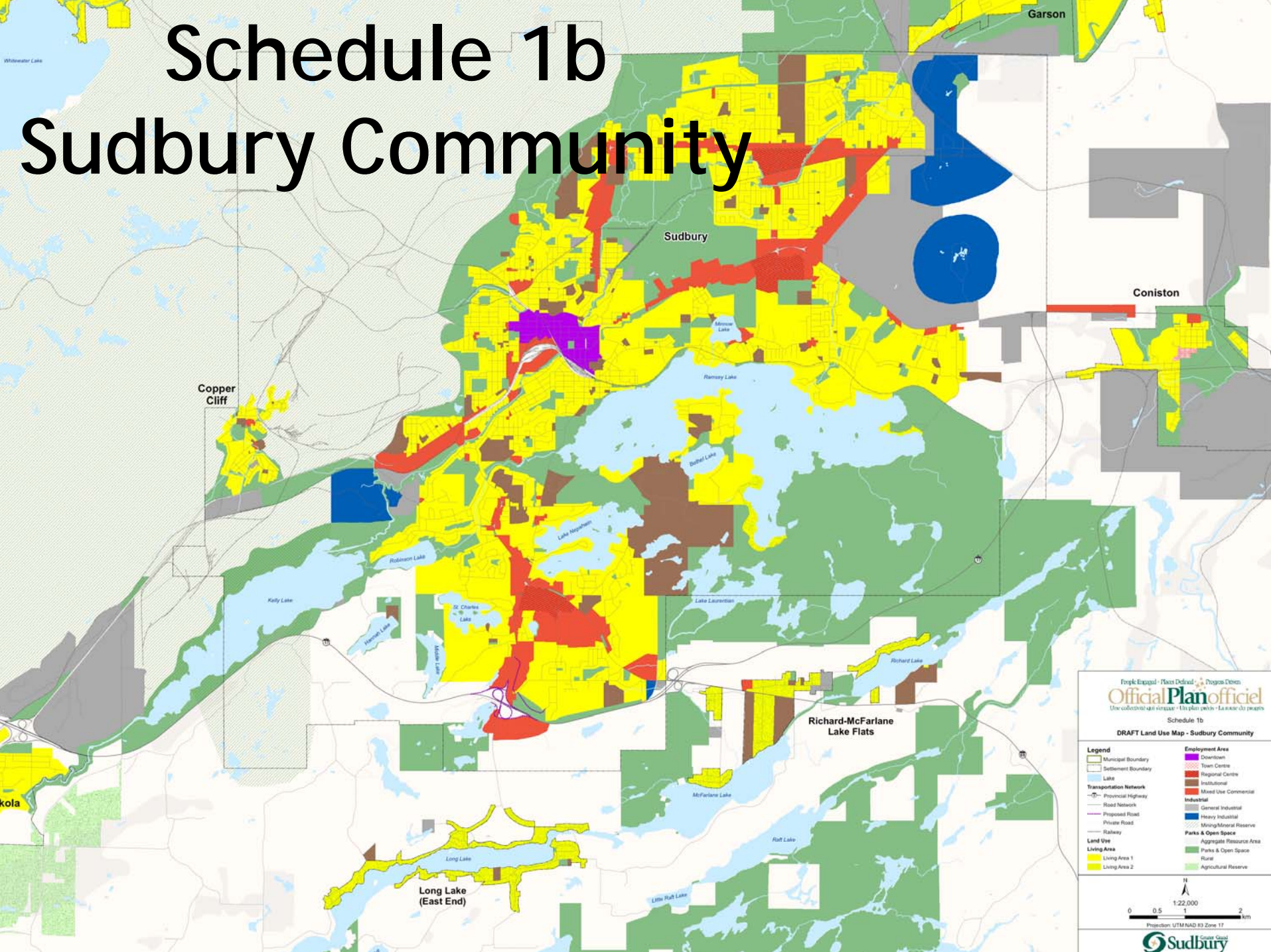
- Provides direction on implementing the policies and programs of the Plan, drawing on the legislative framework for municipalities in Ontario

Part VIII Special Policy Areas and Schedules



Schedule 1a Land Use Map





Next Steps

People Engaged ★ Places Defined ★ Progress Driven

Official **Plan** officiel

Une collectivité qui s'engage ★ Un plan précis ★ La route du progrès

